

An
Bord
Pleanála

Strategic Housing Development

Application Form

Before you fill out this form

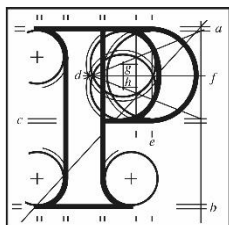
Please note that failure to complete this form or attach the necessary documentation, or the submission of incorrect information or omission of required information, will lead to An Bord Pleanála refusing to deal with your application. Therefore, ensure that each section of this request form is fully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

Registered Address of Company:	63 Fitzwilliam Square North, Dublin 2, D02 N938
Company Registration No:	336313

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

Name:	Trevor Sadler, McGill Planning Ltd.
Is An Bord Pleanála to send all correspondence to the above person/agent acting on behalf of the applicant? (Please tick appropriate box)	Yes: [<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:	Sylvia Allen
Firm/Company:	MDO Architects

5. Planning Authority

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

Postal Address /Townland/ Location of the Proposed Development (sufficient to identify the site in question):	
Address Line 1:	The former Mall Shopping Centre,
Address Line 2:	Quay Street & High Street,
Address Line 3:	
Town/City:	Balbriggan,
County:	Dublin
Eircode:	
Ordnance Survey Map Ref. No. (and the Grid Reference where available)	2584-06; 2584-11
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:	0.42 ha
Site zoning in current Development Plan or Local Area Plan for the area:	MC – Major Town Centre
Existing use(s) of the site and proposed use(s) of the site:	Vacant/Retail

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:			
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: [] No: [X]	
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: [X] No: []
<p>Note: If an application for permission for strategic housing development or a planning application under section 34 of the Planning and Development Act 2000 has been made in respect of this site in the 6 months prior to the submission of this application, the site notice for the current application in respect of strategic housing development must be on a yellow background.</p>		
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
F00A/0707 / PL06F.125910	Demolition of High Street shop units and shopping centre roof top structures and the construction of 41 dwellings in 2/3 storey blocks consisting of 1, 2, 3 bed apartments and duplex apartments, 627 sq.m. offices, 375 sq.m. retail, 741 sq.m. extension to shopping centre facilities, pedestrian retail street, an underground carpark structure for 184 cars and associated landscaping and enabling works.	FCC Grant/ABP Grant
Is the site of the proposed development subject to a current appeal to An Bord Pleanála?		Yes: [] No: [X]
If the answer is “Yes” above, please specify the An Bord Pleanála reference no.:		
Is the applicant aware of any other relevant recent planning applications or decisions by An Bord Pleanála in relation to adjoining or adjacent sites?		Yes: [] No: [X]
If the answer is “Yes” above, please state the planning register reference number(s) / An Bord Pleanála reference number(s) of same, if known, and details of application(s) / appeal(s):		

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.

- **Demolition of existing buildings (former supermarket building, car park, substation, and outbuildings (partially in retail use)).**
- **Construction of a Build to Rent (BTR) development comprising 3 no. apartment blocks (Blocks A - C) ranging in height from 3 to 6 storeys (with Block B over 3 no. lower courtyard floors) providing a total of 101 units (19 no. studios, 41 no. 1-beds, 41 no. 2-beds).**
- **Provision of Resident Support Facilities/Resident Services and Amenities (c.217.03 sq.m)**
- **Provision of 2 no. retail units (c.110.15 sq.m)**
- **Provision of 25 no. car parking spaces (at ground floor and accessed from Quay Street), 182 no. cycle parking spaces.**
- **Provision of ESB substation/switch room, plant areas, bin stores, telecoms areas.**
- **Provision of open spaces, landscaping, boundary treatments, all associated site works and services provision.**

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

(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:	N/A
Meeting date(s):	3rd November 2020
(B) Consultation with An Bord Pleanála: State the date(s) and An Bord Pleanála reference number(s) of the pre-application consultation meeting(s) with An Bord Pleanála:	
An Bord Pleanála reference number:	ABP-308916-20
Meeting date(s):	7th May 2021
(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:	
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?		Enclosed: Yes: [X] No: []
If the answer to above is "Yes", state name(s) of newspaper(s) and date(s) of publication:	06.08.21	
(b) Is a copy of the site notice relating to the proposed development enclosed with this application?		Enclosed: Yes: [X] No: []

