

An
Bord
Pleanála

Strategic Housing Development

Application Form

Before you fill out this form

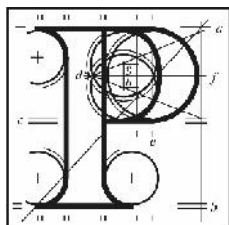
Please note that failure to complete this form or attach the necessary documentation, or the submission of incorrect information or omission of required information, will lead to An Bord Pleanála refusing to deal with your application. Therefore, ensure that each section of this request form is fully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

Registered Address of Company:	Block B, Maynooth Business Campus, Maynooth, Co. Kildare
Company Registration No:	628007

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

Name:	Cora Savage, McCutcheon Halley Planning Consultants
Is An Bord Pleanála to send all correspondence to the above person/agent acting on behalf of the applicant? (Please tick appropriate box)	Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/> (Please note that if the answer is "No", all correspondence will be sent to the applicant's address)

4. Person Responsible for Preparation of Drawings and Plans:

Name:	Susan Dawson
Firm/Company:	O'Mahony Pike Architects

5. Planning Authority

Name of the Planning Authority(s) in whose functional area the site is situated:	Cork 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:	The Former Ford Distribution Site
Address Line 2:	Fronting on to Centre Park Road, Marquee Road and Monahan's Road.
Address Line 3:	N/A
Town/City:	N/A
County:	Cork
Eircode:	N/A
Ordnance Survey Map Ref. No. (and the Grid Reference where available)	ITM Centre PT Coordinates = X, Y = 571991, 569689 1:1,000 = 638-13, 6383-08, 6383-02, 6383-12, 6383-03, 6383-07.
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.	
Area of site to which the application relates in hectares:	5.97 ha
Site zoning in current Development Plan or Local Area Plan for the area:	<p>Mixed Use Development and Neighbourhood Centre with the following respective specific objectives:</p> <p>ZO 16 – <i>To promote the development of mixed uses to ensure the creation of a vibrant urban area, working in tandem with the principles of sustainable development, transportation and self-sufficiency.</i></p>

	ZO 9 – To protect, provide for and/or improve the retail function of neighbourhood centres and provide a focus for local services.
Existing use(s) of the site and proposed use(s) of the site:	Existing Use: Vacant. Proposed Uses: Mixed Use.

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
	✓		✓ Please refer to letter of consent from Cork City Council.
Where legal interest is "Other", please expand further on the applicant's interest in the land or structure:			
Cork City Council are the legal owners of the surrounding roads included within the red line boundary.			
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.	Cork City Council City Hall Cork		
Does the applicant own or control adjoining, abutting or adjacent lands?		Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]	
If the answer is "Yes" above, identify the lands and state the nature of the control involved: Lands at The Former Ford Distribution Site, fronting on to Centre Park Road, Marquee Road and Monahan's Road, Cork within the ownership of the applicant. Identified in blue on site location maps.			

8. Site History:

Is the applicant aware of any valid planning applications or An Bord Pleanála decisions previously made in respect of this land / structure?		Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]
Note: If an application for permission for strategic housing development or a planning application under section 34 of the Planning and Development Act 2000 has been made in respect of this site in the 6 months prior to the submission of this application, the site notice for the current application in respect of strategic housing development must be on a yellow background.		
If the answer is "Yes" above, please state the planning register reference number(s) / An Bord Pleanála reference number(s) of same, if known, and details of application(s) / appeal(s):		
Reg. Ref. No. / An Bord Pleanála Ref. No.	Nature of Proposed Development	Final Decision by Planning Authority / An Bord Pleanála

