



An
Bord
Pleanála

Strategic Housing Development

Application Form

Before you fill out this form

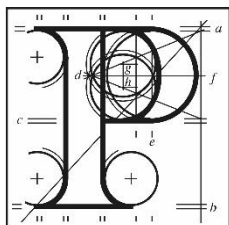
Please note that failure to complete this form or attach the necessary documentation, or the submission of incorrect information or omission of required information, will lead to An Bord Pleanála refusing to deal with your application. Therefore, ensure that each section of this request form is fully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

Registered Address of Company:	C/O 6 th Floor, 2 Grand Canal Square, Dublin 2
Company Registration No:	638251

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

Name:	Brian Maher Avison Young, 4 th Floor, 2-4 Merrion Row, Dublin 2 D02 WP23
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:	Michael Hussey, Siobhan Holohan (OMP) Bernard Seymour (BSLA) Mark Killian (OCSC)
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Firm/Company:	<p>O'Mahony Pike Architects, The Chapel, Mount Saint Anne's, Milltown, Dublin D06 XN52</p> <p>BSLA, 4 Mary's Abbey, Dublin 7</p> <p>OCSC, 9 Prussia Street, Dublin 7</p>
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5. Planning Authority

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

Postal Address /Townland/ Location of the Proposed Development (sufficient to identify the site in question):	
Address Line 1:	White Heather Industrial Estate, South Circular Road &
Address Line 2:	307/307a South Circular Road &
Address Line 3:	12a St James's Terrace
Town/City:	Dublin 8
County:	Dublin
Eircode:	D08 FR92, D08 C78P, D08 AHW6, D08 C78P, D08 WR9T, D08 NYT0, D08 R70F and D08 NP5F
Ordnance Survey Map Ref. No. (and the Grid Reference where available)	Sheet 3133-09, Sheet 3133-08, Sheet 3313-03
<p>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 IREN95) co-ordinate reference system. Alternatively, a CAD file in .dwg format, with all geometry referenced to ITM, may be provided.</p> <p>A CAD file in .dwg format is included in the CD</p>	

Area of site to which the application relates in hectares:	1.535 ha
Site zoning in current Development Plan or Local Area Plan for the area:	Z1 and Z9
Existing use(s) of the site and proposed use(s) of the site:	Existing use: Industrial Estate Proposed use: Proposed use is a Build to Rent residential development with crèche, cafes, and residential amenity

7. Applicant's Interest in the Site:

Please tick appropriate box to show the applicant's legal interest in the land or structure:	Owner	Occupier	Other
	✓		✓
Where legal interest is "Other", please expand further on the applicant's interest in the land or structure:			
<p>The overall site area amounts to 1.535ha and comprises land under the ownership of the Applicant and Dublin City Council (DCC).</p> <p>DCC are in the ownership of a small portion of land at St. James's Terrace and the South Circular Road. A letter of consent from DCC providing for the inclusion of these lands in the subject application is attached to the cover letter enclosed.</p>			
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.	<p>U and I (White Heather) Limited C/O 6th Floor, 2 Grand Canal Square, Dublin 2</p> <p>Dublin City Council Head Office, Civic Offices, Wood Quay, Dublin 8, Ireland</p>		
Does the applicant own or control adjoining, abutting or adjacent lands?	Yes: [] No: [✓]		
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"/>
<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
2458/10	The amalgamation and change of use of the two existing light industrial/warehouse units to accommodate an An Post delivery service unit and 209sqm additional ancillary accommodation internally including offices and welfare facilities.	Final Grant 22/06/2010
4236/09	The installation of new pedestrian and vehicular access gates at the front entrance.	Final Grant 16/02/2010
2316/07	Demolition of one existing warehouse and sheds and the construction of two new warehouse / light industrial units, with associated parking.	Final Grant 11/09/2007
1287/00	Construct 3.0 metre high palisade fence to the south boundary.	Final Grant 07/12/2000
2433/98	Signage	Refused 14/12/1998
Is the site of the proposed development subject to a current appeal to An Bord Pleanála?		Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>
If the answer is “Yes” above, please specify the An Bord Pleanála reference no.:		
Is the applicant aware of any other relevant recent planning applications or decisions by An Bord Pleanála in relation to adjoining or adjacent sites?		Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>

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

Bailey Gibson SHD ABP Case Ref. 307221
Player Wills SHD ABP Case Ref. 308917

Is the applicant aware of the site ever having been flooded?