If the answer to above is “Yes”, state date on which the site notice(s) was erected:		06.08.21
<p>Note: The location of the site notice(s) should be shown on the site location map enclosed with this application.</p>		
(c) Is an Environmental Impact Assessment Report (EIAR) required for the proposed development?		Yes: [<input type="checkbox"/>] No: [<input checked="" type="checkbox"/>]
If the answer to above is “Yes”, is an EIAR enclosed with this application?		Enclosed: Yes: [<input type="checkbox"/>] No: [<input checked="" 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"/>] N/A
(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 type="checkbox"/>] No: [<input checked="" type="checkbox"/>]
If the answer to above is “Yes”, is an NIS enclosed with this application?		Yes: [<input type="checkbox"/>] No: [<input type="checkbox"/>] N/A
(f) Has a copy of this application, and any EIAR and/or NIS required, been sent to the relevant planning authority, in both printed and electronic form?		Yes: [<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"/>]
If the answer to the above is “Yes”, list the	1. Irish Water	

prescribed authorities concerned:	2. Transport Infrastructure Ireland 3. National Transport Authority 4. Minister for Housing, Local Government and Heritage 5. Heritage Council 6. An Taisce 7. Fingal Childcare Committee	
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:		11th August 2021
(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?		Yes: [<input type="checkbox"/>] No: [<input checked="" type="checkbox"/>]
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?		Yes: [<input type="checkbox"/>] No: [<input type="checkbox"/>] N/A
If the answer to the above is “Yes”, list the state(s) and the prescribed authorities concerned:		N/A
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:		N/A

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:</p> <p>Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]</p> <p>Please see the Statement of Consistency prepared by McGill Planning Ltd.</p>
<p>Note: The statement should be accompanied by a list of each relevant development plan objective considered by the prospective applicant in making the statement and proposals forming part of the application that demonstrate the consistency of the proposed development with that objective.</p>	
<p>(b) Set out, where applicable how the proposed strategic housing development will be consistent with the objectives of the relevant local area plan:</p>	<p>Enclosed:</p> <p>Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]</p> <p>Please see the Statement of Consistency prepared by McGill Planning Ltd.</p>
<p>Note: The statement should be accompanied by a list of each relevant local area plan objective considered by the prospective applicant in making the statement and any proposals forming part of the application that demonstrate the consistency of the proposed development with that objective.</p>	
<p>(c) Set out, where applicable that the proposed strategic housing development is, in the applicant's opinion, consistent with the planning scheme for a strategic development zone:</p>	<p>Enclosed:</p> <p>Yes: [<input type="checkbox"/>] No: [<input type="checkbox"/>]</p> <p>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:</p> <p>Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]</p> <p>N/A: [<input type="checkbox"/>]</p> <p>Please see the Statement of Consistency prepared by McGill Planning Ltd.</p>
<p>Note: The statement should be accompanied by a list of the guidelines considered by the applicant in making the statement and proposals forming part</p>	

of the application that demonstrate the consistency of the proposed development with the guidelines.

<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:</p> <p>Yes: [X] No: [] N/A: []</p> <p>Please see statement of response to ABP opinion submitted by McGill Planning Ltd</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:</p> <p>Yes: [X] No: [] N/A: []</p> <p>Please see statement of response to ABP opinion submitted by McGill Planning Ltd</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:</p> <p>Yes: [X] No: []</p> <p>Please see Material Contravention Statement submitted by McGill Planning Ltd</p>
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14. Proposed Residential Development:

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

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

4-bed		
4+ bed		
Total		

Apartments		
Unit Type	No. of Units	Gross floor space in m²
Studio	19	817.43
1-bed	41	2251.57
2-bed	41	3351.66
3-bed		
4-bed		
4+ bed		
Total	101	6420.66