08/32919	<p>Mixed-use development consisting of the demolition of the existing structures and site clearance on the site of the old Ford Distribution site at Centre Park Road, Cork. The site is bounded by Centre park Road to the north, link road to the west and Monahan's Road to the south. Permission is sought for redevelopment of the 4.984 ha site and all site development works to incorporate the construction of a mixed-use development of 12 no. buildings arranged in 11 no. parcels ranging from 1 to 27 no. floors plus mezzanine. The development includes: 564 no. residential units consisting of 112 no. 1 bed apartments, 295 no. 2 bed apartments, 28 no. 2 bed and study apartments, 71 no. three bedroom apartments, 12 no. 2 bed duplex, and 46 no. 3 bed duplex apartments; 11 no. retail units with total GFA of 1,986 sq.m which includes a 768 sq.m anchor store, 48,033 sq.m Gross Office space, 205 bed hotel with conference facilities, leisure centre and bar/lounge; 10,927 sq.m GFA Events Arena with a maximum capacity of approximately 5,000 people including associated bars, artist space in the main foyer area and outdoor display area; 2 no. bar/restaurants with a total GFA of 1,984 sq.m with an outdoor seating areas; 490 sq.m GFA creche; 2 no. cafes with a total GFA of 232 sq.m; a 115 sq.m GFA bookmakers; 115 sq.m GFA pharmacy and a 200 sq.m GFA glazed community/civic building; 94 sq.m GFA medical unit. The development also consists of solar panels to the roof levels of parcels 7, 9, 10 & 11; wind turbines to roof top of parcel 7 and a public viewing gallery to the roof of building 1. All ancillary site and landscaping development works including a district heating system at sub grade level, switch buildings, ESB substations, public and private open space, lift shafts, vents at grade level and access onto Centre park Road and Monahan's Road. The development also includes raising of ground levels to +4mOD and 2207 car parking spaces at sub grade level -1 and -2. The development requires a waste license for the disposal of excavated soil off site. permission is sought to extend</p>	Cork City Council granted permission with conditions.
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	<p>the appropriate period from 5 to 10 years. An Environmental Impact Statement accompanies this application.</p> <p>Permission has been extended and now expires on October 12th, 2024.</p>	
<p>Is the site of the proposed development subject to a current appeal to An Bord Pleanála?</p>		<p>Yes: [<input type="checkbox"/>] No: [<input checked="" type="checkbox"/>]</p>
<p>If the answer is “Yes” above, please specify the An Bord Pleanála reference no.:</p>		
<p>Is the applicant aware of any other relevant recent planning applications or decisions by An Bord Pleanála in relation to adjoining or adjacent sites?</p>		<p>Yes: [<input type="checkbox"/>] No: [<input checked="" type="checkbox"/>]</p>
<p>If the answer is “Yes” above, please state the planning register reference number(s) / An Bord Pleanála reference number(s) of same, if known, and details of application(s) / appeal(s):</p>		
<p>N/A</p>		
<p>Is the applicant aware of the site ever having been flooded?</p>		<p>Yes: [<input type="checkbox"/>] No: [<input checked="" type="checkbox"/>]</p>
<p>If the answer is “Yes” above, please give details e.g. year, extent:</p>		
<p>N/A</p>		
<p>Is the applicant aware of previous uses of the site e.g. dumping or quarrying?</p>		<p>Yes: [<input type="checkbox"/>] No: [<input checked="" type="checkbox"/>]</p>
<p>If the answer is “Yes” above, please give details:</p>		
<p>N/A</p>		

9. Description of the Proposed Strategic Housing Development:

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

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

The proposed development is for a 10-year permission for a strategic housing development at The Former Ford Distribution Site, fronting on to Centre Park Road, Marquee Road and Monahan's Road, Cork, comprising:

- a) The demolition of existing structures including a single storey building, entrance canopy, pump island canopy, flood lights and the decommissioning/removal of 3 no. underground fuel tanks; and
- b) The construction of 1,002 no. apartments (comprising a mix of studio, 1, 2 and 3 bed apartments) in 12 no. blocks, ranging in height from 4 to 14 storeys;
- c) Blocks 1 to 12 also include commercial and community facilities, including the provision of 5 no. retail units, 1 no. Montessori school, 1 no. creche (provided as part of a two-storey building connected to Block no. 3), a medical centre, bar, café, venue/performance area, 2 no. community resource spaces and ancillary signage;
- d) The provision of internal and external amenities for residents and open space/landscaping areas to include pocket parks, linear park, residential squares and urban spaces;
- e) Ancillary car, motorcycle and bike parking;
- f) Reservation for the Monahan's Road extension;
- g) The provision of 1 no. internal link road through the site linking Centre Park Road and the Monahan's Road extension;
- h) The provision of 2 no. pedestrian streets through the site linking Centre Park Road and the Monahan's Road extension; and
- i) All associated ancillary development works, including storage, plant and management facilities.

