

Planning Application Form

Date received

Reg. ref.

Please read directions and documentation requirements at front of form before completion. All questions relevant to the proposal being applied for must be answered. Non-relevant questions: Please mark n/a.

1 Application for (please tick) (Form no. 2 of schedule 3 to the Planning and Development Regulations 2001, as amended)

☒

Permission

☐

*Outline permission

☐

*Permission consequent on the grant of outline permission

☐

Retention permission

Where permission consequent on the grant of outline permission is being applied for, quote outline permission ref. no.

N/A

Date of grant of outline permission

N/A

*NOTE: Permission consequent on the grant of outline permission should be sought only where outline permission was previously granted. Under S.36 3(a) of the Planning and Development Act 2000 outline permission lasts for 3 years.

Outline permission may not be sought for:

- (a) the retention of structures or continuance of uses, or
- (b) developments requiring the submission of an Environment Impact Statement/I.P.C./Waste Licence or
- (c) works to protected structures or proposed protected structures

2 Location of proposed development

(a) Postal address or townland or location (as may best identify the land and/or structure in question)

Lands at Riverside Cottage, Kilgobbin Road, Stepaside, Dublin 18

(b) Ordnance survey map reference number and the grid reference where available (Grid reference in terms of the Irish transverse mercator)

Map sheets: 3455-09, 3455-10, 3455-B and Eastings:119134, Northings 381994

3 Name of applicant (person/entity seeking planning permission, not an agent acting on his/her behalf)

Kilgobbin Apartment Limited

4 Where the applicant is a company registered under the Companies Acts 1963-2014, please state the following

Name(s) of company director(s)

Ciarán Kavanagh, Christopher Kavanagh

Registered address of company

Block C, Santry Business Park, Swords Road, Dublin 9. D09 VW27

5 Person/Agent acting on behalf of the applicant (if any)

Name

Donal Duffy

6 Person responsible for preparation of drawings and plans. (Where the plans have been drawn up by a firm/company, the name of the person primarily responsible for the preparation of the drawings and plans on behalf of that firm/company should be given.)

Name

Igmar Ferreira

Firm/Company

Downey

7 Legal interest of applicant in the land and/or structure

☐

(a) Owner

☐

(b) Occupier

☒

*(c) Other

Please tick appropriate box to show the applicant's legal interest in the land or structure.

* Where legal interest is other, the applicant is requested to expand further on the interest in the land and/or structure.

he applicant have a contract to purchase the site. A copy of the letter of consent from the landowner

If you are not the legal owner, please state the name and address of the owner and supply a letter from the owner, of consent to make the planning application, as listed in the accompanying documentation.

William Richardson, Riverside Cottage, Kilqobbin Road, Dublin 18

8 Description of proposed development

(A brief description of the nature and extent of the development, including reference to the number, height and uses of buildings, protected structures, etc.). This should correspond with the wording of the newspaper advert and site notice.

Please see attached sheet

9 Site area

Area of site to which the application relates in hectares

1.219

ha.

10 Where the application relates to a building or buildings

Gross floor area in sqm

(a) Gross floor space of any existing building(s)

0

(b) Gross floor space of proposed works

10563

(c) Gross floor space of work to be retained (if appropriate)

0

(d) Gross floor space of any demolition (if appropriate)

0

Note: Gross floor space means the area ascertained by the internal measurement of the floor space on each floor of a building i.e., floor areas must be measured from inside the external wall.

11 In the case of mixed development (e.g., residential, commercial, industrial, etc.), please provide breakdown of the different classes of development and breakdown of the gross floor area of each class of development.

N/A

Class of development

Gross floor area in sqm

(a) Gross floor space of residential class of development

N/A

(b) Gross floor space of industrial/commercial class of development

N/A

(c) Gross floor space of demolition of industrial/commercial class of development

N/A

(d) Gross floor space of demolition of residential class of development

N/A

(e) Other

N/A

12 In the case of residential development please provide breakdown of residential mix

| Number of | Studio | 1 Bed | 2 Bed | 3 Bed | 4 Bed | 4+ Bed | Total |
|---|--------|-------|-------|----------|-------|----------|-------|
| Houses | N/A | N/A | N/A | N/A | N/A | N/A | N/A |
| | | | | | | | |
| Apartments | N/A | 67 | 25 | 17 | 11 | N/A | 120 |
| | | | | | | | |
| Number of car parking spaces to be provided | | | | Existing | N/A | Proposed | 54 |
| | | | | | | Total | 54 |

13 Where the application refers to a material change of use of any land and/or structure or the retention of such a material change of use:

Existing use (or previous use where retention permission is sought). Note: Where the existing use is "vacant" please state the most recent authorised use of the land or structure

Objective A - Residential

Objective F - Open Space

Proposed use (or use it is proposed to retain)

Objective A - Residential

Objective F - Open Space

Nature and extent of any such proposed use (or use it is proposed to retain)

Proposed to retain both of the current zonings on the site.