Yes: [] No: [✓]

If the answer is "Yes" above, please give details e.g. year, extent:

N/A

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

Yes: [] No:[✓]

If the answer is "Yes" above, please give details:

N/A

9. Description of the Proposed Strategic Housing Development:

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

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

The development will consist of:

- 1) The demolition of all existing buildings on site except 307/307a South Circular Road including industrial storage warehouses and office buildings comprising a total of c. 6,604 sq. m. floorspace;
- 2) A mixed residential and commercial development with a total floorspace of c. 30,242 sq. m. Total proposed residential floorspace is c. 26,119 sq. m. and consists of a total of 335 no. Build to Rent residential units including Part V provision as follows:
 - A terrace of 7 no. 3-storey 3 bed townhouses,
 - Block B01 (5 storeys) comprising 24 no. units (14 no. 1 bed units and 10 no. 2 bed units),
 - Block B02 (5–7 storeys) including a link to Block B02A (5-storeys) comprising 84 no. units (56 no. 1 bed units and 28 no. 2 bed units),
 - Block B03 (5-10 storeys) including 77 no. units (48 no. 1 bed units and 29 no. 2 bed units) and Resident’s Amenity (c. 1,001 sq.m) with main entrance hall, Concierge/Management Office at undercroft and ground floor, Gym, Events Suite and a ‘Canal Café’ at ground floor level, Co-Working/Lounge, Cinema/Media Room, Dining/Kitchen area and access to an external roof terrace at fifth floor level (Level 05),
 - Block B04 (5-7 storeys) comprising 72 no. units (48 no. 1 bed units and 24 no. 2 bed units),
 - Block B05 (5 storeys) comprising 10 no. units (6 no. 1 bed units and 4 no. 2 beds) with a café unit (c. 46 sq. m) at ground floor level,
 - Block B06 (2-5 storeys) comprising 29 no. units (2 no. studio units, 7 no. 1 bed units, 14 no. 2 bed units and 4 no. 2 bed duplex units and 2 no. 3 bed duplex units),
 - Block B07 (3-5 storeys) comprising 32 no. units (17 no. 1 bed units and 15 no. 2 bed units),

- 3) 1 no. 2-storey Childcare Facility / Creche (c. 260 sq. m);
- 4) A total of (c. 2,960 sq. m) Public Open Space landscaped and broken into 7 no. distinct character areas and linking through Canal Square, a Pedestrian Priority Street between Blocks B03 and B04 to a publicly accessible landscaped Linear Park along the Grand Canal within the Z9 Amenity/Open Space Lands;
- 5) Communal Open Space of c. 2,160 sq. m made up of c. 1,560 sq. m at ground floor and c. 600 sq. m on roof terraces;
- 6) The proposed Part V provision of 34 no. units and 10% of the total units are proposed to be provided at Block B01 and Block B05 as 20 no. 1 bed units and 14 no. 2 bed units;
- 7) 106 no. car parking spaces are provided with 41 no. car parking spaces at grade, including 5 no. parking spaces within the curtilage (carports) of townhouses, and 65 no. car parking spaces at undercroft area (c. 1,890 sq. m) with lobbies linking to Blocks B02 and B03 entrance lobbies, cycle parking storage areas, staff area, refuse store areas and plant areas;
- 8) 558 no. cycle spaces at surface (352 no. spaces) and undercroft level (206 no. spaces) of which 491 no. are secure bicycle spaces (3 no. of which are cargo spaces) and 67 no. are visitor spaces (5 no. of which are cargo spaces);
- 9) Realignment and improvement works to the existing entrance junction on South Circular Road and the existing entrance to Priestfield Cottages to provide road markings, footways and formal uncontrolled crossing points;
- 10) Works to surface treatments to provide pedestrian and cycle access only to the existing entrance at St James's Terrace;
- 11) A change of use of the existing 2-storey residential units 307/307a South Circular Road from residential to shared workspace/office space (c. 165 sq. m);
- 12) 3 no. electricity sub-stations in blocks B02, B03 and B04; and
- 13) All enabling and site development works, hard and soft landscaping, public realm works, public art, lighting, services and connections, waste management and all other ancillary works.

