

An  
Bord  
Pleanála

## Strategic Housing Development

### Application Form

#### **Before you fill out this form**

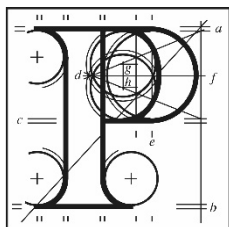
Please note that failure to complete this form or attach the necessary documentation, or the submission of incorrect information or omission of required information, will lead to An Bord Pleanála refusing to deal with your application. Therefore, ensure that each section of this request form is fully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

Registered Address of Company:	3 Custom House Plaza, IFSC, Dublin 1
Company Registration No:	661790

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

Name:	Julie Costello, Tom Phillips + Associates
Is An Bord Pleanála to send all correspondence to the above person/agent acting on behalf of the applicant? (Please tick appropriate box)	Yes: [ X ] No: [ ] (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:	John Fleming
Firm/Company:	John Fleming Architects

## 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:	Maxol Filling Station and a vacant motor sales/service garage (formerly Michael Grant Motors)
Address Line 2:	Beach Road
Address Line 3:	
Town/City:	Dublin 4
County:	Dublin
Eircode:	D04 A9P3 and D04 T4A0
Ordnance Survey Map Ref. No. (and the Grid Reference where available)	3264-14 (718510, 733396)
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:	0.385 ha
Site zoning in current Development Plan or Local Area Plan for the area:	Z1 (Sustainable Residential Neighbourhoods), the objective of this zoning is to 'protect, provide and improve residential amenities'.

Existing use(s) of the site and proposed use(s) of the site:	Existing Use: Petrol Filling Station and a vacant motor sales/service garage.  Proposed Use: Residential
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**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:  <b>If the applicant is not the legal owner</b> , please note that you are required to supply a letter of consent, signed by the site owner.	N/A
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Does the applicant own or control adjoining, abutting or adjacent lands?	Yes: [ ] No: [ X ]
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If the answer is "Yes" above, identify the lands and state the nature of the control involved:

N/A

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**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><b>Note:</b> 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
2001/18; ABP 302082-18	Demolition of existing buildings and construction of a residential development comprising 90 no. apartment units in a 5 storeys over basement level building.	Grant Permission for a 83 no. apartment scheme, 5 storeys over basement level.
3173/10; ABP PL29S.237613	Demolition of all existing buildings and construction of a single storey drive through restaurant, changes to vehicular entrances and erection of new signage.	Refused permission
4267/09	Construction of a rollover car wash to replace existing jet wash, and ancillary works.	Grant permission
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.: N/A		
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):

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

Yes: [ ] No: [X]

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:[ X ]

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.

Maxol Property Limited intends to apply to An Bord Pleanála for permission for a strategic housing development at this c. 0.385 ha site comprising the Maxol Filling Station and a vacant motor sales/service garage (formerly Michael Grant Motors), Beach Road, Dublin 4 (Eircodes D04 A9P3 and D04 T4A0). The site is bounded by Church Avenue to the north; existing education (St Matthew's National School) and residential development to the south and west; the junction between Cranfield Place and Beach Road to the south; and Beach Road to the east.

The development will consist of: the demolition and removal of all existing buildings and associated structures above and below ground (total 1,311 sq m) and the construction of a 6-storey apartment building (with set-backs at Third, Fourth and Fifth Floor Levels) (accommodating 112 No. apartments (56 No. 1-bed and 56 No. 2-bed units) and 297 sq m communal space primarily comprising a gym, lounge, work space, bookable room, office and parcel store) over single basement level (accommodating 79 No. car parking spaces (including 2 No. car club spaces), 4 No. motorbike parking spaces, 224 No. bicycle spaces, together with ancillary areas including circulation, plant, attenuation tank, waste management storage areas, and service areas).

