

An
Bord
Pleanála

Strategic Housing Development Application Form

Before you fill out this form

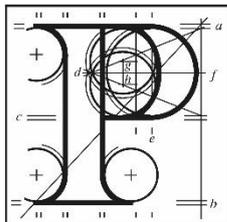
Please note that failure to complete this form or attach the necessary documentation, or the submission of incorrect information or omission of required information, will lead to An Bord Pleanála refusing to deal with your application. Therefore, ensure that each section of this request form is fully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

Registered Address of Company:	Riverside One Sir John Rogerson's Quay Dublin 2 D02 X576
Company Registration No:	572168

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

Name:	BMA Planning
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:	Colin Veitch / Stefan Busher
Firm/Company:	GRID Architects

5. Planning Authority

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

Postal Address /Townland/ Location of the Proposed Development (sufficient to identify the site in question):	
Address Line 1:	site (3.5335ha) incorporating the old Dundrum Shopping Centre known as Dundrum Village Centre (D14K3T7) and adjacent properties to the west of Main Street, Dundrum, Dublin 14 (including Former Mulvey's Hardware (D14A250), 8 Main Street (D14W2W1), 15A Main Street (D14YP78), 15 Main Street (D14T3K2), 13 Main Street (D14P2X8), 13A Main Street (D14A0Y0), 4 Glenville Terrace (D14E261), 3 Glenville Terrace (D14N6P0), 2 Glenville Terrace (D14E6N3), 1 Glenville Terrace (D14KF67), and former Post Office/ Joe Daly Cycles (D14V8K8)). The site excludes 16/17 Main Street (D14H0C9) and 11 Main Street (D14Y2N6).
Address Line 2:	Main Street
Address Line 3:	
Town/City:	Dundrum
County:	Dublin 14
Eircode:	various – see above
Ordnance Survey Map Ref. No. (and the Grid Reference where available)	3392-07, 3392-06, 3392-11, 3392-12

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:	3.5335 ha
Site zoning in current Development Plan or Local Area Plan for the area:	Major Town Centre
Existing use(s) of the site and proposed use(s) of the site:	Existing Use: Retail/ Commercial Proposed Use: Residential and Retail/ Commercial and Creche

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:			
<p>Dundrum Retail Limited Partnership is the owner of the main site - see letter consenting to the making of this planning application enclosed</p> <p>St. Laurence O'Toole Diocesan Trust – see letter consenting to the making of this planning application that includes lands at rear of Holy Cross Church enclosed.</p> <p>Dun Laoghaire Rathdown County Council – public lands including Dundrum Bypass and Main Street - see letter consenting to the making of this planning application that includes public lands enclosed</p>			
State Name and Address of the Site Owner: If the applicant is not the legal owner , please note that you are required to supply a letter of consent, signed by the site owner.	<p>Dundrum Retail Limited Partnership, Building 10, Pembroke District, Dundrum Town Centre, Dublin 14.</p> <p>St. Laurence O'Toole Diocesan Trust, Archdiocese of Dublin, Holy Cross Diocesan Centre, Clonliffe Road, Dublin 3</p>		

	Dun Laoghaire Rathdown County Council, Property Management Section, County Hall, Dun Laoghaire, Co. Dublin
Does the applicant own or control adjoining, abutting or adjacent lands?	Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]
<p>If the answer is “Yes” above, identify the lands and state the nature of the control involved:</p> <p>Lands owned or in the control of the applicant / owner are identified on the Site Location Plan submitted, outlined in blue.</p> <p>The applicant is acting on behalf of the owner - Dundrum Retail Limited Partnership - who owns Dundrum Town Centre and various properties on and adjoining Main Street. Refer to the Site Location Plan.</p>	