<p>Please submit a site location map sufficient to identify the land, at appropriate scale.</p>	<p>Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]</p>
<p>Please submit a layout plan of the proposed development, at appropriate scale.</p>	<p>Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]</p>

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:	SHDPAC0070/20 SHDPAC0001/21 SHDPAC0008/21 SHDPAC0019/21
Meeting date(s):	19 th October 2020 6 th January 2021 1 st March 2021 20 th May 2021
(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-311359-21
Meeting date(s):	29 th November 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:	
<p>A consultation meeting with Waterways Ireland was held on 16th April 2021 regarding the proposed development. Representatives from the Design Team and Waterways Ireland were in attendance.</p> <p>Pre Commencement Enquiry Form for the subject development, and subsequent email correspondence with Irish Water resulted in a Confirmation of Feasibility letter being issued. The Confirmation of Feasibility letter outlined that no upgrades to water and wastewater infrastructure were necessary. In addition, Irish Water issued a Statement of Design Acceptance, following their technical review of the detail design drawings for the waterman and drainage networks that are to serve the proposed development. Please see Engineering Services Report.</p>	

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: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]
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<p>If the answer to above is “Yes”, state name(s) of newspaper(s) and date(s) of publication:</p>	<p>Irish Daily Mail 07/04/2022</p>
<p>(b) Is a copy of the site notice relating to the proposed development enclosed with this application?</p>	<p>Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]</p>
<p>If the answer to above is “Yes”, state date on which the site notice(s) was erected:</p>	<p>07/04/2022</p>
<p>Note: The location of the site notice(s) should be shown on the site location map enclosed with this application.</p> <p>Please see OMP Site Location Map Drawing No. 20016-OMP-00-SX-DR-A-1000</p>	
<p>(c) Is an Environmental Impact Assessment Report (EIAR) required for the proposed development?</p> <p>An EIA Screening exercise was undertaken to assess the likely significant effects of the proposal. Although this is a sub threshold development the EIA Screening exercise determined that the potential for likely significant effects could not be excluded.</p>	<p>Yes: [<input type="checkbox"/>] No: [<input checked="" type="checkbox"/>]</p>
<p>If the answer to above is “Yes”, is an EIAR enclosed with this application?</p>	<p>Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]</p>
<p>Please provide a copy of the Confirmation Notice obtained from the EIA Portal where an EIAR accompanies the application.</p>	<p>Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>] Please see attached to cover letter.</p>
<p>(d) Is the proposed development, in whole or in part, within or close to a European site or Natural Heritage Area?</p>	<p>Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>] (Refer to AASR)</p>
<p>(e) Is a Natura Impact Statement (NIS) required for the proposed development?</p>	<p>Yes: [<input type="checkbox"/>] No: [<input checked="" type="checkbox"/>]</p>
<p>If the answer to above is “Yes”, is an NIS enclosed with this application?</p>	<p>Yes: [<input type="checkbox"/>] No: [<input type="checkbox"/>] N/A</p>
<p>(f) Has a copy of this application, and any EIAR and/or NIS required, been sent to the relevant planning authority, in both printed and electronic form?</p>	<p>Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]</p>

<p>(g) Has a copy of this application, and any EIAR and/or NIS required, together with a notice stating that submissions or observations may be made in writing to An Bord Pleanála (ABP) during the period of 5 weeks from the receipt by ABP of the application, been sent to the relevant prescribed authorities, in both printed and electronic format?</p>	<p>Yes: [<input checked="" type="checkbox"/>]</p> <p>No: [<input type="checkbox"/>]</p> <p>N/A: [<input type="checkbox"/>]</p> <p>Please see cover letter for full details.</p>
<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. Water Ways Ireland (WWI) 3. National Transport Authority (NTA) 4. Transport Infrastructure Ireland (TII) 5. The Minister for Culture, Heritage and the Gaeltacht, <i>(Please note that the Minister for Culture, Heritage and Gaeltacht no longer exists. As such, both the Minister for Housing, Local Government and Heritage and the Minister for Tourism, Culture, Arts, Gaeltacht, Sport and Media have been identified as prescribed bodies on recommendation from An Bord Pleanála).</i> 6. The Heritage Council 7. An Taisce — the National Trust for Ireland 8. Dublin City 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>11/04/2022</p>
<p>(h) Is the proposed development likely to have significant effects on the environment of a Member State of the European Union or a state that is a party to the Transboundary Convention?</p>	<p>Yes: [<input type="checkbox"/>] No: [<input checked="" type="checkbox"/>]</p>
<p>If the answer to the above is “Yes”, has a copy of this application, and the accompanying EIAR, together with a notice stating that submissions or observations may be made in writing to An Bord Pleanála (ABP) during the period of 5 weeks from the receipt by ABP of the application, been sent to the relevant authority in the state or states concerned, in both printed and electronic format?</p>	<p>Yes: [<input type="checkbox"/>] No: [<input type="checkbox"/>]</p> <p>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>