Vehicular and pedestrian access to the site will be from Beach Road with additional pedestrian access via Church Avenue; (the total gross floor area of the proposed development is 12,273 sq m (including basement of 2,679 sq m and a detached single storey ground floor ESB Substation/ switchroom of 25 sq m)).

The development will also consist of the provision of: private open space in the form of balconies and terraces (on the Beach Road, Church Avenue frontages and to the rear of the building on the northwestern, southeastern and southwestern facades), and semi-private and public open space at ground level; all hard and soft landscaping including boundary treatments; changes in levels; plant; PV panels; SUDs' measures including a green roof; 10 No. bicycle spaces at ground level; waste collection area; and all other associated site excavation and site development works above and below ground.



Please submit a site location map sufficient to identify the land, at appropriate scale.	<b>Enclosed:</b> Yes: [ X ] No: [ ]
Please submit a layout plan of the proposed development, at appropriate scale.	<b>Enclosed:</b> Yes: [ X ] No: [ ]

## 10. Pre-Application Consultations

<b>(A) Consultation with Planning Authority:</b>	
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:	0027/20 0038/20
Meeting date(s):	01.04.2020 02.07.2020
<b>(B) Consultation with An Bord Pleanála:</b>	
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:	<b>ABP-308090</b>
Meeting date(s):	<b>16 December 2020</b>
<b>(C) Any Consultation with Prescribed Authorities or the Public:</b>	
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?		<b>Enclosed:</b> Yes: [ X ] No: [ ]
If the answer to above is "Yes", state name(s) of newspaper(s) and date(s) of publication:	Star, 20 May 2021	
(b) Is a copy of the site notice relating to the proposed development enclosed with this application?		<b>Enclosed:</b> Yes: [ X ] No: [ ]
If the answer to above is "Yes", state date on which the site notice(s) was erected:		20 <sup>th</sup> May 2021
<b>Note:</b> The location of the site notice(s) should be shown on the site location map enclosed with this application.  See enclosed Site Location Map.		
(c) Is an Environmental Impact Assessment Report (EIAR) required for the proposed development?		Yes: [ ] No: [ X ]
If the answer to above is "Yes", is an EIAR enclosed with this application?		<b>Enclosed:</b> N/A Yes: [ ] No: [ ]

Please provide a copy of the <b>Confirmation Notice</b> obtained from the EIA Portal where an EIAR accompanies the application.	<b>Enclosed:</b> N/A Yes: [ <input type="checkbox"/> ] No: [ <input type="checkbox"/> ]
(d) Is the proposed development, in whole or in part, within or close to a European site or Natural Heritage Area?	Yes: [ <input checked="" type="checkbox"/> ] No: [ <input type="checkbox"/> ]
(e) Is a Natura Impact Statement (NIS) required for the proposed development?	Yes: [ <input checked="" type="checkbox"/> ] No: [ <input type="checkbox"/> ]
If the answer to above is “Yes”, is an NIS enclosed with this application?	Yes: [ <input checked="" type="checkbox"/> ] No: [ <input type="checkbox"/> ]
(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"/> ]  Note that all prescribed bodies requested an email link to the SHD website due to remote working practices.
If the answer to the above is “Yes”, list the prescribed authorities concerned:	<ol style="list-style-type: none"> <li>1. Irish Water</li> <li>2. Department of Culture, Heritage and the Gaeltacht</li> <li>3. Transport Infrastructure Ireland</li> <li>4. National Transport Authority</li> <li>5. An Taisce</li> <li>6. Heirtage Council</li> <li>7. Failte Ireland</li> <li>8. An Comhairle Ealaíonn</li> <li>9. Dublin City Childcare Committee</li> </ol>
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:	21.05.2021

<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: [ ] No: [X ]</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: [ ] No: [ ] N/A</p>
<p>If the answer to the above is “Yes”, list the state(s) and the prescribed authorities concerned:</p>	<p>N/A</p>
<p>If the answer to the above is “Yes”, state the date on which the required documents and electronic copy were sent to the relevant prescribed authorities:</p>	<p>N/A</p>