An Environmental Impact Assessment Report and a Natura Impact Statement have been prepared in respect of the proposed development..

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

Enclosed:

Yes: [] No: []

Please submit a draft layout plan of the proposed development, at appropriate scale.	Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]
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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:	No reference number given
Meeting date(s):	S.247 meeting was held on 26 TH June, 2019 and 21 st August, 2019 (i.e. post commencement of the SHD provisions) Copies of the meeting minutes for this meeting (taken by McCutcheon Halley Planning) were submitted as part of the request for pre-application consultation to An Bord Pleanála under ABP-306166-20
(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-30306166-20
Meeting date(s):	7 th February, 2020 Follow up meeting held on 24 th April, 2020
(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:	

In accordance with section 8(1)(b) of the Act of 2016 and in accordance with the Board's Notice of Pre-Application Consultation Opinion, the prospective applicant has notified the following authorities of the making of the SHD application in accordance with section 8(1)(b) of the Planning and Development (Housing) and Residential Tenancies Act 2016:

-) The Minister for Culture, Heritage and the Gaeltacht;
-) The Heritage Council;
-) An Taisce;
-) Irish Water;
-) National Transport Authority;
-) Transport Infrastructure Ireland;
-) Irish Aviation Authority;
-) The Operator of Cork Airport;
-) Cork City Childcare Committee.

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"/>]
If the answer to above is "Yes", state name(s) of newspaper(s) and date(s) of publication:	The Echo 21 st December 2020
(b) Is a copy of the site notice relating to the proposed development enclosed with this application?	Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]
If the answer to above is "Yes", state date on which the site notice(s) was erected:	21 st December 2020
<p>Note: The location of the site notice(s) should be shown on the site location map enclosed with this application.</p> <p>*7 no site notices are provided, the location of which are indicated on the attached site location maps and on the site layout plans</p>	
(c) Is an Environmental Impact Assessment Report (EIAR) required for the proposed development?	Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]
If the answer to above is "Yes", is an EIAR enclosed with this application?	Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]

(d) Is the proposed development, in whole or in part, within or close to a European site or Natural Heritage Area?	Yes: [] No: [<input checked="" type="checkbox"/>]
(e) Is a Natura Impact Statement (NIS) required for the proposed development?	Yes: [<input checked="" type="checkbox"/>] No: []
If the answer to above is “Yes”, is an NIS enclosed with this application?	Yes: [<input checked="" type="checkbox"/>] No: []
(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: []
(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: [] N/A: []
If the answer to the above is “Yes”, list the prescribed authorities concerned:	<ol style="list-style-type: none"> 1. The Minister for Culture, Heritage and the Gaeltacht; 2. The Heritage Council; 3. An Taisce; 4. Irish Water; 5. National Transport Authority; 6. Transport Infrastructure Ireland; 7. Irish Aviation Authority; 8. The Operator of Cork Airport; 9. Cork City 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:	22 nd December 2020.
(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: [] 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? N/A	Yes: [] No: []

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 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>*See Statement of Consistency by McCutcheon Halley Planning enclosed.</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>*See Statement of Consistency by McCutcheon Halley Planning enclosed</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 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>*See Statement of Consistency by McCutcheon Halley Planning enclosed</p>

Note: The statement should be accompanied by a list of the guidelines considered by the applicant in making the statement and proposals forming part of the application that demonstrate the consistency of the proposed development with the guidelines.

<p>(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: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>] N/A: [<input type="checkbox"/>]</p> <p>*See Response to ABP Opinion by McCutcheon Halley Planning</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: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>] N/A: [<input type="checkbox"/>]</p> <p>*See Cover Letter and Response to ABP Opinion by McCutcheon Halley Planning</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: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]</p> <p>*Please refer to Material Contravention Statement by McCutcheon Halley Planning</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 m²
1-bed	N/A	N/A
2-bed	N/A	N/A
3-bed	N/A	N/A
4-bed	N/A	N/A
4+ bed	N/A	N/A
Total	N/A	N/A

Apartments		
Unit Type	No. of Units	Gross floor space in m²
Studio	38	1,440.2
1-bed	312	15,998.1
2-bed	503	40,166.5
3-bed	149	15,676.7
4-bed	N/A	N/A
4+ bed	N/A	N/A
Total	1,002	73,241.5

Student Accommodation

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

(b) State total number of residential units in proposed development:	1,002
(c) State cumulative gross floor space of residential accommodation, in m ² :	73,241.5 sqm (see Housing Quality Assessment attached by OMP Architects .)