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 the proposed strategic housing development is consistent with the relevant objectives of the relevant development plan: Please see Planning Report including Statement of Consistency.</p>	<p>Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]</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. Please see Appendix I of the Planning Report Including Statement of Consistency.</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 type="checkbox"/>] N/A</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 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 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"/>]</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 of the application that demonstrate the consistency of the proposed development with the guidelines. Please see Appendix II of the Planning Report Including Statement of Consistency.</p>	
<p>(e) Where An Bord Pleanála notified the applicant of its opinion that the documents enclosed with the request</p>	<p>Enclosed: Yes: [<input type="checkbox"/>] No: [<input type="checkbox"/>]</p>

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.	N/A: [<input checked="" type="checkbox"/>]
(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.	Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>] N/A: [<input type="checkbox"/>]

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

Where the proposed strategic housing development materially contravenes the relevant development plan or local area plan other than in relation to the zoning of land, is a statement included with the application indicating the plan objective concerned and why permission should, nonetheless, be granted, having regard to a consideration specified in section 37(2)(b) of the Act of 2000?	Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]
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14. Proposed Residential Development:

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

Houses		
Unit Type	No. of Units	Gross floor space in m ²
1-bed		
2-bed		
3-bed	7	c. 696 sq.m
4-bed		
4+ bed		
Total	7	c. 696 sq.m

Apartments		
Unit Type	No. of Units	Gross floor space in m²
Studio	2	c. 98 sq.m
1-bed	196	c. 12,356 sq.m
2-bed	128	c. 12,694 sq.m
3-bed	2	c. 275 sq.m
4-bed	0	N/A
4+ bed	0	N/A
Total	328	c. 25,423 sq.m

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	N/A	N/A	N/A

(b) State total number of residential units in proposed development:	335
(c) State cumulative gross floor space of residential accommodation, in m ² :	c. 26,119 sq. m

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
Childcare facility (74 no. of childcare spaces)	c. 260 sq.m
Residential Amenity (Block 3)	c. 1,001 sq.m
Café (Block 5)	c. 46 sq.m
Shared workspace/office space (307/307a South Circular Road)	c. 165 sq.m
<p>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.</p> <p>Please see Planning Report</p>	
(b) State cumulative gross floor space of non-residential development in m ² :	c. 4,123 sq. m
(c) State cumulative gross floor space of residential accommodation and other uses in m ² :	c. 30,242 sq. m
(d) Express 15(b) as a percentage of 15(c):	c. 14%

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. Existing industrial structures on site at White Heather and at 12a St. James's Terrace to be demolished.	✓	
(g) Does the proposed development involve the demolition of a Protected Structure(s), in whole or in part? If "Yes", an explanation as to the need for the demolition of a Protected Structure(s) should be enclosed with this application.		✓
(h) Does the proposed development consist of work to a Protected Structure and/or its curtilage or proposed Protected Structure and/or its curtilage? If "Yes", provide photographs, plans and other particulars necessary to show how the proposed development would affect the character of the structure.		✓
(i) Does the proposed development consist of work to the exterior of a structure which is located within an architectural conservation area (ACA)?		✓

<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> <p>If “Yes”, enclose details with this application.</p>		✓
<p>(m) Do the Major Accident Regulations apply to the proposed development?</p>		✓
<p>(n) Is information specified by An Bord Pleanála as necessary for inclusion in any application for permission for the proposed development, so included?</p> <p>If “Yes”, give details of the specified information accompanying this application.</p> <p>Please see ABP Response Document enclosed.</p>	✓	

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

State gross floor space of any existing building(s) / structure(s) in m ² :	c. 6,769 sq.m
State gross floor space of any proposed demolition, in m ² :	c. 6,604 sq. m
State gross floor space of any building(s) / structure(s) to be retained in m ² :	c. 165 sq.m 307/307a South Circular Road
State total gross floor space of proposed works in m ² :	c. 30,077 sq.m

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

(a) State existing use of land or structure:	Residential (307/307a South Circular Road) Industrial/Office (White Heather Industrial Estate) Industrial Storage (12a St. James's Terrace)
(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):	Build to Rent Residential units and associated residential amenity.
(d) State nature and extent of any such proposed use(s):	335 no. residential units including 7 no. town houses and 328 no. apartment units, 1 no. childcare facility, residential amenity facilities, car parking and cycle parking spaces, public open space.