**12. Statements Enclosed with the Application Which:**

<p>(a) Set out how the the proposed strategic housing development is consistent with the relevant objectives of the relevant development plan:</p>	<p><b>Enclosed:</b>                  Yes: [ X ] No: [ ]                   Please see <i>Statement of Consistency</i>, prepared by Tom Phillips + Associates, dated 21 May 2021.</p>
<p><b>Note:</b> 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><b>Enclosed:</b>                  Yes: [ ] No: [ X ]                  N/A There is no applicable Local Area Plan.</p>
<p><b>Note:</b> 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><b>Enclosed:</b>                  Yes: [ ] No: [ ]                  N/A: [ X ]</p>
<p><b>Note:</b> 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><b>Enclosed:</b>                  Yes: [ X ] No: [ ]                  N/A: [ ]                   Please see <i>Statement of Consistency</i>, prepared by Tom Phillips + Associates, dated 21 May 2021</p>
<p><b>Note:</b> 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.	
(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><b>Enclosed:</b></p> <p>Yes: [ <input type="checkbox"/> ] No: [ <input type="checkbox"/> ]  N/A: [ <input checked="" type="checkbox"/> ]</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><b>Enclosed:</b></p> <p>Yes: [ <input checked="" type="checkbox"/> ] No: [ <input type="checkbox"/> ]  N/A: [ <input type="checkbox"/> ]</p> <p>Please see <i>Response to ABP Opinion</i>, prepared by Tom Phillips + Associates, dated 21 May 2021.</p>

### 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?	<p><b>Enclosed:</b></p> <p>Yes: [ <input checked="" type="checkbox"/> ] No: [ <input type="checkbox"/> ]</p> <p>Please see <i>Material Contravention Statement</i>, prepared by Tom Phillips + Associates, dated 21 May 2021</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:

<b>Houses N/A</b>		
<b>Unit Type</b>	<b>No. of Units</b>	<b>Gross floor space in m<sup>2</sup></b>
1-bed		
2-bed		
3-bed		
4-bed		
4+ bed		
<b>Total</b>		

<b>Apartments</b>		
<b>Unit Type</b>	<b>No. of Units</b>	<b>Gross floor space in m<sup>2</sup></b>
Studio		
1-bed	56 No.	3030
2-bed	56 No.	4666
3-bed		
4-bed		
4+ bed		
<b>Total</b>	112 No.	7696

<b>Student Accommodation N/A</b>			
<b>Unit Types</b>	<b>No. of Units</b>	<b>No. of Bedspaces</b>	<b>Gross floor space in m<sup>2</sup></b>

Studio			
1-bed			
2-bed			
3-bed			
4-bed			
4+ bed			
<b>Total</b>			

(b) State total number of residential units in proposed development:	<b>112 No.</b>
(c) State cumulative gross floor space of residential accommodation, in m <sup>2</sup> :	<b>7696 sq m</b>

**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:	
<b>Class of Development:</b>	<b>Gross Floor Space in m<sup>2</sup></b>
n/a all other floor space is ancillary residential floorspace.	
<p><b>Note:</b> 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>(See enclosed Childcare Demand Audit)</b></p>	



(b) State cumulative gross floor space of non-residential development in m <sup>2</sup> :	n/a
(c) State cumulative gross floor space of residential accommodation and other uses in m <sup>2</sup> :	12,273 (includes basement, substation, circulation)
(d) Express 15(b) as a percentage of 15(c):	n/a

## 16. Strategic Housing Development Details:

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

Please tick appropriate box:	Yes	No
(a) Are details of housing density, plot ratio, site coverage, building heights, proposed layout and aspect enclosed with the application?	X	
(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	
(c) Are details of any proposals to address or, where relevant, integrate the proposed development with surrounding land uses enclosed with the application?	X	
(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	
(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