8. Site History:

Is the applicant aware of any valid planning applications or An Bord Pleanála decisions previously made in respect of this land / structure?	Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]	
<p>Note: If an application for permission for strategic housing development or a planning application under section 34 of the Planning and Development Act 2000 has been made in respect of this site in the 6 months prior to the submission of this application, the site notice for the current application in respect of strategic housing development must be on a yellow background.</p>		
<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>		
Reg. Ref. No. / An Bord Pleanála Ref. No.	Nature of Proposed Development	Final Decision by Planning Authority / An Bord Pleanála
	The most significant applications include:-	
Reg. Ref: D03A/0207 Bord Ref: PL 06D.204042	mixed use development with 3 department stores, 1 supermarket and 76 retail units, restaurants/cafes/leisure units, 105 bedroom hotel, library, offices and residential uses as well as 1,550 underground car parking spaces.	Grant
Reg Ref: D04A/1456	Amendments to the above permission on a site which included additional properties on Main Street.	Grant

Reg Ref: D06A/0506	Permission for amendments to accommodate a major anchor store at the northern end of the scheme. The retail and restaurant/ café content increased along with various other amendments at the northern end of the site. The application provided for additional parking with a total of 1,783 spaces.	Grant
Reg Ref: D07A/0261	Arising from detailed consultations with the Roads Department in the context of Reg Ref: D06A/0506, the revised phase 2 scheme was further redesigned to provide a tunnelled slip road from Dundrum by-pass (northbound) with underpass beneath the by-pass road to gain access to the site. This meant that the previously permitted entrance to the site from Main Street was to be removed.	Grant
Reg Ref: D08A/0231; Bord Ref: PL06D.233317.	This development included all properties to the west of Main Street and included proposals for the tunnelled underpass and upgrading of Sweetmount Park. The overall development comprised 3 main elements as follows:- <ol style="list-style-type: none"> <u>1.</u> Main Street Frontage: 14 no. retail/ commercial units, 40 no. apartment units and the refurbishment of No's 1-3 Glenville Terrace to create a single restaurant unit <u>2.</u> Main Retail/ Centre: a retail / commercial centre arranged around a series of internalised streets/ malls and public spaces, with accommodation including a Major Department Store, 11 no. secondary anchor units (MSUs) and 66 no. retail/ non retail services units, 9 no. restaurant units, a library, crèche and ancillary areas. <u>3.</u> Hotel: 96 bed hotel located at the northern end of the site. <p>The accommodation was proposed over 4 underground levels accommodating parking (1900 spaces) and a total Gross Floor Area of 106,618.3sq.m (excluding parking and service yards 70,344.2sq.m)</p>	Grant
Is the site of the proposed development subject to a current appeal to An Bord Pleanála?		Yes: [] No: [X]
If the answer is "Yes" above, please specify the An Bord Pleanála reference no.: 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):		

N/A	
Is the applicant aware of the site ever having been flooded?	Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]
<p>If the answer is “Yes” above, please give details e.g. year, extent:</p> <p>Various. The latest occurred in August 2021. A pluvial / overland flood which affected the northern part of the site. Refer to Section 3.2 of the <i>Site Specific Flood Risk Assessment</i>, prepared by TJ O’Connor & Associates.</p>	
Is the applicant aware of previous uses of the site e.g. dumping or quarrying?	Yes: [<input type="checkbox"/>] No:[<input checked="" type="checkbox"/>]
<p>If the answer is “Yes” above, please give details:</p> <p>N/A</p>	

9. Description of the Proposed Strategic Housing Development:

<p>Please provide a brief description of the nature and extent of the proposed development, including-</p> <ul style="list-style-type: none"> • 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.
<p>The development will consist of: -</p> <p>Permission is sought for a period of 8 years to coincide with the construction programme. The application site is bounded by Dundrum Main Street to the east and north (including its extension connecting to Dundrum By-pass), Dundrum By-pass to the west, Ballinteer Road/ Dom Marmion Bridge to the south and bounded by Holy Cross Church (Protected Structure RPS No. 1129) and Parochial House (Proposed Protected Structures RPS No. 2095) to the southeast. The site extends to include public roads, footpaths on Main Street and Dundrum by-pass and lands within Sweetmount Park public open space to accommodate a new pedestrian/ cycle bridge over Dundrum Bypass. The development will consist of a total gross</p>

floor area (gfa) of 88,442.0sqm comprising 881 apartments and ancillary accommodation totalling 83,983.3sqm GFA and 4,458.7sqm of non-residential uses. The proposed development is laid out in 11 blocks across 4 zones as follows:

Zone 1 (29,965.2sqm gfa): This zone comprises Blocks 1A, 1B and 1C ranging from 5 storey to Main Street (Block 1C) to 10-16 storeys on Dundrum By-pass and establishing a landmark 16 storey building at the northernmost point of the site. This zone will comprise 292no. apartments with a total residential gross floor area of 27,565.3sqm (comprising 1no. studio, 115no. 1 bed, 19no. 2 bed 3 person, 134no. 2 bed 4 person and 23no. 3 bed units) with ancillary accommodation and associated private balconies. The blocks are arranged around a landscaped courtyard communal amenity space above podium level and there are 4no. communal roof garden terraces on Blocks 1A, 1B and 1C. Non-residential uses in Zone 1 (2399.9sqm) comprises 1no. retail unit (330.3sqm), a retail foodstore (2,028.1sqm), and other ancillary accommodation (41.5sqm). The area below podium includes 52no. car parking spaces, 2no. motorcycle spaces and 525no. bicycle spaces.

Zone 2 (23,127.8sqm gfa): This zone comprises Blocks 2A, 2B and 2C ranging from 5 storeys on Main Street (Block 2C) to 9-12 storeys to the rear on Dundrum By-pass. This zone will comprise 239no. apartments with a total residential gross floor area of 22,624.0sqm (comprising 87no. 1 bed, 40no. 2 bed 3 person, 85no. 2 bed 4 person and 27no. 3 bed units) with ancillary accommodation and associated private balconies. The blocks are arranged around a landscaped courtyard communal amenity space traversed by a public street and there are 3no. communal roof garden terraces on Blocks 2A and 2B. Non-residential uses in Zone 2 (503.8sqm) comprises 4no. retail units (482.8sqm) on Main Street and other ancillary accommodation (21sqm). The area below podium includes 144no. car parking spaces, 7no. motorcycle spaces and 425no. bicycle spaces.

Zone 3 (22,152.8sqm gfa): This zone comprises Blocks 3A, 3B and 2C ranging from 5 storeys on Main Street (Block 3C) to 9-11 storeys to the rear on Dundrum By-pass. This zone will comprise 222no. apartments with a total residential gross floor area of 21,745.1sqm (comprising 75no. 1 bed, 25no. 2 bed 3 person, 103no. 2 bed 4 person and 19no. 3 bed units) with ancillary accommodation and associated private balconies. No.'s 1-3 Glenville Terrace (585.2sqm) are to be retained, refurbished and amalgamated and will be used for resident services and amenities / resident support facilities for the overall development and the rear returns will be replaced like for like. The blocks are arranged around a landscaped courtyard communal amenity space traversed by a public street and there are 3no. communal roof garden terraces on Blocks 3A and 3B. Non-residential uses in Zone 3 (407.8sqm) comprises 2no. retail units (218.4sqm) and a café/ restaurant (167.2sqm) fronting Main Street and other ancillary accommodation (22.2sqm). The area below podium includes 112no. car parking spaces, 5no. motorcycle spaces and 389no. bicycle spaces.