(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:

Enclosed: Yes: No: N/A:

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>	✓ Please refer to the OMP Part V Booklet enclosed.	
<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>	✓ Please refer to Appendix III of the Planning Report enclosed.	
<p>(iii) a layout plan showing the location of proposed Part V units in the development?</p>	✓ Please refer to the OMP Part V	

	Booklet enclosed.	
(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.	N/A	

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>

(C) Proposed Surface Water Disposal:

Please indicate as appropriate:

(a) Public Sewer/Drain:

Soakpit:

Watercourse:

Other (please specify): _____

(D) Irish Water Requirements:

Please submit the following information:

(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.

Enclosed:

Yes: No:

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

Enclosed:

Yes: No:

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

Enclosed:

Yes: No:

(d) An indication of timelines and phasing for water demand or wastewater collection requirements, or both, as appropriate.

Enclosed:

Yes: No:

(e) Where the proposed development will impact on assets of Irish Water, details of proposals for protection or diversion of such assets.

Enclosed:

Yes: No:

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? Please refer to the Mobility Management Plan enclosed.	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. Refer to OMP Taking in Charge drawing 20016-OMP-00-SP-DR-A-1001	

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. Please refer to cover letter.
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24. Application Fee:


(a) State fee payable for application:	€64,623.60
(b) Set out basis for calculation of fee:	HA1A 335 no. units x €130 = €43,550.00 HA1B 1,538sq.m x €7.20 = €11,073.60 HA2 EIAR €10,000
(b) Is the fee enclosed with the application? Fee paid by EFT – please refer to cover letter.	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 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	Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]
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Declaration

I hereby declare that, to the best of my knowledge and belief, the information given in this form is correct and accurate and fully compliant with the requirements of the Planning and Development Act 2000 and Chapter 1 of Part 2 of the Planning and Development (Housing) and Residential Tenancies Act 2016 and the Regulations made thereunder. In this regard, I also hereby declare that, to the best of my knowledge and belief, the copies of the application documents sent to the planning authority, prescribed bodies, etc., and displayed on any website under the applicant's control are identical to the application documents being deposited with An Bord Pleanála.

Signed: (Applicant or Agent as appropriate)	
Date:	11/04/2022

26. Contact Details- Not to be Published

Applicant(s):

First Name:	U and I (White Heather) Limited
Surname:	
Address Line 1:	c/o 6 th Floor
Address Line 2:	2 Grand Canal Square
Address Line 3:	Dublin 2
Town / City:	Dublin
County:	Dublin
Country:	Ireland
Eircode:	
E-mail address (if any):	kennymbeyela@uandiplc.com
Primary Telephone Number:	+44 (0)20 7828 4777
Other / Mobile Number (if any):	+44 (0)7909 546 187

Where the Applicant(s) is a Company:

Name(s) of Company	Arlene van Bosch
Director(s):	
Company Registration Number (CRO):	638251
Contact Name:	Kenny Mbeyela
Primary Telephone Number:	+44 (0)20 7828 4777
Other / Mobile Number (if any):	+44 (0)7909 546 187
E-mail address:	kennymbeyela@uandiplc.com

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

First Name:	Brian
Surname:	Maher
Address Line 1:	Avison Young
Address Line 2:	4 th Floor
Address Line 3:	2-4 Merrion Row
Town / City:	Dublin
County:	Dublin
Country:	Ireland
Eircode:	D02 WP23
E-mail address (if any):	brian.maher@avisonyoung.com
Primary Telephone Number:	086 047 3218
Other / Mobile Number (if any):	N/A

Person responsible for preparation of maps, plans and drawings:

First Name:	Michael
Surname:	Hussey
Address Line 1:	O'Mahony Pike Architects (OMP)
Address Line 2:	The Chapel, Mount Saint Anne's,
Address Line 3:	Milltown
Town / City:	Dublin
County:	County Dublin
Country:	Ireland
Eircode:	D06 XN52
E-mail address (if any):	mhussey@omp.ie
Primary Telephone Number:	01 202 7400
Other / Mobile Number (if any):	N/A