<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>		X
<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>		X
<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
<p>(m) Do the Major Accident Regulations apply to the proposed development?</p>		X
<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 <i>Response to ABP Opinion</i>, dated 21 May 2021, prepared by Tom Phillips + Associates, which outlines in detail the information requested by ABP in their Opinion document (received on 22 December 2020) and how the Applicant has provided responses in relation to same.</p>	X	

**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 <sup>2</sup> :	<b>1,311 sq m</b>
State gross floor space of any proposed demolition, in m <sup>2</sup> :	<b>1,311 sq m</b>
State gross floor space of any building(s) / structure(s) to be retained in m <sup>2</sup> :	<b>0 sq m</b>
State total gross floor space of proposed works in m <sup>2</sup> :	<b>0 sq m</b>

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

(a) State existing use of land or structure:	Part petrol filling station (with ancillary retail)
(b) Where the existing land or structure is not in use, state the most recent authorised use of the land or structure:	Part vacant vehicle showroom/service garage
(c) State proposed use(s):	Residential
(d) State nature and extent of any such proposed use(s):	112 No. residential units and ancillary residential facilities (see attached development description).
(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:  <b>Enclosed:</b> Yes: [ X ] 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?	X	
<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;">X</p> <p style="text-align: center;">X</p> <p>See enclosed schedule of costs prepared by Abcott Partners,</p> <p>John Fleming Architects’ Part V Provision Dwg No. P-0-1-201</p> <p>Letter of Validtaion from DCC, dated 16.03.21</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</p>	<p style="text-align: center;">X</p> <p>See enclosed schedule of costs prepared by Abcott Partners,</p> <p>John Fleming Architects’ Part V Provision Dwg No. P-0-1-201</p> <p>Letter of Validtaion from DCC, dated 16.03.21</p>	

with the provisions in Part V of the Act, and		
(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.	N/A	

**20. Water Services:**

<b>(A) Proposed Source of Water Supply:</b>
Please indicate as appropriate:
(a) Existing Connection: <input type="checkbox"/> New Connection: <input checked="" type="checkbox"/>
(b) Public Mains: <input checked="" type="checkbox"/>
Group Water Scheme: <input type="checkbox"/> Name of Scheme: _____
Private Well: <input type="checkbox"/>
Other (please specify): _____
<b>(B) Proposed Wastewater Management / Treatment:</b>
Please indicate as appropriate:
(a) Existing Connection: <input type="checkbox"/> New Connection: <input checked="" type="checkbox"/>
(b) Public Sewer: <input checked="" type="checkbox"/>

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: [ X ]

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: [ X ] 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: [ X ] 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: [ X ] No: [ ]

(d) An indication of timelines and phasing for water demand or wastewater collection requirements, or both, as appropriate.	<b>Enclosed:</b> Yes: [ ] No: [ X ]
(e) Where the proposed development will impact on assets of Irish Water, details of proposals for protection or diversion of such assets.	<b>Enclosed:</b> Yes: [ ] No: [ X ]

## 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)?	<b>Enclosed:</b> Yes: [ X ] No: [ ]
(b) Is a Travel Plan included with the application, having regard to the relevant Development Plan / Local Area Plan requirements?	<b>Enclosed:</b> Yes: [ X ] No: [ ]
(c) Is a Road Safety Audit included with the application, having regard to the relevant Development Plan / Local Area Plan requirements?	<b>Enclosed:</b> Yes: [ ] No: [ X ]

## 22. Taking in Charge

Is it intended that any part of the proposed development will be taken in charge by the planning authority?	Yes: [ ] No: [ X ]
If the answer is "Yes", please attach site plan clearly showing area(s) intended for taking in charge. N/A	

## 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.
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See Schedule of Enclosures

**24. Application Fee:**

(a) State fee payable for application:	<b>€14,560</b>
(b) Set out basis for calculation of fee:	€130 x 112 No. units.
(c) Is the fee enclosed with the application?	<b>Enclosed:</b> Yes: [ X ] No: [ ]