Zone 4 (13,196.2sqm gfa): This zone comprises Blocks 4B ranging from 3 to 5 storeys on Main Street (with 6 storeys to internal street) and Block 4A ranging from 8 to 10 storeys to the rear on Dundrum By-pass. This zone will comprise 128no. apartments with a total residential gross floor area of 12,049.0sqm (comprising 58no. 1 bed, 57no. 2 bed 4 person and 13no. 3 bed units) with ancillary accommodation and associated private balconies. The blocks are arranged around a landscaped courtyard communal amenity space traversed by a public street and there is a communal roof garden space on Block 4A. Non-residential uses in Zone 4 (1147.2sqm) comprises 3no. retail/ commercial units (365.1sqm), 3no. café / restaurant units (236.3sqm) and a creche (523.1sqm) with associated enclosed outdoor play area addressing Main Street and Church Square and other ancillary accommodation (22.7sqm). The area below podium includes 65no. car parking spaces, 3no. motorcycle spaces and 247no. bicycle spaces. A revised entrance arrangement to existing basement of No.16/17 Main Street is provided as part of Block 4B.

The development includes a new public street running on a north-south axis through the site and a series of new public spaces located between the 4 zones and which facilitate new street

connections to Main Street. In addition, a new public open space known as “Church Square” (c. 0.2ha) is proposed to the rear of Holy Cross Church and will integrate with the lower ground floor Parish Pastoral Centre. Church Square will be connected via a new stairs and lift to Ballinkeer Road and via stairs to the Dundrum Bypass. A new east-west pedestrian/cycle linkage is proposed linking Main Street to Sweetmount Park located on the western side of Dundrum Bypass via a new pedestrian/ cycle bridge. The proposed development involves closure of existing vehicular access to the old shopping centre on Main Street and entrance to carpark at rear of former Mulvey’s hardware immediately north of the Parochial House. 3no. vehicular access / egress points will be provided on Dundrum Bypass which serve an internal access road, service/ loading areas and basement parking areas. A total of 373no. car parking spaces, 17no. motorcycle parking spaces and 1,750 bicycle parking spaces are proposed. The lower ground floor car parking area has a vehicular link under Ballinkeer Road / Dom Marmion Bridge to connection to Dundrum Town Centre basement car parking area. New / upgraded pedestrian crossings are proposed on Main Street, at the entrance to Dundrum Luas station adjacent to Usher House and on Ballinkeer Road connecting to Pembroke District. Permission is also sought for demolition of all existing buildings on site (excluding No.’s 1-3 Glenville Terrace), upgrading of footpaths, pedestrian crossings, foul and surface water drainage infrastructure, compensatory flood storage and flood mitigation measures, signage and all associated site and development works.

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

10. Pre-Application Consultations

<p>(A) Consultation with Planning Authority:</p> <p>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:</p>	
Planning Authority reference number:	PAC/SHD/146/21
Meeting date(s):	1. 22/06/21 2. 22/09/21
<p>(B) Consultation with An Bord Pleanála:</p> <p>State the date(s) and An Bord Pleanála reference number(s) of the pre-application consultation meeting(s) with An Bord Pleanála:</p>	

An Bord Pleanála reference number:	ABP-311553-21
Meeting date(s):	17 th December 2021
<p>(C) Any Consultation with Prescribed Authorities or the Public:</p> <p>Provide details of any other consultations the applicant had with authorities prescribed under section 8(1)(b) and (c) of the Act of 2016 or with the public:</p>	
N/A	

11. Application Requirements

(a) Is a copy of the page from the newspaper containing the notice relating to the proposed strategic housing development enclosed with this application?	Enclosed: Yes: [<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 Irish Daily Star Date: 4 th April 2022
(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:	Date 4 th April 2022
<p>Note: The location of the site notice(s) should be shown on the site location map enclosed with this application.</p>	
(c) Is an Environmental Impact Assessment Report (EIAR) required for the proposed development?	Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]