Student Accommodation			
Unit Types	No. of Units	No. of Bedspaces	Gross floor space in m²
Studio			
1-bed			
2-bed			
3-bed			
4-bed			
4+ bed			
Total			

(b) State total number of residential units in proposed development:	101
(c) State cumulative gross floor space of residential accommodation, in m ² :	10107.34

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
Retail	49.39
Retail	60.76
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 :	110.15 (retail)
(c) State cumulative gross floor space of residential accommodation and other uses in m ² :	12644.69
(d) Express 15(b) as a percentage of 15(c):	1%

16. Strategic Housing Development Details:

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

Please tick appropriate box:	Yes	No
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(a) Are details of housing density, plot ratio, site coverage, building heights, proposed layout and aspect enclosed with the application?	X Please refer to the HQA submitted by documentation submitted by MDO Architects and MCG Planning	
(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?	X Please refer to documentation submitted by CSR Landscape Architects, MDO Architects and ORS Engineers	
(c) Are details of any proposals to address or, where relevant, integrate the proposed development with surrounding land uses enclosed with the application?	X Please refer to documentation submitted by CSR Landscape Architects and MDO Architects	
(d) Are details of any proposals to provide for services infrastructure other than water, such as cabling (including broadband provision) and any phasing proposals enclosed with the application?	X Please refer to documentation submitted by ORS Engineers	
(e) Does the proposed development include an activity requiring an integrated pollution control licence or a waste licence? If "Yes", enclose a brief explanation with this application.		X
(f) Does the proposed development involve the demolition of any structure (including a habitable house), in whole or in part? If "Yes", enclose a brief explanation with this application.	X	
(g) Does the proposed development involve the demolition of a Protected Structure(s), in whole or in part?		X

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

(m) Do the Major Accident Regulations apply to the proposed development?		X
(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.	X See List of Enclosures in Appendix A below	

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 :	c.3,600 sqm
State gross floor space of any proposed demolition, in m ² :	c.3,600 sqm
State gross floor space of any building(s) / structure(s) to be retained in m ² :	0 sqm
State total gross floor space of proposed works in m ² :	7,264.23 sqm

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

(a) State existing use of land or structure:	Vacant Site
(b) Where the existing land or structure is not in use, state the most recent authorised use of the land or structure:	Retail
(c) State proposed use(s):	Residential & Retail
(d) State nature and extent of any such proposed use(s):	101 apartments, with residential amenities and 2 retail shops
<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: [X] 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?	X	
(b) If the answer to Question 19(A) is “Yes”, are details enclosed as to how the applicant proposes to comply with section 96 of Part V of the Act including, for example— (i) details of such part or parts of the land for the proposed development or is or are specified by the Part V agreement, or houses situated on such aforementioned land or elsewhere in the planning authority’s functional area proposed to be transferred to the planning authority, or details of houses situated on such aforementioned land or elsewhere in the planning authority’s functional area proposed to be leased to the planning authority, or details of any combination of the foregoing, and	X	
(ii) details of the calculations and methodology for calculating values of land, site costs, normal construction and development costs and profit on those costs and other related costs such as an appropriate share of any common development works as required to comply with the provisions in Part V of the Act, and	X	
(iii) a layout plan showing the location of proposed Part V units in the development?	X	
(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:	
<p>Please submit the following information:</p> <p>(a) Where the proposed development has the potential to impact on a public water supply source, irrespective of whether or not a connection to a water/wastewater network is required, this application must be accompanied by evidence of engagement with Irish Water and its outcome.</p>	<p>Enclosed:</p> <p>Yes: [X] No: []</p> <p>See Appendix B below.</p>
<p>(b) A current/valid Confirmation of Feasibility Statement from Irish Water in relation to the proposed development confirming that there is or will be sufficient water network treatment capacity to service the development.</p>	<p>Enclosed:</p> <p>Yes: [X] No: []</p> <p>See Appendix C below.</p>
<p>(c) A Statement of Compliance with Irish Water's Standard Details and Codes of Practice for water and/or wastewater infrastructure proposals (designs, layouts, etc.).</p>	<p>Enclosed:</p> <p>Yes: [X] No: []</p> <p>See Appendix D below.</p>
<p>(d) An indication of timelines and phasing for water demand or wastewater collection requirements, or both, as appropriate.</p>	<p>Enclosed:</p> <p>Yes: [] No: []</p> <p>N/A</p>
<p>(e) Where the proposed development will impact on assets of Irish Water, details of proposals for protection or diversion of such assets.</p>	<p>Enclosed:</p> <p>Yes: [] No: []</p> <p>N/A</p>

