

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:	Three Castle Investments Ltd.
--------------------	-------------------------------

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

Registered Address of Company:	13 The Corn House, Distillery Lofts, Dublin 3
Company Registration No:	552588

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

Name:	Hughes Planning and Development Consultants
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:	Jason Tyler and Eunan O'Connor
-------	--------------------------------

Firm/Company :	Tyler Owens Architects
-------------------	------------------------

5. Planning Authority

Name of the Planning Authority(s) in whose functional area the site is situated:	Dublin City Council
--	---------------------

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:	Site at the former Royal Oak Public House
Address Line 2:	Finglas Road & Old Finglas Road
Address Line 3:	Glasnevin,
Town/City:	Dublin 11
County:	Dublin
Eircode:	N/A
Ordnance Survey Map Ref. No. (and the Grid Reference where available)	ITM 713988, 737702 Map Sheets: 3197-03
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:	0.3845

Site zoning in current Development Plan or Local Area Plan for the area:	Z1- 'Sustainable Residential Neighbourhoods' And Z9- 'Amenity/Open Space Lands/Green Network'
Existing use(s) of the site and proposed use(s) of the site:	Existing - Vacant Proposed - Residential Development

7. Applicant's Interest in the Site:

Please tick appropriate box to show the applicant's legal interest in the land or structure:	Owner	Occupier	Other
	X		
Where legal interest is "Other", please expand further on the applicant's interest in the land or structure:			
The subject site is within the full ownership of Three Castle Investments Ltd.			
State Name and Address of the Site Owner: If the applicant is not the legal owner , please note that you are required to supply a letter of consent, signed by the site owner.	N/A		
Does the applicant own or control adjoining, abutting or adjacent lands?	Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>		
If the answer is "Yes" above, identify the lands and state the nature of the control involved:			

8. Site History:

Is the applicant aware of any valid planning applications or An Bord Pleanála decisions previously made in respect of this land / structure?	Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>
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
<p>Reg. Ref. 2458/17</p> <p>ABP Ref. No. PL29N. 248996</p>	<p>The development as applied for comprised the construction of: (a) 69 apartments; (32 no. two bedroom units, 19 no. one bedroom units, 15 no. three bedroom units & 3 no. studio apartments) in two five storey blocks. Block A - Ground floor: 2 no. 2 bed, 1 no. 3 bed, 1 no 1 bed, & 1 studio; First Floor: 3 no. 2 bed, 1 no. 3 bed & 2 no. 1 bed; Second floor: 3 no. 2 bed, 1 no. 3 bed & 2 no. 1 bed; Third Floor 3 no. 2 bed, 1 no. 3 bed & 2 no 1 bed; Fourth Floor: 3 no. 2 bed, 1 no. 3 bed & 2 no. 1 bed. Block B - Ground Floor: 4 no. 2 bed, 2 no. 3 bed & 2 no. studio; First Floor: 4 no. 2 bed, 2 no. 3 bed & 2 no. 1 bed; Second Floor: 4 no. 2 bed, 2 no. 3 bed & 2 no. 1 bed; Third Floor: 4 no. 2 bed, 2 no. 3 bed & 2 no. 1 bed; Fourth floor: 4 no. 2 bed, 2 no. 3 bed & 2 no. 1 bed All ground floor apartments have private open space in the form of private patios, while all of the first to fifth floor apartments have private balconies (b) Basement car park over two levels (served with separate entrance and exit ramps off Finglas Road inbound lane), providing spaces for 104 no. cars (including 6 no. wheelchair accessible), 80 no. bicycle spaces, storage lockers, bin storage and attenuation tank (capacity 110m³), (c) Communal open space, landscaping, boundary fencing, paths, signage and site development works.</p>	<p>Planning permission refused by DCC on 6th July 2017, subject to conditions.</p> <p>Planning Permission subsequently granted by ABP on 27th February 2018, subject to conditions.</p>