<p>If the answer to above is “Yes”, is an EIAR enclosed with this application?</p>	<p>Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]</p>
<p>Please provide a copy of the Confirmation Notice obtained from the EIA Portal where an EIAR accompanies the application.</p>	<p>Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]</p>
<p>(d) Is the proposed development, in whole or in part, within or close to a European site or Natural Heritage Area?</p>	<p>Yes: [<input type="checkbox"/>] No: [<input checked="" type="checkbox"/>]</p>
<p>(e) Is a Natura Impact Statement (NIS) required for the proposed development?</p>	<p>Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]</p>
<p>If the answer to above is “Yes”, is an NIS enclosed with this application?</p>	<p>Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]</p>
<p>(f) Has a copy of this application, and any EIAR and/or NIS required, been sent to the relevant planning authority, in both printed and electronic form?</p>	<p>Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]</p>
<p>(g) Has a copy of this application, and any EIAR and/or NIS required, together with a notice stating that submissions or observations may be made in writing to An Bord Pleanála (ABP) during the period of 5 weeks from the receipt by ABP of the application, been sent to the relevant prescribed authorities, in both printed and electronic format?</p>	<p>Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>] N/A: [<input type="checkbox"/>]</p>
<p>If the answer to the above is “Yes”, list the prescribed authorities concerned:</p>	<ol style="list-style-type: none"> 1. Transport Infrastructure Ireland (TII) 2. National Transport Authority (NTA) 3. Irish Water 4. Department of Culture Heritage and the Gaeltacht 5. An Taisce 6. Heritage Council 7. Fáilte Ireland 8. An Chomhairle Ealaíonn 9. Irish Aviation Authority 10. Dun Laoghaire Rathdown County Childcare Committee.
<p>If the answer to the above is “Yes”, state the date on which the required documents and electronic copy were sent to the relevant prescribed authorities:</p>	<p>Date 5th April 2022</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?	Yes: [] No: [X]
If the answer to the above is “Yes”, has a copy of this application, and the accompanying EIAR, together with a notice stating that submissions or observations may be made in writing to An Bord Pleanála (ABP) during the period of 5 weeks from the receipt by ABP of the application, been sent to the relevant authority in the state or states concerned, in both printed and electronic format?	Yes: [] No: [] N/A
If the answer to the above is “Yes”, list the state(s) and the prescribed authorities concerned:	N/A
If the answer to the above is “Yes”, state the date on which the required documents and electronic copy were sent to the relevant prescribed authorities:	N/A

12. Statements Enclosed with the Application Which:

(a) Set out how the the proposed strategic housing development is consistent with the relevant objectives of the relevant development plan:	Enclosed: Yes: [X] No: []
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.	
(b) Set out, where applicable how the proposed strategic housing development will be consistent with the objectives of the relevant local area plan:	Enclosed: Yes: [] No: [] N/A
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.	
(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:	Enclosed: Yes: [] No: [] N/A: [X]
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.	
(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:	Enclosed: Yes: [X] No: [] N/A: []
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.	
(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.	Enclosed: Yes: [X] No: [] N/A: []
(f) Where An Bord Pleanála notified the applicant that specified additional information should be submitted with any application for permission, a statement setting out that such information accompanies the application.	Enclosed: Yes: [X] No: [] N/A: []

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	Enclosed: Yes: [X] No: []
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regard to a consideration specified in section 37(2)(b) of the Act of 2000?	
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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	0	0
2-bed	0	0
3-bed	0	0
4-bed	0	0
4+ bed	0	0
Total	0	0

Apartments		
Unit Type	No. of Units	Gross floor space in m²
Studio	1	45 sqm
1-bed	335	18,044.2 sqm
2-bed	463	36,347.2 sqm
3-bed	82	8,280.9 sqm
4-bed	0	-
4+ bed	0	-
Total	881	62,717.3 (sqm net)

Student Accommodation			
Unit Types	No. of Units	No. of Bedspaces	Gross floor space in m²
Studio	0	0	0
1-bed	0	0	0
2-bed	0	0	0
3-bed	0	0	0
4-bed	0	0	0
4+ bed	0	0	0
Total	0	0	0

(b) State total number of residential units in proposed development:	881
(c) State cumulative gross floor space of residential accommodation, in m ² :	83,983.3 sqm