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"/>] See Traffic & Transport Assessment prepared by ORS Engineers.
(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"/>] See Traffic & Transport Assessment prepared by ORS Engineers.
(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"/>] See Traffic & Transport Assessment prepared by ORS Engineers.

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 type="checkbox"/>] No: [<input checked="" 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.

See Appendix A below.

24. Application Fee:


(a) State fee payable for application:	€11,200.98
(b) Set out basis for calculation of fee:	<ul style="list-style-type: none"> • 101 * €130 per unit = €10,403 • 110.83 sq.m retail * €7.20 = 797.98
(c) Is the fee enclosed with the application?	<p>Enclosed:</p> <p>Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/> [X]</p> <p>This fee was paid electronically to ABP on 15th July 2021.</p> <p>Please refer to payment confirmation in Appendix B below.</p>

25. Universal Design:

<p>Please provide a statement as to how the proposed Strategic Housing Development has sought to comply with the principles of Universal Design (to encourage access and use of the development regardless of age, size, ability or disability). For assistance and general information on such matters please refer for example to the National Disability Authority's "Building for Everyone: A Universal Design Approach" and "Universal Design Guidelines for Homes in Ireland" at www.universaldesign.ie</p>	<p>Enclosed:</p> <p>Yes: <input checked="" type="checkbox"/> [X] No: <input type="checkbox"/> []</p> <p>See Design Statement prepared by MDO Architects.</p>
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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)	 Trevor Sadler, McGill Planning Ltd Agent
Date:	11 th August 2021

26. Contact Details- Not to be Published

Applicant(s):

First Name:	Rhonellen Developments Ltd.
Surname:	
Address Line 1:	63 Fitzwilliam Square,
Address Line 2:	
Address Line 3:	
Town / City:	Dublin 2
County:	
Country:	Ireland
Eircode:	
E-mail address (if any):	info@rhonellen.com
Primary Telephone Number:	01 6787011
Other / Mobile Number (if any):	

Where the Applicant(s) is a Company:

Name(s) of Company Director(s):	AJ Noonan; Tom Burke
Company Registration Number (CRO):	336313
Contact Name:	AJ Noonan
Primary Telephone Number:	01 6787011
Other / Mobile Number (if any):	
E-mail address:	info@rhonellen.com

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

First Name:	Trevor
Surname:	Sadler
Address Line 1:	McGill Planning Ltd.
Address Line 2:	45 Herbert Lane
Address Line 3:	
Town / City:	Dublin 2
County:	
Country:	Ireland
Eircode:	
E-mail address (if any):	trevor@mcgplanning.ie
Primary Telephone Number:	01 2846464
Other / Mobile Number (if any):	087 7800572

Person responsible for preparation of maps, plans and drawings:

First Name:	Sylwia
Surname:	Allen
Address Line 1:	MDO Architects
Address Line 2:	11 Merrion Square North
Address Line 3:	
Town / City:	Dublin 2
County:	
Country:	Ireland
Eircode:	
E-mail address (if any):	sallen@mdo.ie
Primary Telephone Number:	01 4004171
Other / Mobile Number (if any):	

Contact for arranging entry on site, if required:

Name:	AJ Noonan
Mobile Number:	086 2592610
E-mail address:	ajnoonan@rhonellen.com