<p>Reg. Ref. 6360/06 ABP Ref. No. PL29N. 224579</p>	<p>The development as applied for comprised the following: Replace the former Royal Oak Public House with a residential development of 86 apartments (58 no. two bedroom, 12 no. one bedroom and 16 no. three bedroom) in three (A, B, C) seven storey, over two levels of basement, apartment blocks containing the following:-1.(a) Block A: 4 no. two bed apartments on ground floor; 4 no. two bed, 2 no. one bed, and 1 no. three bed, apartments on first floor; 4 no. two bed, 2 no. one bed and 1 no. three bed apartments on second floor; 4 no. two bed, 2 no. one bed and 1 no. three bed apartments on third floor; 4 no. two bed, 2 no. one bed and 1 no. three bed apartments on fourth floor; 4 no. two bed, 2 no. one bed and 1 no. three bed apartments on fifth floor; 3 no. three bed apartments at penthouse level. (b) Block B: 1 no. two bed, 1 no. 1 bed, and 2 no. three bed apartments on ground floor, 4 no. two bed, and 1 no. three bed, apartments on first floor; 4 no. two beds and 1 no. three beds on second floor; 4 no. two bed and 1 no. three bed apartments on third floor; 4 no. two bed and 1 no. three bed apartments on fourth floor; 4 no. two bed and 1 no. three bed apartments on fifth floor; 2 no. two bed apartments at penthouse level. (c) Block C: 1 no. two bed and 1 no. one bed, apartments on ground floor, 2 no. two bed apartments on first floor; 2 no. two bed apartments on second floor; 2 no. two bed apartments on third floor; 2 no. two bed apartments on fourth floor; 2 no. two bed apartments on fifth floor; 1 no. three bed apartment at penthouse level. All of the apartments have private open space - as winter gardens and balconies, balconies only, or terraces. 2. Basement car park over two levels (providing spaces for 123 no. Cars, 90 no. Bicycle spaces & Bin Storage), with an entrance and exit ramp off Finglas Road inbound, and 3 Communal open space, landscaping, boundary fencing, paths, signage and site development works.</p>	<p>Planning permission granted by DCC on 2nd July 2007, subject to conditions.</p> <p>Planning permission Subsequently granted by ABP on 21st February 2008, subject to conditions.</p>
<p>Reg. Ref. 6360/06/x 1</p>	<p>Extension of Duration for permission granted under Reg. Ref. 6360/06 above sought on 2nd January 2013.</p>	<p>Extension of Duration of permission refused by DCC on 22nd February 2013.</p>

<p>Reg. Ref. 5909/03 ABP Ref. No. PL29N. 208209</p>	<p>The development as applied for consisted of: the demolition of the existing licensed premises and the construction of a mixed development comprising of 2 No. 4 storey buildings over basement car parking consisting of 76 parking spaces. A total of 51 apartments are proposed (20 No. 1 Bed, 27 No. 2 Bed, and 4 No. 3 Bed units) which will have balconies and roof deck gardens (over public house only) and ground floor accommodation comprising of: 1 No. Retail unit a Restaurant, Licenced Public House, ancillary accommodation, 13 No. Ground level parking, landscaping and associated site works.</p>	<p>Planning permission granted by DCC on 29th June 2004, subject to conditions.</p> <p>Planning permission subsequently refused by ABP on 10th February 2005.</p>
<p>Reg. Ref. 1573/03 ABP Ref. No. PL29N. 203400</p>	<p>The development as applied for consisted of: the demolition of the existing licensed premises and the construction of a mixed use development comprising of 2 buildings ranging from 3 to 7 stories over basement car parking with 83 No. spaces. A total of 78 apartments are proposed (22 No. 1 Bed, 50 No. 2 bed, and 6 No. 3 Bed units) and ground floor accommodation comprising of: a Creche; 3 no. retail units; a restaurant; a Central Apartment Access Core; new public house licensed premises with an adjoining off licence; ancillary accommodation; landscaping and associated site works.</p>	<p>Planning permission granted by DCC on 30th May 2003, subject to conditions.</p> <p>Planning permission subsequently refused by ABP on 28th October 2003.</p>