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	1,166.1
Community Resousce	767.4
Creche 1	458.6
Creche 2	495.6
Medical Centre	484.1
Café	150

Bar	84.2
Venue/Performance area	887.4
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 :	4,493.2
(c) State cumulative gross floor space of residential accommodation and other uses in m ² :	77,734.7
(d) Express 15(b) as a percentage of 15(c):	5.7 %

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 – **see attached cover letter, Design Statement & Statement of Consistency.**

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?	✓	

<p>(e) Does the proposed development include an activity requiring an integrated pollution control licence or a waste licence?</p> <p>If "Yes", enclose a brief explanation with this application.</p>		✓
<p>(f) Does the proposed development involve the demolition of any structure (including a habitable house), in whole or in part?</p> <p>If "Yes", enclose a brief explanation with this application.</p>	✓	
<p>(g) Does the proposed development involve the demolition of a Protected Structure(s), in whole or in part?</p> <p>If "Yes", an explanation as to the need for the demolition of a Protected Structure(s) should be enclosed with this application.</p>		✓
<p>(h) Does the proposed development consist of work to a Protected Structure and/or its curtilage or proposed Protected Structure and/or its curtilage?</p> <p>If "Yes", provide photographs, plans and other particulars necessary to show how the proposed development would affect the character of the structure.</p>		✓
<p>(i) Does the proposed development consist of work to the exterior of a structure which is located within an architectural conservation area (ACA)?</p> <p>If "Yes", provide photographs, plans and other particulars necessary to show how the proposed development would affect the character of the structure.</p>		✓
<p>(j) Does the proposed application development affect, or is close to, a national monument or place in the ownership or guardianship of the Minister for Culture, Heritage and the Gaeltacht or a local authority, or is it the subject of a preservation order or temporary preservation order under the National Monuments Acts 1930 to 2014?</p> <p>If "Yes", enclose a brief explanation with this application.</p>		✓

<p>(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>✓</p> <p>*See cover letter and Response to ABP Opinion by McCutcheon Halley Planning for additional information submitted.</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 :	696.1 sqm
State gross floor space of any proposed demolition, in m ² :	696.1 sqm
State gross floor space of any building(s) / structure(s) to be retained in m ² :	N/A
State total gross floor space of proposed works in m ² :	105,513 sqm

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

(a) State existing use of land or structure:	Vacant
(b) Where the existing land or structure is not in use, state the most recent authorised use of the land or structure:	Mixed Use
(c) State proposed use(s):	Mixed Use
(d) State nature and extent of any such proposed use(s):	Mixed Use to include residential and non-residential uses including retail units, 2 no. childcare facilities, a medical centre, a café, a bar, a venue/performance area and community resource spaces.
(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: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>] N/A: [<input type="checkbox"/>]	

19. Social Housing (Part V)

Please tick appropriate box:	Yes	No
(a) Does Part V of the Planning and Development Act 2000 apply to the proposed development?	✓	
<p>(b) If the answer to Question 19(A) is “Yes”, are details enclosed as to how the applicant proposes to comply with section 96 of Part V of the Act including, for example—</p> <p>(i) details of such part or parts of the land for the proposed development or is or are specified by the Part V agreement, or houses situated on such aforementioned land or elsewhere in the planning authority’s functional area proposed to be transferred to the planning authority, or details of houses situated on such aforementioned land or elsewhere in the planning authority’s functional area proposed to be leased to the planning authority, or details of any combination of the foregoing, and</p>	<p style="text-align: center;">✓</p> <p>Through the transfer of 100 no. residential units (i.e. 10% of the total units)</p> <p>*Please see Part V proposal submitted with this application.</p>	
<p>(ii) details of the calculations and methodology for calculating values of land, site costs, normal construction and development costs and profit on those costs and other related costs such as an appropriate share of any common development works as required to comply with the provisions in Part V of the Act, and</p>	<p style="text-align: center;">✓</p> <p>Details of the calculations & costs are included in the Part V proposal submitted with this application.</p>	
<p>(iii) a layout plan showing the location of proposed Part V units in the development?</p>	<p style="text-align: center;">✓</p> <p>*Please see Part V proposal submitted as part of this application.</p>	

(c) If the answer to Question 19(A) is “No” by virtue of section 96(13) of the Planning and Development Act 2000, details must be enclosed with this application form indicating the basis on which section 96(13) is considered to apply to the development.	N/A	
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20. Water Services:

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

(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: []

See letter from Irish Water dated confirming that the submitted designs are in accordance to the Irish Water Standard Details and codes of practice and Report by Arup for further details.