14 Social and Affordable Housing (please tick appropriate box)

Is the application an application for permission for development to which Part V of the Planning and Development Act 2000, as amended, applies? (see direction no. 7)

Yes No

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If the answer to the above question is 'yes' and the development is not exempt (see below), you must specify, as part of your application, the manner in which you propose to comply with Section 96 of Part V of the Act including:-

- Details of such part or parts of the land which is subject to the application for permission 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 combinations of the foregoing, and
- 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 of Part V of the Act.

If the answer to the above question is yes, but you consider the development to be exempt by virtue of Section 97 of the Planning and Development Act 2000, a copy of the Certificate of Exemption under Section 97 must be submitted (or, where an application for a Certificate of Exemption has been made, but has not yet been decided, a copy of the application should be submitted).

If the answer to the above question is no by virtue of Section 96(13) of the Planning and Development Act 2000, (as amended) details indicating the basis on which Section 96(13) is considered to apply to the development should be submitted.

NB. This section must be completed for all proposals for the provision of one or more new dwelling units on residentially zoned lands.

15 Development details (please tick appropriate box)

Yes No

- (1) Does the proposed development consist of work to a protected structure and/or its curtilage or proposed protected structure and/or its curtilage?

☐ ☒

Note: If 'YES', newspaper advertisement and site notice must indicate this fact.

- (2) Does the proposed development consist of work to the exterior of a structure which is located within an architectural conservation area (ACA)?

☐ ☒

Note: If the answer is 'YES' to either 15(1) or 15(2) thirteen sets of drawings/plans/photographs must be submitted with the planning application.

- (3) Does the application relate to development which affects or is close to a monument or place recorded under Section 12 of the National Monuments (Amendment) Act, 1994 (see direction no. 4).

☒ ☐

- (4) Does the application relate to work within or close to a European site (under S.I. No. 94 of 1997) or a Natural Heritage Area?

☐ ☒

- (5) Does the proposed development require the preparation of an Environmental Impact Statement? (see direction no. 5)

☐ ☒

- (6) Does the application relate to a development which comprises or is for the purposes of an activity requiring an integrated pollution prevention and control licence?

☐ ☒

- (7) Does the application relate to a development which comprises or is for the purposes of an activity requiring a waste licence?

☐ ☒

- (8) Do the major accident regulations apply to the proposed development?

☐ ☒

- (9) Does the application relate to a development in a Strategic Development Zone?

☐ ☒

- (10) Does the proposed development involve the demolition of any habitable house?

☐ ☒

Note: Demolition of a habitable house requires planning permission.

Note: A "habitable house" is a building or part of a building which

(a) is used as a dwelling, or

(b) is not used, but when last used was used, disregarding any unauthorised use, as a dwelling and is not derelict, or

(c) was provided for use as a dwelling, but has not been occupied.

16 Site history (please tick appropriate box)

Details regarding site history (if known)

Yes No

1. Has the site in question ever, to your knowledge, been flooded?

☐ ☒

If yes, please give details e.g., year, extent.

Are you aware of previous uses of the site e.g. dumping or quarrying?

Yes No

If yes, please give details e.g., year, extent.

☐ ☒

16 (cont.)

2. Are you aware of any valid planning applications previously made in respect of this land/structure?

| Yes | No |
|-------------------------------------|--------------------------|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> |

If yes, please state planning reference number(s) and the date(s) of receipt of the planning application(s) by the planning authority, if known.

Ref. no. Date

Note: If a valid planning application has been made in respect of this land or structure in the six months prior to the submission of this application, then the site notice must be on a yellow background in accordance with Article 19(4) of the Planning and Development Regulations 2001 as amended. A valid application includes an application subsequently withdrawn.

3. Is the site of the proposal subject to a current appeal to An Bord Pleanála in respect of the same development or development of the same description?

| Yes | No |
|--------------------------|-------------------------------------|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Note: the appeal must be determined or withdrawn before another similar application can be made.

An Bord Pleanála reference no.

17 Pre-application consultation

Has a pre-application consultation taken place in relation to the proposed development? (See direction no. 6)

| Yes | No |
|-------------------------------------|--------------------------|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> |

If yes, please give details

Ref. no. (if any)

Date(s) of consultation

Persons involved

18 Services

1. Proposed source of water supply

| | | |
|--|--|--|
| <input type="checkbox"/> Existing connection | <input checked="" type="checkbox"/> New connection | <input checked="" type="checkbox"/> Public mains |
| <input type="checkbox"/> Group water scheme | <input type="checkbox"/> Private well | <input type="checkbox"/> Other (please specify) |

Name of group water scheme (where applicable)

2. Proposed wastewater management/treatment

| | | |
|--|--|--|
| <input type="checkbox"/> Existing | <input checked="" type="checkbox"/> New | <input checked="" type="checkbox"/> Public sewer |
| <input type="checkbox"/> Conventional septic tank system | <input type="checkbox"/> Other on-site treatment system (please specify) | |

3. Proposed Surface Water Disposal

| | | |
|---|----------------------------------|---|
| <input type="checkbox"/> Public Sewer/Drain | <input type="checkbox"/> Soakpit | <input checked="" type="checkbox"/> Watercourse |
| <input type="checkbox"/> Other (please specify) | <input type="text"/> | |

19 Details of public notice

| | |
|---|---------------------------------|
| <input checked="" type="checkbox"/> White | <input type="checkbox"/> Yellow |
|---|---------------------------------|

*Approved newspaper in which notice was published

Date of publication

Date on which site notice was erected

* Note: The list of approved newspapers for the purpose of giving intention to make a planning application, is available from the council. Please also refer to directions for completion of site notice.