<p>Reg. Ref. 4279/00 ABP Ref. No. PL29N. 128240</p>	<p>The development as applied for consisted of: Demolition of existing licensed premises and replacement with new 4/5 storey above ground mixed development, consisting of reinstatement of licensed premises with adjoining retail / offices units and 129 no. apartments overhead with 2 levels of basement car parking. The scheme comprises of: Ground floor: Replacement and reconfiguration of licensed premises comprising of public bar, lounge and function area with ancillary kitchen and storage, toilets and service yard and adjoining 5 no. retail / office units. First floor: 22 no. 2 bed and 7 no. 1 bed apartments. Second floor: 22 no. 2 bed and 7 no. 1 bed apartments. Third floor: 22 no. 2 bed and 7 no. 1 bed apartments. Fourth floor: 22 no. 2 bed and 7 no. 1 bed apartments. Fifth floor: 10 no. 2 bed and 3 no. 1 bed apartments. Total no. of apartments 129. Basement level no. 01-95 car parking spaces. Basement level no. 02-111 car parking spaces. Adjoining recreational and amenity space not affected. Associated site works including retaining walls, drainage and footpaths.</p>	<p>Planning permission granted by DCC on 14th December 2001, subject to conditions.</p> <p>Planning permission subsequently refused by ABP on 9th May 2002.</p>
<p>Is the site of the proposed development subject to a current appeal to An Bord Pleanála?</p>		<p>Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/></p>
<p>If the answer is "Yes" above, please specify the An Bord Pleanála reference no.:</p>		
<p>Is the applicant aware of any other relevant recent planning applications or decisions by An Bord Pleanála in relation to adjoining or adjacent sites?</p>		<p>Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/></p>
<p>If the answer is "Yes" above, please state the planning register reference number(s) / An Bord Pleanála reference number(s) of same, if known, and details of application(s) / appeal(s):</p>		
<p>Is the applicant aware of the site ever having been flooded?</p>		<p>Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/></p>
<p>Is the applicant aware of previous uses of the site e.g. dumping or quarrying?</p>		<p>Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/></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.

(i) removal of existing carpark, associated areas of hard-standing surface and construction materials on site;

(ii) construction of a Build-To-Rent residential development within a new part six, part seven, part eight, part nine storey over basement level plant room apartment building comprising 103 no. apartments (10 no. studio, 33 no. one-bedroom & 60 no. two-bedroom) all of which have direct access to private amenity space, in the form of a balcony or terrace, and shared access to 450.9sq.m of internal resident's amenities, 1,061sq.m of external communal amenity space (1st floor & 7th floor roof terraces) and 365sq.m of public open space (public terrace and landscaped area at ground level);

(iii) provision of 48 no. vehicular parking spaces (including 3 no. mobility parking spaces and 5 no. electric charging spaces), 2 no. motorcycle parking spaces, 222 no. bicycle parking spaces, bin stores, switch room and ESB substation at ground floor/undercroft level;

(iv) provision of 1 no. new vehicular entrance and 7 no. new pedestrian entrances to the development and associated public amenity areas from Old Finglas & Finglas Road, 3 no. pedestrian entrances will provide access to the provided public open space, 2 no. pedestrian entrances will provide direct access to 2 no. ground floor level apartments and 2 no. pedestrian entrances will provide direct access to the apartment building; and,

(v) all ancillary works including landscaping, boundary treatments, provision of internal footpaths, provision of foul and surface water drainage, green roofs and all site services, site infrastructure and associated site development works necessary to facilitate the development. A Natura Impact Statement has been prepared in respect of the proposed 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:

10. Pre-Application Consultations

<p>(A) Consultation with Planning Authority:</p> <p>State the date(s) and planning authority reference number(s) of the consultation meeting(s) held with the planning authority under section 247 of the Planning and Development Act 2000:</p>	
Planning Authority reference number:	0013/20
Meeting date(s):	27 th February 2020 / 16 th March 2021
<p>(B) Consultation with An Bord Pleanála:</p> <p>State the date(s) and An Bord Pleanála reference number(s) of the pre-application consultation meeting(s) with An Bord Pleanála:</p>	
An Bord Pleanála reference number:	ABP-311744-21
Meeting date(s):	2 nd December 2021
<p>(C) Any Consultation with Prescribed Authorities or the Public:</p> <p>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:</p>	
N/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?	<p>Enclosed: Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/></p>
If the answer to above is "Yes", state name(s) of newspaper(s) and date(s) of publication:	Irish Daily Star 7th April 2022
	Enclosed:

(b) Is a copy of the site notice relating to the proposed development enclosed with this application?	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:	7th April 2022
Note: The location of the site notice(s) should be shown on the site location map enclosed with this application.	
(c) Is an Environmental Impact Assessment Report (EIAR) required for the proposed development?	Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>
If the answer to above is "Yes", is an EIAR enclosed with this application?	Enclosed: Yes: <input type="checkbox"/> No: <input type="checkbox"/>
Please provide a copy of the Confirmation Notice obtained from the EIA Portal where an EIAR accompanies the application.	Enclosed: 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
(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>	<ol style="list-style-type: none"> 1. Irish Water 2. National Transport Authority 3. Transport Infrastructure Ireland. 4. Irish Aviation Authority 5. Dublin Airport Authority 6. The relevant Childcare Committee
<p>If the answer to the above is “Yes”, state the date on which the required documents and electronic copy were sent to the relevant prescribed authorities:</p>	<p>7th April 2022</p> <p>*Electronic Copy Only as per Guidance from Prescribed Bodies</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>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:</p>	<p>Enclosed: Yes: <input type="checkbox"/> No: <input type="checkbox"/> Discussion regarding this item can be found in the Statement of Consistency and Planning Report, prepared by Hughes Planning and Development Consultants, submitted with this application.</p>
<p>Note: The statement should be accompanied by a list of each relevant development plan objective considered by the prospective applicant in making the statement and proposals forming part of the application that demonstrate the consistency of the proposed development with that objective.</p>	
<p>(b) Set out, where applicable how the proposed strategic housing development will be consistent with the objectives of the relevant local area plan:</p>	<p>Enclosed: Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/> N/A <input checked="" type="checkbox"/></p>
<p>Note: The statement should be accompanied by a list of each relevant local area plan objective considered by the prospective applicant in making the statement and any proposals forming part of the application that demonstrate the consistency of the proposed development with that objective.</p>	
<p>(c) Set out, where applicable that the proposed strategic housing development is, in the applicant's opinion, consistent with the planning scheme for a strategic development zone:</p>	<p>Enclosed: Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/> N/A: <input checked="" type="checkbox"/></p>
<p>Note: The statement should be accompanied by a list of the principal provisions of the planning scheme considered by the prospective applicant in making the statement.</p>	
<p>(d) Set out how the proposed strategic housing development is, in the applicant's opinion, consistent with any relevant guidelines issued by the Minister under section 28 of the Act of 2000:</p>	<p>Enclosed: Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/> N/A: <input type="checkbox"/> Discussion regarding this item can be found in the Statement of Consistency and Planning Report, prepared by Hughes Planning and Development</p>

	Consultants, submitted with this application.
<p>Note: The statement should be accompanied by a list of the guidelines considered by the applicant in making the statement and proposals forming part of the application that demonstrate the consistency of the proposed development with the guidelines.</p>	
<p>(e) Where An Bord Pleanála notified the applicant of its opinion that the documents enclosed with the request for pre-application consultations required further consideration and amendment in order to constitute a reasonable basis for an application for permission, a statement setting out any changes made to the proposals in consequence.</p>	<p>Enclosed: Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/> N/A: <input type="checkbox"/></p> <p>Discussion regarding this item can be found in the Statement of Response to Pre-application Consultation Opinion, prepared by Hughes Planning and Development Consultants, submitted with this application.</p>
<p>(f) Where An Bord Pleanála notified the applicant that specified additional information should be submitted with any application for permission, a statement setting out that such information accompanies the application.</p>	<p>Enclosed: Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/> N/A: <input type="checkbox"/></p> <p>Discussion regarding this item can be found in the Statement of Response to Pre-application Consultation Opinion, prepared by Hughes Planning and Development Consultants, submitted with this application.</p>

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

<p>Where the proposed strategic housing development materially contravenes the relevant development plan or local area plan other than in relation to the zoning of land, is a statement included with the application indicating the plan objective concerned and why permission should, nonetheless, be granted, having regard to a consideration specified in section 37(2)(b) of the Act of 2000?</p>	<p>Enclosed: Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/> Discussion regarding this item included in the Material Contravention Statement, prepared by Hughes Planning and Development Consultants submitted with the application</p>
---	---

--	--

14. Proposed Residential Development:

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

Houses		
Unit Type	No. of Units	Gross floor space in m²
1-bed	N/A	N/A
2-bed	N/A	N/A
3-bed	N/A	N/A
4-bed	N/A	N/A
4+ bed	N/A	N/A
Total	N/A	N/A

Apartments		
Unit Type	No. of Units	Gross floor space in m²
Studio	10	396
1-bed	33	1,661
2-bed	60	4,721
3-bed	N/A	N/A
4-bed	N/A	N/A
4+ bed	N/A	N/A
Total	103	6,778

Student Accommodation

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

(b) State total number of residential units in proposed development:	103
(c) State cumulative gross floor space of residential accommodation, in m ² :	6,778

15. Proposed Ancillary and Other Uses in the Proposed Strategic Housing Development:

(a) Please provide details of the different classes of development proposed as ancillary to residential development and other uses on the land, the zoning of which facilitates such uses, as follows:	
Class of Development:	Gross Floor Space in m²
N/A	N/A
Note: Where it is not proposed to provide one childcare facility for each 75 houses in the proposed development, the application should be accompanied by a statement of the rationale for this.	