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
Creche	523.1 sqm
Retail (including Foodstore 2,028qm)	3,424.7 sqm
Café / Restaurant	403.5 sqm
Commerical Plant / Ancillary	107.4 sqm

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. – See enclosed Planning Statement

(b) State cumulative gross floor space of non-residential development in m ² :	4,458.7 sqm
(c) State cumulative gross floor space of residential accommodation and other uses in m ² :	88,442 sqm
(d) Express 15(b) as a percentage of 15(c):	5%

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?		X

<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>X</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>X</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>X</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><small>* As part of the site is within a ACA proposed in the Draft County Development Plan photographs, plans etc are included with the application.</small></p>		<p>X *</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>X</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>X</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>X</p>
<p>(m) Do the Major Accident Regulations apply to the proposed development?</p>		<p>X</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>X See enclosed Planning Statement</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 :	10,253 sqm
State gross floor space of any proposed demolition, in m ² :	9,802 sqm
State gross floor space of any building(s) / structure(s) to be retained in m ² :	451 sq.m
State total gross floor space of proposed works in m ² :	88,442 sq.m

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

(a) State existing use of land or structure:	Retail / commercial
(b) Where the existing land or structure is not in use, state the most recent authorised use of the land or structure:	Retail / commercial
(c) State proposed use(s):	Residential, Retail / commercial and creche
(d) State nature and extent of any such proposed use(s):	N/A
<p>(e) Plans (including a site or layout plan and drawings of floor plans, elevations and sections that comply with the requirements of Article 297 and 298) and other particulars required describing the works proposed should be enclosed with this application:</p> <p>Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>] N/A: [<input type="checkbox"/>]</p>	

19. Social Housing (Part V)

Please tick appropriate box:	Yes	No
(a) Does Part V of the Planning and Development Act 2000 apply to the proposed development?	X	
(b) If the answer to Question 19(A) is “Yes”, are details enclosed as to how the applicant proposes to comply with section 96 of Part V of the Act including, for example— <ul style="list-style-type: none"> <li data-bbox="300 674 1031 1122">(i) details of such part or parts of the land for the proposed development or is or are specified by the Part V agreement, or houses situated on such aforementioned land or elsewhere in the planning authority’s functional area proposed to be transferred to the planning authority, or details of houses situated on such aforementioned land or elsewhere in the planning authority’s functional area proposed to be leased to the planning authority, or details of any combination of the foregoing, and 	X	
<ul style="list-style-type: none"> <li data-bbox="300 1144 1031 1447">(ii) details of the calculations and methodology for calculating values of land, site costs, normal construction and development costs and profit on those costs and other related costs such as an appropriate share of any common development works as required to comply with the provisions in Part V of the Act, and 	X	
<ul style="list-style-type: none"> <li data-bbox="300 1469 1031 1552">(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:

(A) Proposed Source of Water Supply:

Please indicate as appropriate:

(a) Existing Connection: New Connection:

(b) Public Mains: Refer to enclosed *Engineering Services Report* [TJOC] for details

Group Water Scheme: Name of Scheme: _____

Private Well:

Other (please specify): _____

(B) Proposed Wastewater Management / Treatment:

Please indicate as appropriate:

(a) Existing Connection: New Connection:

(b) Public Sewer: Refer to enclosed *Engineering Services Report* [TJOC] for details

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: Refer to enclosed *Engineering Services Report* [TJOC] for details

Soakpit:

Watercourse:

Other (please specify):	
(D) Irish Water Requirements:	
Please submit the following information:	Enclosed:
(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.	Yes: [X] No: [] See enclosed <i>Engineering Services Report</i> [TJOC]
(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.	Enclosed: Yes: [X] 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: [X] No: []

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: [X] No: []
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(b) Is a Travel Plan included with the application, having regard to the relevant Development Plan / Local Area Plan requirements?	<p>Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]</p> <p>Refer to enclosed <i>Mobility Management Plan</i>[Systra].</p>
(c) Is a Road Safety Audit included with the application, having regard to the relevant Development Plan / Local Area Plan requirements?	<p>Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]</p>

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.	