APPENDIX A - LIST OF ENCLOSURES

- Completed Planning Application Form
- Site Notice as erected 6th August 2021
- Newspaper Notice as published 6th August 2021
- Newspaper Notice Wording
- Part V Pack
- Draft BTR Covenant
- Irish Water Pre-Connection Enquiry (Appendix C)
- Irish Water Statement of Design Acceptance Letter (Appendix D)
- Copy of Cover Letter to An Bord Pleanála
- Copy of Cover Letter to Fingal County Council
- Copy of Cover Letters to Consultees receiving soft copies
- Confirmation of Payment (See Appendix B)

McGill Planning

- Planning Report including
- Statement of Consistency
- Material Contravention Statement
- Statement of Response to An Bord Pleanála's Opinion
- Childcare Assessment
- EIAR Screening Report & Statement in accordance with Article 299(1)(b)(ii)(II)(C) Of the planning and development regulations, 2001 as amended

MDO Architects

EXISTING				
1164-MDO-XX-XX-DR-A-01001	Site Location Map	1:1000	A1	1
1164-MDO-XX-XX-DR-A-00001	Existing Site Plan	1:200	A1	1
1164-MDO-XX-XX-DR-A-00002	Existing Elevations & Sections	1:200	A1	1
1164-MDO-XX-XX-DR-A-00003	Existing Sections	1:200	A1	1
1164-MDO-XX-XX-DR-A-00004	Demolition Drawings - Site Plan	1:200	A1	1
1164-MDO-XX-XX-DR-A-00005	Demolition Drawings - Elevations & Sections	1:200	A1	1
1164-MDO-XX-XX-DR-A-00006	Demolition Drawings - Sections	1:200	A1	1
PROPOSED				
1164-MDO-XX-XX-DR-A-01002	Proposed Site Layout Plan / Block Plan	1:500	A1	1
1164-MDO-XX-00-DR-A-02001	GA - Ground Floor Plan	1:200	A1	1
1164-MDO-XX-01-DR-A-02002	GA - First Floor Plan	1:200	A1	1
1164-MDO-XX-02-DR-A-02003	GA - Second Floor Plan	1:200	A1	1
1164-MDO-XX-03-DR-A-02004	GA - Third Floor Plan	1:200	A1	1
1164-MDO-XX-04-DR-A-02005	GA - Fourth Floor Plan	1:200	A1	1
1164-MDO-XX-05-DR-A-02006	GA - Fifth Floor Plan	1:200	A1	1
1164-MDO-XX-06-DR-A-02007	GA - Sixth Floor Plan	1:200	A1	1
1164-MDO-XX-07-DR-A-02008	GA - Seventh Floor Plan	1:200	A1	1
1164-MDO-XX-RF-DR-A-02009	GA - Roof Level	1:200	A1	1
1164-MDO-XX-XX-DR-A-02011	Block B - Part V Units	1:200	A1	1
1164-MDO-XX-03-DR-A-02012	Proposed Site Plan/Third Floor - Part V	1:200	A1	1
1164-MDO-XX-XX-DR-A-05000	Block A - Elevations	1:200	A1	1
1164-MDO-XX-XX-DR-A-05001	Block A - Elevations	1:200	A1	1
1164-MDO-XX-XX-DR-A-05002	Block B - Elevations	1:200	A1	1
1164-MDO-XX-XX-DR-A-05003	Block B & C - Elevations	1:200	A1	1
1164-MDO-XX-XX-DR-A-05004	Contextual Elevations	1:200	A1	1
1164-MDO-XX-XX-DR-A-05005	Contextual Elevations	1:200	A1	1
1164-MDO-XX-XX-DR-A-05006	Proposed Elevations - Part V	1:200	A1	1
1164-MDO-XX-XX-DR-A-06000	Site Sections	1:200	A1	1
1164-MDO-XX-XX-DR-A-06001	Site Sections	1:200	A1	1
REPORTS				
1164-606	Architectural Design Statement	-	A3	1
1164-606	Residential Quality Audit	-	A3	1
SCHEDULES				
1164-606	Accommodation Schedule	-	A4	1
1164-606	Site Summary	-	A4	1
1164-606	Accommodation Schedule - Part V	-	A4	1