(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: []

*See enclosed Confirmation of Feasibility dated August 26th, 2019 and correspondence dated August 28th, 2020 confirming that the designs submitted by Arup are in accordance with Irish Water Standard Details and codes of practice.

(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: []

* See letter from Irish Water (IW) dated August 26th, 2019 and correspondence dated August 28th, 2020 confirming that the designs submitted by Arup are in accordance to the Irish Water Standard Details and codes of practice.

(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: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]
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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"/>] <small>* See Traffic and Transport Assessment by Arup</small>
(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"/>] <small>* See Mobility Management Plan by Arup</small>
(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. <small>*Please refer to Drawing Ref. 0550-OMP-ZZ-L14-DR-A-1301 by OMP Architects.</small>	

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. <small>*Please see Cover Letter by McCutcheon Halley Planning</small>
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24. Application Fee:


(a) State fee payable for application:	€ 80,000 (Maximum fee)
(b) Set out basis for calculation of fee:	<p>€65 per unit @ 1,002 units = €65,130</p> <p>PLUS</p> <p>€3.60 per sqm (€32,000 maximum) = €16,000</p> <p>PLUS</p> <p>NIS = €10,000</p> <p>PLUS</p> <p>EIAR =€10,000</p> <p>= €101,130</p>
(c) Is the fee enclosed with the application?	<p>Enclosed:</p> <p>Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]</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"/>] No: [<input type="checkbox"/>]</p> <p>*Please see Preliminary Fire Safety and Access & use Strategy by Maurice Johnson & Partners.</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)	
Date:	22nd December 2020

26. Contact Details- Not to be Published

Applicant(s):

First Name:	Marina Quarter Limited
Surname:	N/A
Address Line 1:	Block B
Address Line 2:	Maynooth Business Campus
Address Line 3:	N/A
Town / City:	Maynooth
County:	Kildare
Country:	Ireland
Eircode:	W23 W5X7
E-mail address (if any):	Jason.vanhout@glenveagh.ie
Primary Telephone Number:	01-6106448
Other / Mobile Number (if any):	N/A

Where the Applicant(s) is a Company:

Name(s) of Company Director(s):	Stephen Garvey, Michael Rice, Tony McLoughlin and Wesley Rothwell
Company Registration Number (CRO):	628007
Contact Name:	Jason Van Hout
Primary Telephone Number:	01-6106448
Other / Mobile Number (if any):	n/a
E-mail address:	Jason.vanhout@glenveagh.ie

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

First Name:	Cora
Surname:	Savage
Address Line 1:	McCutcheon Halley Planning Consultants
Address Line 2:	6 Joyce House
Address Line 3:	Barrack Square
Town / City:	Ballincollig
County:	Cork
Country:	Ireland
Eircode:	P31 YX97

E-mail address (if any):	csavage@mhplanning.ie
Primary Telephone Number:	021 4208710
Other / Mobile Number (if any):	N/A

Person responsible for preparation of maps, plans and drawings:

First Name:	Susan
Surname:	Dawson
Address Line 1:	No 1
Address Line 2:	South Mall
Address Line 3:	N/A
Town / City:	Cork
County:	Cork
Country:	Ireland
Eircode:	N/A
E-mail address (if any):	info@omahonypike.com
Primary Telephone Number:	01-2027400
Other / Mobile Number (if any):	N/A

Contact for arranging entry on site, if required:

Name:	Peter Millen / Jason Van Hout
Mobile Number:	086-7805880 / 086-7758625
E-mail address:	peter.millen@eagh.ie / Jason.vanhout@glenveagh.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 2001-2017 that exceeds 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 carry out an EIA screening in respect of a proposed strategic housing development.

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.