**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 <a href="http://www.universaldesign.ie">www.universaldesign.ie</a>	<b>Enclosed:</b> Yes: [ X ] No: [ ]  (See John Fleming Architectural Design Statement)
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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)	<i>Julie Costello</i>
Date:	21 May 2021

## 26. Contact Details- Not to be Published

### Applicant(s):

<b>First Name:</b>	N/A
<b>Surname:</b>	
<b>Address Line 1:</b>	
<b>Address Line 2:</b>	
<b>Address Line 3:</b>	
<b>Town / City:</b>	
<b>County:</b>	
<b>Country:</b>	
<b>Eircode:</b>	
<b>E-mail address (if any):</b>	
<b>Primary Telephone Number:</b>	
<b>Other / Mobile Number (if any):</b>	

### Where the Applicant(s) is a Company:

<b>Name(s) of Company</b>	Maxol Proerty Limited
<b>Director(s):</b>	
<b>Company Registration Number (CRO):</b>	661790
<b>Contact Name:</b>	John Kennedy
<b>Primary Telephone Number:</b>	086 380 6227
<b>Other / Mobile Number (if any):</b>	
<b>E-mail address:</b>	John.kennedy@maxol.ie

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

<b>First Name:</b>	Julie
<b>Surname:</b>	Costello
<b>Address Line 1:</b>	Tom Phillips + Associates
<b>Address Line 2:</b>	80 Harcourt St
<b>Address Line 3:</b>	
<b>Town / City:</b>	Dublin 2
<b>County:</b>	Dublin
<b>Country:</b>	Ireland
<b>Eircode:</b>	D02 F449
<b>E-mail address (if any):</b>	<a href="mailto:julie@tpa.ie">julie@tpa.ie</a>
<b>Primary Telephone Number:</b>	087 939 9602
<b>Other / Mobile Number (if any):</b>	01-4786055

**Person responsible for preparation of maps, plans and drawings:**

<b>First Name:</b>	John
<b>Surname:</b>	Fleming
<b>Address Line 1:</b>	John Fleming Architects
<b>Address Line 2:</b>	The Tree House
<b>Address Line 3:</b>	17 Richview Office Park
<b>Town / City:</b>	Clonskeagh
<b>County:</b>	Dublin
<b>Country:</b>	Ireland
<b>Eircode:</b>	D14 XR82
<b>E-mail address (if any):</b>	johnf@jfa.ie
<b>Primary Telephone Number:</b>	01-668 9888
<b>Other / Mobile Number (if any):</b>	087 251 1988

**Contact for arranging entry on site, if required:**

<b>Name:</b>	John Kennedy
<b>Mobile Number:</b>	086 380 6227
<b>E-mail address:</b>	<a href="mailto:John.kennedy@maxol.ie">John.kennedy@maxol.ie</a>

### **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](http://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](http://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.



## SCHEDULE OF DOCUMENTS SUBMITTED AS PART OF THIS APPLICATION

### A) Documents:

#### Planning

- *ABP Cover Letter/Planning Report incl. Document Schedule*, dated 21 May 2021, prepared by Tom Phillips + Associates.
- *Cover Letter to DCC incl. Document Schedule*, dated 21 May 2021, prepared by Tom Phillips + Associates.
- *Letters to Prescribed Bodies, dated 21 May 2021, prepared by Tom Phillips + Associates.*
- *Planning Application Form*, dated 21 May 2021, prepared by Tom Phillips + Associates.
- *Site Notice, dated 20 May 2021.*
- *Newspaper Notice, published in The Irish Daily Star, 20 May 2021.*
- *Statement of Consistency*, dated 21 May 2021, prepared by Tom Phillips + Associates.
- *Material Contravention Statement*, dated 21 May 2021, prepared by Tom Phillips + Associates.
- *Planning Response to ABP Opinion*, dated 21 May 2021, prepared by Tom Phillips + Associates.
- *Part V – Collated Documents*, including:
  - Part V Drawings (prepared by John Fleming Architects);
  - Part V Costings (prepared by the Abcott Partners Ltd); and
  - Part V Validation Letter from DCC dated 16 March 2021.
- ESRI Shapefile on CD.
- Planning Fee (€14,560).
- 4 No. digital copies of the full submission on CDs (incl. 1 No. for Dublin City Council and 3 No. for An Bord Pleanála).