CSR Landscape Architecture

20445-2-101	Landscape Masterplan
20445-2-102	Play Strategy
20445-2-200	Landscape Sections
20445-2-103	Tree Location and Services
Document Ref.	Reports
20445-2-D01-E	Landscape Strategy and Design Report
20445-2-D02	Landscape and Visual Impact Assessment

ORS Consulting Engineers

201_321-ORS-Z0-00-DR-C-400	Combined Civil Services Layout @ Ground Floor Level
201_321-ORS-XX-XX-DR-C-401	Typical Surface Water Manhole Details
201_321-ORS-Z0-RF-DR-C-402	Surface Water Blue/Green Roof Layout
201_321-ORS-Z0-00-DR-TR-700	Ground Floor Level Traffic Layout and Details
201_321-ORS-XX-XX-RP-EN-13d-002	Construction Environmental Management Plan
201_321-ORS-XX-XX-RP-TR-13g-001	Mobility Management Plan
201_321-ORS-XX-XX-RP-TR-7d-002	Traffic and Transport Assessment
201_321-ORS-XX-XX-RP-7d-001	Stage 1/2 Road Safety Audit
201_321-ORS-XX-XX-RP-C-13a-001	Civil Planning Report
201_321-ORS-XX-XX-RP-C-13k-001	Ground Condition Assessment Report
201_321-ORS-XX-XX-CO-Z-7a-001	Structural Intent Report - Retaining Wall Solution

Varming Consulting Engineers

Document:	Drawing Title:	Scale:	Size:
20723-VCE-ZZ-XX-DR-E-800	ESB Details Sheet 1 OF 4	NTS	A1
20723-VCE-ZZ-XX-DR-E-801	ESB Details Sheet 2 OF 4	NTS	A1
20723-VCE-ZZ-XX-DR-E-802	ESB Details Sheet 3 OF 4	NTS	A1
20723-VCE-ZZ-XX-DR-E-803	ESB Details Sheet 4 OF 4	NTS	A1
20723-VCE-ZZ-XX-DR-E-1000	Public/External Lighting Drawing	1:250	A1
20723-VCE-ZZ-XX-DR-ME-1001	Mechanical/Electrical Existing Site Services Drawing	1:250	A1
20723-VCE-ZZ-XX-DR-ME-1002	Mechanical/Electrical Site Services Drawing	1:250	A1
20723-VCE-ZZ-XX-SP-E-001	Electrical Service Specification	NTS	A4
20723-VCE-ZZ-XX-SP-M-002	Mechanical Service Specification	NTS	A4
20723-VCE-XX-XX-LT-E-0001	Public Lighting Design Calculations Report	NTS	A4
20723-VCE-XX-XX-RP-SU-001	Part L Compliance & BER Assessment	NTS	A4

Molloy & Associates Conservation Architects

- Architectural Heritage Impact Assessment

Donna Mullen and Brian Keeley

- Bat Assessment

Aramark

- Building Lifecycle Report
- Property Management Strategy Report

Traynor Environmental Ltd.

- Construction & Demolition Waste Management Plan
- Operational Waste & Recycling Management Plan

IN2 Engineers.

- Daylight & Sunlight Report
- Microclimatic Wind Analysis and Pedestrian Comfort Report

D3D

- Photomontages & CGI

Whitehill Environmental

- Statement of Screening for Appropriate Assessment
- Ecological Impact Assessment

Appendix B – Confirmation of Payment

7/15/2021

Bank of Ireland | Business On Line | Make Payments

Welcome TOM

Logout

Account Statement

Business On Line

Make a Payment

1

Pay from > CURRENT ACCOUNTS, LOWER BAGGOT ST
DUBLIN 2, C/Ac IE65BOFI90149094135001

+

2

Pay to > AN BORD PLEANALA, IE70 AIBK 9310 5500 3160 67
Address: 64 Marlborough Street Rotunda Dublin 1 Ireland