23. Maps, Plans and Drawings

<p>List in a schedule accompanying this application all maps, plans and drawings enclosed with the application, stating title, scale and number.</p> <p>Refer to Drawing Schedules from Grid, NMP, TJOC, BDP and CMK</p>
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24. Application Fee:

(a) State fee payable for application:	€80,000
(b) Set out basis for calculation of fee:	Max fee
(c) Is the fee enclosed with the application?	<p>Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]</p>

	See confirmation of EFT payment with Cover Letter
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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: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>] Please see enclosed Architects Design Statement</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.

<p>Signed: (Applicant or Agent as appropriate)</p>	 BMA Planning
<p>Date:</p>	<p>5th April 2022</p>

26. Contact Details- Not to be Published

Applicant(s):

First Name:	Dundrum Retail GP DAC (acting for and on behalf of Dundrum Retail Limited Partnership)
Surname:	
Address Line 1:	Riverside One
Address Line 2:	Sir John Rogerson's Quay
Address Line 3:	
Town / City:	Dublin 2
County:	Dublin
Country:	Ireland
Eircode:	D02 X576
E-mail address (if any):	See below
Primary Telephone Number:	See below
Other / Mobile Number (if any):	See below

Where the Applicant(s) is a Company:

Name(s) of Company Director(s):	Jens Hartmann, Markus Trotter-Melitz, Roger Conan, Peter Blessing, Robert Browne, Connor Owens, Gregoire Peureux, Noreen Grogan
Company Registration Number (CRO):	572168
Contact Name:	Connor Owens
Primary Telephone Number:	01 695 0550
Other / Mobile Number (if any):	N/A
E-mail address:	Connor.Owens@hammerson.ie

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

First Name:	BMA Planning
Surname:	
Address Line 1:	Taney Hall
Address Line 2:	Eglinton Terrace
Address Line 3:	Dundrum
Town / City:	Dublin 14
County:	Dublin
Country:	Ireland
Eircode:	D14 C7F7

E-mail address (if any):	ray@bmaplanning.ie
Primary Telephone Number:	016764522
Other / Mobile Number (if any):	

Person responsible for preparation of maps, plans and drawings:

First Name:	Colin Veitch/ Stefan Buser
Surname:	Grid Architects
Address Line 1:	128 Southwark Street
Address Line 2:	London SE1 0SW
Address Line 3:	United Kingdom
Town / City:	
County:	
Country:	United Kingdom
Eircode:	London SE1 0SW
E-mail address (if any):	info@gridarchitects.co.uk
Primary Telephone Number:	+44 (0) 20 7593 3260
Other / Mobile Number (if any):	n/a

Contact for arranging entry on site, if required:

Name:	BMA Planning
Mobile Number:	01 6764522
E-mail address:	ray@bmaplanning.ie

General Guidance Note:

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

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

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

9. The Record of Monuments and Places (RMP), established under section 12 of the National Monuments (Amendment) Act 1994, is available for each county in the public libraries and principal local authority offices in that county. It is also available for download from the National Monuments Service website (www.archaeology.ie) under “Publications, Forms & Legislation”. If a proposed development affects or is close to a monument listed in the RMP, there is a separate requirement to give two months advance notice of any proposed work to the Minister for Culture, Heritage and the Gaeltacht. No work may commence within the two month period except in the case of urgent necessity and with the consent of that Minister.
10. Part V of the Planning and Development Act 2000 applies where—
 - the land is zoned for residential use or for a mixture of residential and other uses,
 - there is an objective in the Development Plan for the area for a percentage of the land to be made available for social and/or affordable housing, and
 - the proposed development is not exempt from Part V.
11. Under section 96(13) of the Planning and Development Act 2000, Part V does not apply to certain housing developments by approved voluntary housing bodies, certain conversions, the carrying out of works to an existing house or the development of houses under an agreement made under section 96 of the Act.

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