Contact for arranging entry on site, if required:

Name:	Laura Bermingham (Savills Managing Agent)
Mobile Number:	+353 86 083 4490
E-mail address:	laura.bermingham@savills.ie

General Guidance Note:

1. In this form, “applicant” means the person seeking the planning permission, not an agent acting on his or her behalf. Where there is more than one applicant, the details of all applicants should be inserted, as required, on the form.
2. 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 the firm/company, should be stated.
3. In this form, “planning authority” means the planning authority in whose area the proposed strategic housing development would be situated. Where the proposed development would be situated in the area of more than one planning authority, the relevant details should be supplied separately in respect of each such authority.
4. The site location map shall be drawn to a scale (which shall be indicated thereon) of not less than 1:1000 in built up areas and 1:2500 in all other areas. The draft layout plan shall be drawn to a scale (which shall be indicated thereon) of not less than 1:500, shall show buildings, roads, boundaries, septic tanks and percolation areas, bored wells, significant tree stands and other features on, adjoining or in the vicinity of the land or structure to which the application relates.
5. Gross floor space means the area ascertained by the internal measurement of the floor space on each floor of a building (including internal walls and partitions), i.e. floor areas must be measured from inside the external wall, disregarding any floor space provided for the parking of vehicles by persons occupying or using the building or buildings where such floor space is incidental to the primary purpose of the building.

6. An Environmental Impact Assessment Report (EIAR) is required to accompany an application for permission for strategic housing development of a class set out in Schedule 5 of the Planning and Development Regulations 2001-2018 which equals or exceeds, as the case may be, a limit, quantity or threshold set for that class of development. An EIAR will be required in respect of sub-threshold strategic housing development where An Bord Pleanála considers that the proposed development would be likely to have significant effects on the environment. Under section 7(1)(a)(i)(I) of the Act of 2016, a prospective applicant may request An Bord Pleanála to make an EIA screening determination in respect of a proposed strategic housing development. Where an EIAR is being submitted with an application, it must be accompanied with a copy of the confirmation notice received from the EIA portal in accordance with article 97B(2) of the permission regulations that certain information in respect of the EIAR has been entered onto the portal.
7. An appropriate assessment (AA) is required to accompany an application for permission for strategic housing development in cases where it cannot be excluded that the proposed development would have a significant effect on a European site. Under section 7(1)(a)(i)(II) of the Act of 2016, a prospective applicant may request An Bord Pleanála to carry out an AA screening in respect of a proposed strategic housing development.
8. A list of national monuments in the ownership or guardianship of the Minister for Culture, Heritage and the Gaeltacht is available for download from the National Monuments Service website (www.archaeology.ie) under “National Monuments in State Care”. A list of preservation orders is similarly available from this website (under “Monument Protection”). The relevant local authority should be contacted in relation to national monuments in its ownership or guardianship. If a proposed development affects or is close to a national monument that is in the ownership or guardianship of the Minister for Culture, Heritage and the

Gaeltacht or a local authority, or is the subject of a preservation order or a temporary preservation order, a separate statutory consent for the development is required from that Minister under the National Monuments Acts.

9. The Record of Monuments and Places (RMP), established under section 12 of the National Monuments (Amendment) Act 1994, is available for each county in the public libraries and principal local authority offices in that county. It is also available for download from the National Monuments Service website (www.archaeology.ie) under “Publications, Forms & Legislation”. If a proposed development affects or is close to a monument listed in the RMP, there is a separate requirement to give two months advance notice of any proposed work to the Minister for Culture, Heritage and the Gaeltacht. No work may commence within the two month period except in the case of urgent necessity and with the consent of that Minister.

10. Part V of the Planning and Development Act 2000 applies where—
 - the land is zoned for residential use or for a mixture of residential and other uses,
 - there is an objective in the Development Plan for the area for a percentage of the land to be made available for social and/or affordable housing, and
 - the proposed development is not exempt from Part V.

11. Under section 96(13) of the Planning and Development Act 2000, Part V does not apply to certain housing developments by approved voluntary housing bodies, certain conversions, the carrying out of works to an existing house or the development of houses under an agreement made under section 96 of the Act.

12. All maps, plans and drawings, should, insofar as possible, comply with articles 297 and 298 of the Planning and Development Regulations 2001 to 2017.