+

3

Payment details > Insert transaction details

Payment Currency

Euro

Payment Type

Standard

Payment Amount

11,200.98

Payment Date

15/07/2021

The payment date is the date the funds will leave your account

End to End Reference

ABP 308916 20

Payment Message

APB-308916-20 Templar Place Balbriggan

RESET

SAVE PAYMENT DETAILS

Appendix C – Irish Water Confirmation of Feasibility



Stephen Grant

ORS
Block A
Marlinstown Business Park
Mullingar
Co. Westmeath
N91W5NN

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

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

www.water.ie

19 October 2020

Re: CDS20006483 pre-connection enquiry - Subject to contract | Contract denied

Connection for Housing Development of 110 units at High Street/Quay Street, Balbriggan, Co. Dublin

Dear Sir/Madam,

Irish Water has reviewed your pre-connection enquiry in relation to a Water & Wastewater connection at High Street/ Quay Street, Balbriggan, Co. Dublin (the Premises). Based upon the details you have provided with your pre-connection enquiry and on our desk top analysis of the capacity currently available in the Irish Water network(s) as assessed by Irish Water, we wish to advise you that your proposed connection to the Irish Water network(s) can be facilitated at this moment in time.

SERVICE	OUTCOME OF PRE-CONNECTION ENQUIRY <u>THIS IS NOT A CONNECTION OFFER. YOU MUST APPLY FOR A CONNECTION(S) TO THE IRISH WATER NETWORK(S) IF YOU WISH TO PROCEED.</u>
Water Connection	Feasible without infrastructure upgrade by Irish Water
Wastewater Connection	Feasible without infrastructure upgrade by Irish Water
SITE SPECIFIC COMMENTS	
Water Connection	This Confirmation of Feasibility to connect to the Irish Water infrastructure also does not extend to your fire flow requirements. Please note that Irish Water cannot guarantee a flow rate to meet fire flow requirements and in order to guarantee a flow to meet the Fire Authority requirements, you may need to provide adequate fire storage capacity within your development. In order to determine the potential flow that could be delivered during normal operational conditions, an onsite assessment of the existing network is required.
Wastewater Connection	Separated foul flow can be accommodated to the 525mm sewer on Quay Street.

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

004-19-003

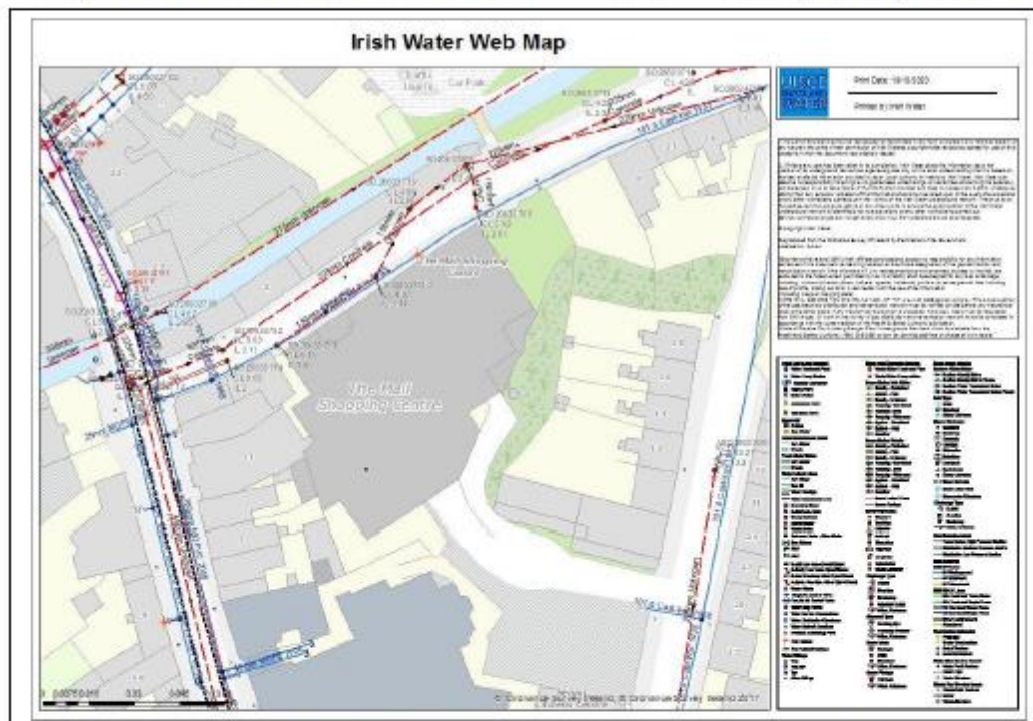
No surface water from the proposed development shall enter the Irish Water network. Please contact the LA Drainage Division for details on the Surface Water network in the area.