(b) State cumulative gross floor space of non-residential development in m ² :	N/A
(c) State cumulative gross floor space of residential accommodation and other uses in m ² :	N/A

(d) Express 15(b) as a percentage of 15(c):	N/A

16. Strategic Housing Development Details:

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

Please tick appropriate box:	Yes	No
(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?	✓	
(c) Are details of any proposals to address or, where relevant, integrate the proposed development with surrounding land uses enclosed with the application?	✓	
(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?	✓	
(e) Does the proposed development include an activity requiring an integrated pollution control licence or a waste licence? If “Yes”, enclose a brief explanation with this application.		✓
(f) Does the proposed development involve the demolition of any structure (including a habitable house), in whole or in part? If “Yes”, enclose a brief explanation with this application.		✓

<p>(g) Does the proposed development involve the demolition of a Protected Structure(s), in whole or in part?</p> <p>If “Yes”, an explanation as to the need for the demolition of a Protected Structure(s) should be enclosed with this application.</p>		✓
<p>(h) Does the proposed development consist of work to a Protected Structure and/or its curtilage or proposed Protected Structure and/or its curtilage?</p> <p>If “Yes”, provide photographs, plans and other particulars necessary to show how the proposed development would affect the character of the structure.</p>		✓
<p>(i) Does the proposed development consist of work to the exterior of a structure which is located within an architectural conservation area (ACA)?</p> <p>If “Yes”, provide photographs, plans and other particulars necessary to show how the proposed development would affect the character of the structure.</p>		✓
<p>(j) Does the proposed application development affect, or is close to, a national monument or place in the ownership or guardianship of the Minister for Culture, Heritage and the Gaeltacht or a local authority, or is it the subject of a preservation order or temporary preservation order under the National Monuments Acts 1930 to 2014?</p> <p>If “Yes”, enclose a brief explanation with this application.</p>		✓
<p>(k) Is the proposed development in a Strategic Development Zone?</p> <p>If “Yes”, enclose a statement of how the proposed development is consistent with the planning scheme for the Zone.</p>		✓
<p>(l) Do any statutory notices (e.g. Fire Safety, Enforcement, Dangerous Buildings, Derelict Sites, Building Control, etc.) apply to the site and/or any building thereon?</p>		✓

If "Yes", enclose details with this application.		
(m) Do the Major Accident Regulations apply to the proposed development?		✓
(n) Is information specified by An Bord Pleanála as necessary for inclusion in any application for permission for the proposed development, so included? If "Yes", give details of the specified information accompanying this application.	✓	

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

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

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

(a) State existing use of land or structure:	Vacant
(b) Where the existing land or structure is not in use, state the most recent authorised use of the land or structure:	N/A
(c) State proposed use(s):	Residential Development
(d) State nature and extent of any such proposed use(s):	Residential Development (Total of 6,778sq.m)
<p>(e) Plans (including a site or layout plan and drawings of floor plans, elevations and sections that comply with the requirements of Article 297 and 298) and other particulars required describing the works proposed should be enclosed with this application:</p> <p>Enclosed: Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/> N/A: <input type="checkbox"/></p>	