#### Architecture

- *Architectural Design Statement*, dated May 2021, prepared by John Fleming Architects.
- *Housing Quality Assessment*, dated 11 May 2021, prepared by John Fleming Architects.
- *Schedule of Accommodation*, dated 20 May 2021, prepared by John Fleming Architects.
- *A3 Drawing Booklet*, dated May 2021, prepared by John Fleming Architects.

#### Engineering

- *Engineering Planning Report*, dated May 2021, prepared by PUNCH Consulting Engineers.
- *Traffic and Transport Assessment*, dated May 2021, prepared by PUNCH Consulting Engineers.

- *Site-Specific Flood Risk Assessment*, dated May 2021, prepared by PUNCH Consulting Engineers.
- *Outline Construction Management Plan*, dated May 2021, prepared by PUNCH Consulting Engineers.
- *Outline Construction & Demolition Waste Management Plan*, dated May 2021, prepared by PUNCH Consulting Engineers.
- *Outline Basement Construction Method Statement*, dated May 2021, prepared by PUNCH Consulting Engineers.
- *Outline Operational Waste Management*, dated May 2021, prepared by PUNCH Consulting Engineers.
- *Car Parking Management Plan*, dated May 2021, prepared by PUNCH Consulting Engineers.
- *Mobility Management Plan*, dated May 2021, prepared by PUNCH Consulting Engineers.

## Landscaping

- *Landscape Report*, dated May 2021, prepared by Áit Urbanism + Landscape.

## Other

- *AA Screening and Natura Impact Statement*, dated 20 May 2021, prepared by Altermar Ltd.
- *Ecological Impact Assessment (EclA)*, dated 20 May 2021, prepared by Altermar Ltd.
- *Archaeological Assessment*, dated May 2021, prepared by Irish Archaeological Consultancy Ltd.
- *Residential Energy Statement*, dated March 2021, prepared by Ethos Engineering.
- *Construction Noise Impact Assessment*, dated May 2021, prepared by RSK.
- *Building Lifecycle Report*, dated 19 May 2021, prepared by Aramark.
- *Assessment of Daylight Levels Associated with a Proposed Residential Development on Beach Road, Sandymount, Dublin 4*, dated 21 May 2021, prepared by BPG3.
- *Presentation and Verified Views*, dated May 2021, prepared by 3D Design Bureau.
- *Childcare Demand Audit*, dated May 2021, prepared by Tom Phillips + Associates.
- *Social Infrastructure Audit*, dated May 2021, prepared by Tom Phillips + Associates.
- *Environmental Impact Assessment Screening*, dated May 2021, prepared by Tom Phillips + Associates.

## B) Drawings

### Architecture

John Fleming Architects				
Drawing No.	Title	Scale	Size	Rev
P-OS-000	Ordnance Survey – Site Location Map	1:1000	A3	-
P-E-500	Existing Site Plan	1:500	A3	-
P-E-200	Existing and Contiguous Elevations	1:200 / 1:500	A3	-
P-S-500	Proposed Site Plan	1:500	A3	-
P-0-200	Ground Floor Plan	1:200	A1	-
P-1-2-201	First and Second Floor Plans	1:200	A1	-
P-3-4-202	Third and Fourth Floor Plans	1:200	A1	-
P-5-R-202	Fifth Floor and Roof Plans	1:200	A1	-
P-B-203	Basement Plan	1:200	A1	-
P-7-204	Elevations	1:200	A1	-
P-7-205	Sections – Sections AA, BB and CC	1:200	A1	-
P-7-206	Sections – Sections DD and EE	1:200	A1	-