Strategic Housing Development:

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

The design and construction of the Water & Wastewater pipes and related infrastructure to be installed in this development shall comply with the Irish Water Connections and Developer Services Standard Details and Codes of Practice that are available on the Irish Water website. Irish Water reserves the right to supplement these requirements with Codes of Practice and these will be issued with the connection agreement.

The map included below outlines the current Irish Water infrastructure adjacent to your site:



Reproduced from the Ordnance Survey of Ireland by Permission of the Government. License No. 3-3-34

Whilst every care has been taken in its compilation Irish Water gives this information as to the position of its underground network as a general guide only on the strict understanding that it is based on the best available information provided by each Local Authority in Ireland to Irish Water. Irish Water can assume no responsibility for and give no guarantees, undertakings or warranties concerning the accuracy, completeness or up to date nature of the information provided and does not accept any liability whatsoever arising from any errors or omissions. This information

should not be relied upon in the event of excavations or any other works being carried out in the vicinity of the Irish Water underground network. The onus is on the parties carrying out excavations or any other works to ensure the exact location of the Irish Water underground network is identified prior to excavations or any other works being carried out. Service connection pipes are not generally shown but their presence should be anticipated.

General Notes:

- 1) The initial assessment referred to above is carried out taking into account water demand and wastewater discharge volumes and infrastructure details on the date of the assessment. The availability of capacity may change at any date after this assessment.
- 2) This feedback does not constitute a contract in whole or in part to provide a connection to any Irish Water infrastructure. All feasibility assessments are subject to the constraints of the Irish Water Capital Investment Plan.
- 3) The feedback provided is subject to a Connection Agreement/contract being signed at a later date.
- 4) A Connection Agreement will be required to commencing the connection works associated with the enquiry this can be applied for at <https://www.water.ie/connections/get-connected/>
- 5) A Connection Agreement cannot be issued until all statutory approvals are successfully in place.
- 6) Irish Water Connection Policy/ Charges can be found at <https://www.water.ie/connections/information/connection-charges/>
- 7) Please note the Confirmation of Feasibility does not extend to your fire flow requirements.
- 8) Irish Water is not responsible for the management or disposal of storm water or ground waters. You are advised to contact the relevant Local Authority to discuss the management or disposal of proposed storm water or ground water discharges
- 9) To access Irish Water Maps email datarequests@water.ie
- 10) All works to the Irish Water infrastructure, including works in the Public Space, shall have to be carried out by Irish Water.

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

Yours sincerely,



Maria O'Dwyer

Connections and Developer Services

Appendix D – Irish Water Statement of Design Acceptance



Stephen Grant
Block A
Marlinstown Business Park
Mullingar, Co. Westmeath

27 July 2021

Re: Design Submission for High Street/ Quay Street, Balbriggan, Co. Dublin (the "Development")
(the "Design Submission") / Connection Reference No: CDS20006483

Uisce Éireann
Bosca OP 448
Dlí Shéachadta
Cathrach Theas
Cathair Chorcaí

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

www.water.ie

Dear Stephen Grant,

Many thanks for your recent Design Submission.

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

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

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

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

Name: Alvaro Garcia

Email: agarcia@water.ie

Yours sincerely,

Yvonne Harris
Head of Customer Operations

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

05/01/21