19. Social Housing (Part V)

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

20. Water Services:

<p>(A) Proposed Source of Water Supply:</p>
<p>Please indicate as appropriate:</p> <p>(a) Existing Connection: <input type="checkbox"/> New Connection: <input checked="" type="checkbox"/></p> <p>(b) Public Mains: <input checked="" type="checkbox"/></p> <p>Group Water Scheme: <input type="checkbox"/> Name of Scheme: _____</p> <p>Private Well: <input type="checkbox"/></p> <p>Other (please specify): _____</p>
<p>(B) Proposed Wastewater Management / Treatment:</p>
<p>Please indicate as appropriate:</p> <p>(a) Existing Connection: <input type="checkbox"/> New Connection: <input checked="" type="checkbox"/></p> <p>(b) Public Sewer: <input checked="" type="checkbox"/></p> <p>Conventional septic tank system: <input type="checkbox"/></p> <p>Other on-site treatment system (please specify): _____</p> <p>Where the disposal of wastewater for the proposed development is other than to a public sewer, provide information on the on-site treatment system proposed and evidence as to the suitability of the site for the system proposed:</p>
<p>(C) Proposed Surface Water Disposal:</p>
<p>Please indicate as appropriate:</p> <p>(a) Public Sewer/Drain: <input checked="" type="checkbox"/></p> <p>Soakpit: <input checked="" type="checkbox"/></p> <p>Watercourse: <input type="checkbox"/></p> <p>Other (please specify): _____</p>

(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: <input checked="" type="checkbox"/> No: <input type="checkbox"/>
(b) A current/valid Confirmation of Feasibility Statement from Irish Water in relation to the proposed development confirming that there is or will be sufficient water network treatment capacity to service the development.	Enclosed: Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>
(c) A Statement of Compliance with Irish Water's Standard Details and Codes of Practice for water and/or wastewater infrastructure proposals (designs, layouts, etc.).	Enclosed: Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>
(d) An indication of timelines and phasing for water demand or wastewater collection requirements, or both, as appropriate.	Enclosed: Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>
(e) Where the proposed development will impact on assets of Irish Water, details of proposals for protection or diversion of such assets.	Enclosed: Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/> N/A

21. Traffic and Transportation

(a) Is a Traffic / Transportation Impact Assessment included with the application, having regard to the relevant Development Plan / Local Area Plan requirements and the Traffic Management Guidelines (DoT / DoEHLG / DTO, 2003)?	Enclosed: Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>
--	---

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

22. Taking in Charge

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

23. Maps, Plans and Drawings

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

24. Application Fee:

(a) State fee payable for application:	€23,390
(b) Set out basis for calculation of fee:	103 No. units x €130 = €13,390 NIS = €10,000
(c) Is the fee enclosed with the application?	Enclosed: Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>


25. Universal Design:

Please provide a statement as to how the proposed Strategic Housing Development has sought to comply with the principles of Universal Design (to encourage access and use of the development regardless of age, size, ability or disability). For	Enclosed: Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>
---	---

assistance and general information on such matters please refer for example to the National Disability Authority's "Building for Everyone: A Universal Design Approach" and "Universal Design Guidelines for Homes in Ireland" at www.universaldesign.ie	
--	--

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)	 Agent: Kevin Hughes, Hughes Planning and Development Consultants
Date:	7 th April 2022

26. Contact Details- Not to be Published

Applicant(s):

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

Where the Prospective Applicant(s) is a Company:

Name(s) of Company Director(s):	Three Castle Investments Ltd. Directors Mr. David Rooney Mr. Mark Rooney Mr. James Doyle
Company Registration Number (CRO):	552588
Contact Name:	Mr. David Rooney
Primary Telephone Number:	086 4406 317
Other / Mobile Number (if any):	N/A
E-mail address:	threecastle@icloud.com

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

First Name:	Gerard Harris & Bryan Joyce
Surname:	
Address Line 1:	Hughes Planning and Development Consultants
Address Line 2:	85 Merrion Square
Address Line 3:	Dublin 2
Town / City:	
County:	
Country:	Ireland
Eircode:	D02 FX60
E-mail address (if any):	info@hpdc.ie / ger.harris@hpdc.ie / bryan.joyce.hpdc.ie

Primary Telephone Number:	01 539 0710
Other / Mobile Number (if any):	

Person responsible for preparation of maps, plans and drawings:

First Name:	Jason Tyler and Eunan O'Connor
Surname:	
Address Line 1:	Tyler Owens Architects
Address Line 2:	The Mash House
Address Line 3:	Distillery Loft Design Studios
Town / City:	Distillery Road
County:	Dublin 3
Country:	Ireland
Eircode:	
E-mail address (if any):	jasontyler@tylerowens.ie / eunanoconnor@tylerowens.ie
Primary Telephone Number:	01 525 0050
Other / Mobile Number (if any):	

Contact for arranging entry on site, if required:

Name:	Mr. Mark Rooney
Mobile Number:	085 8233 602
E-mail address:	mark@threecastle.ie