P-7-207	ESB Substation Plans, Elevations and Sections	1:100	A3	-
P-9-100	Apartment Types	1:100	A1	-
P-9-101	Apartment Types	1:100	A1	-
P-9-500	Dual-Aspect Apartments Diagrams	1:500	A1	-
P-0-1-201	Part V Provision – Ground and First Floor Plans	1:200	A1	-

## Engineering

<b>PUNCH Consulting Engineers</b>				
<b>Drawing No.</b>	<b>Title</b>	<b>Scale</b>	<b>Size</b>	<b>Rev.</b>
0100	Proposed Basement Drainage Layout	1:200	A1	C01
0150	SuDS Measures Layout	1:200	A1	C01
0420	Proposed Levels & Sight Lines Drawing	As shown	A1	C01
0101	Proposed Ground Floor Drainage Layout	1:200	A1	C01
0300	Proposed Watermain Layout	1:200	A1	C01
0500	Drainage Details	As shown	A1	C01
0501	Attenuation Tank Details	1:200	A1	C01
0525	IW Details	As shown	A1	C01
0600	Vehicle Swept Path – Standard Design Vehicle	As shown	A1	C01
0601	Vehicle Swept Path – Refuse Vehicle – Current Scenario	As shown	A1	C01
0602	Vehicle Swept Path – Refuse Vehicle – Scenario where Strand Road Trial is Developed	As shown	A1	C01

<b>Ethos Engineering</b>				
<b>Drawing No.</b>	<b>Title</b>	<b>Scale</b>	<b>Size</b>	<b>Rev.</b>
SS1000	Electrical Services – External Lighting Layout	1:200	A1	S0

## Landscaping

<b>Áit Urbanism + Landscape</b>				
<b>Drawing No.</b>	<b>Title</b>	<b>Scale</b>	<b>Size</b>	<b>Rev.</b>
200	Landscape Plan	1:200	A1	-
240	Landscape Sections 1 of 2	1:25	A1	-
241	Landscape Sections 2 of 2	1:25	A1	-



## *Development Description*

Maxol Property Limited intends to apply to An Bord Pleanála for permission for a strategic housing development at this c. 0.385 ha site comprising the Maxol Filling Station and a vacant motor sales/service garage (formerly Michael Grant Motors), Beach Road, Dublin 4 (Eircodes D04 A9P3 and D04 T4A0). The site is bounded by Church Avenue to the north; existing education (St Matthew's National School) and residential development to the south and west; the junction between Cranfield Place and Beach Road to the south; and Beach Road to the east.

The development will consist of: the demolition and removal of all existing buildings and associated structures above and below ground (total 1,311 sq m) and the construction of a 6-storey apartment building (with set-backs at Third, Fourth and Fifth Floor Levels) (accommodating 112 No. apartments (56 No. 1-bed and 56 No. 2-bed units) and 297 sq m communal space primarily comprising a gym, lounge, work space, bookable room, office and parcel store) over single basement level (accommodating 79 No. car parking spaces (including 2 No. car club spaces), 4 No. motorbike parking spaces, 224 No. bicycle spaces, together with ancillary areas including circulation, plant, attenuation tank, waste management storage areas, and service areas).

Vehicular and pedestrian access to the site will be from Beach Road with additional pedestrian access via Church Avenue; (the total gross floor area of the proposed development is 12,273 sq m (including basement of 2,679 sq m and a detached single storey ground floor ESB Substation/switchroom of 25 sq m)).

The development will also consist of the provision of: private open space in the form of balconies and terraces (on the Beach Road, Church Avenue frontages and to the rear of the building on the northwestern, southeastern and southwestern facades), and semi-private and public open space at ground level; all hard and soft landscaping including boundary treatments; changes in levels; plant; PV panels; SUDs' measures including a green roof; 10 No. bicycle spaces at ground level; waste collection area; and all other associated site excavation and site development works above and below ground.