20 Application fee

Fee payable

Basis of calculation

Note: Please see fee notes attached to this form.

21 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 Planning & Development Act 2000, as amended, and the regulations made thereunder

Signed (applicant or agent as appropriate)



Date

Supplementary information (Sections 22, 23, 24, 25, 26)

22 Development contributions

A development contribution scheme under Section 48 of the Planning and Development Act 2000 (as amended) was adopted by Dún Laoghaire-Rathdown County Council on the 14th December 2015.

With effect from 1st January, 2016, the first 40 square metres of any domestic extension, including family flats will be exempt from the contribution scheme. All domestic extensions including family flats in excess of 40 square metres are subject to a contribution under this scheme. For example:

Domestic extension = 50 square metres.

Area in excess of 40 square metres = 10 square metres. Area subject to contribution = 10 square metres.

Please certify

* Gross floor area of the proposed domestic extension which is the subject of this application

Signature

* Gross floor area: the total floor space on each floor measured from the inside of the external walls

23 (1) Section 49, Planning and Development Act, 2000 (as amended) (complete if relevant).

Supplementary Development Contribution Scheme (LUAS Line B1). (This scheme does not apply to domestic extensions or family flats).

Area of site

 hectares

Area of residential development

 hectares

Area of commercial elements

 hectares

Note: If unsure whether site of application falls within Section 49 scheme area, please check with our planning office.

23(2) Section 49, Planning and Development Act, 2000 (as amended) (complete if relevant). Supplementary Development Contribution Scheme (Glenamuck District Distributor Road and Surface Water Attenuation Ponds).

This scheme does not apply to:

(a) Domestic extensions and family flats

(b) Other exempted development as outlined in the Scheme. A full list of exemptions is available on our website www.dlrco.ie.

(c) Single residential developments where the applicant is native to the area. A separate statutory declaration form needs to be completed in this case.

Is the proposer native to the area?

Yes No

☐ ☐

If "Yes" please submit the statutory declaration form with this application form which is available on the Council's website www.dlrco.ie, or at the Council's Planning Office, County Hall, Marine Road, Dún Laoghaire or the Dundrum Office (behind Bank of Ireland, Main Street, Dundrum).

No. of residential units

 N/A

Area of commercial elements

 N/A m2.

Area retail elements

 N/A m2.

Note: If unsure whether site of application falls within Section 49 scheme catchment area, please check with our Planning Office.

24 Is it proposed that the development will (please tick appropriate box)

Yes No

(a) be taken in charge by the County Council

☐☐

(b) be maintained by an estate management company

☐☐

(c) in part be taken in charge and part maintained by an estate management company

☒☐

Please submit a site layout drawing that clearly indicates all services within the estate (roads, footpaths, car parking spaces, foul/surface water sewers, watermain and public open spaces) that the applicant wish the local authority to take in charge.

25 Do any statutory notices apply to the site/building at present? (e.g., enforcement, dangerous buildings, derelict sites, building control, fire safety, etc.) (please tick appropriate box)

Yes No

☐☒

If yes, please give details

N/A

26 Detailed proposals for the separate disposal of both foul and surface water to the public sewers, or other locations, are required. No surface water should be shown entering the foul drainage system.

Please give details

please refer to Molony Millar Civil Engineers details.

Description of Development

The proposed Large-Scale Residential Development (LRD) will provide 120 no. apartment units within 2 no. blocks ranging in height from 4- to 6-storeys. The development will consist of; Block A, consisting of 44 no. units (27 no. 1 bed (2-person), 13 no. 2 bed (3-persons), 1 no. 2 bed (4-persons) and 3 no. 3 bed (5-persons) of 4- to 5-storeys height and roof terrace; Block B, consisting of 76 no. units (40 no. 1 bed (2-persons), 12 no. 2 bed (3-persons), 16 no. 2 bed (4-persons) and 8 no. 3 bed (4-persons) and be 5- to 6-storeys height. All units will be provided with terraces/balconies. The proposed development will provide all associated public open space and play area, 54 no. car parking spaces including accessible parking and Electric Vehicle parking, 273 no. bicycle parking spaces, 3 no. motorcycle parking spaces, bin/waste store, bulky goods stores and plant room at ground floor levels, 1 no. detached ESB substation and 1 no. detached bicycle store. The proposed development will also provide for all associated site development and infrastructural works including foul and surface water drainage, roads, footpaths, landscaping, boundary treatment, public lighting and a pedestrian and cycling pathway connecting Belarmine Vale and Kilgobbin Road. Vehicular access to the development will be from Belarmine Vale.