



An  
Bord  
Pleanála

## Strategic Housing Development

### Application Form

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

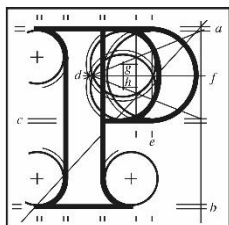
Please note that failure to complete this form or attach the necessary documentation, or the submission of incorrect information or omission of required information, will lead to An Bord Pleanála refusing to deal with your application. Therefore, ensure that each section of this request form is fully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

Registered Address of Company:	Not applicable
Company Registration No:	Not applicable

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

Name:	Mr Rob Keane Reddy Architecture + Urbanism Dartry Mills, Dartry Road, Dublin 6, D06 Y0E3
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:	Mr Rob Keane
Firm/Company:	Reddy Architecture + Urbanism

## 5. Planning Authority

Name of the Planning Authority(s) in whose functional area the site is situated:	Dun Laoighre 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:	University College Dublin																				
Address Line 2:	Belfield																				
Address Line 3:																					
Town/City:	Dublin 4																				
County:	Dublin																				
Eircode:																					
Ordnance Survey Map Ref. No. (and the Grid Reference where available)	<p><b>ITM CENTRE POINT COORDINATES</b></p> <p>718436, 729945</p> <p><b>MAP SHEETS</b></p> <p>1:1000</p> <table> <tr> <td>3329-08</td> <td>3329-09</td> </tr> <tr> <td>3329-10</td> <td>3329-12</td> </tr> <tr> <td>3329-15</td> <td>3329-20</td> </tr> <tr> <td>3329-22</td> <td>3329-23</td> </tr> <tr> <td>3329-24</td> <td>3329-25</td> </tr> <tr> <td>3392-02</td> <td>3392-03</td> </tr> <tr> <td>3392-04</td> <td>3392-05</td> </tr> <tr> <td>3329-07</td> <td>3329-13</td> </tr> <tr> <td>3329-14</td> <td>3329-17</td> </tr> <tr> <td>3329-18</td> <td>3329-19</td> </tr> </table>	3329-08	3329-09	3329-10	3329-12	3329-15	3329-20	3329-22	3329-23	3329-24	3329-25	3392-02	3392-03	3392-04	3392-05	3329-07	3329-13	3329-14	3329-17	3329-18	3329-19
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3329-18	3329-19																				

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:	12.95 ha
Site zoning in current Development Plan or Local Area Plan for the area:	To facilitate, support and enhance the development of Third Level Institutions
Existing use(s) of the site and proposed use(s) of the site:	University Campus (Carparking & Open Space). Student Accomadation

**7. Applicant's Interest in the Site:**

Please tick appropriate box to show the applicant's legal interest in the land or structure:	Owner	Occupier	Other
	✓		
Where legal interest is "Other", please expand further on the applicant's interest in the land or structure:			
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.	<b>University College Dublin</b> <b>Belfield</b> <b>Dublin 4</b>		
Does the applicant own or control adjoining, abutting or adjacent lands?	Yes: [ ✓ ] No: [ ]		
If the answer is "Yes" above, identify the lands and state the nature of the control involved:			
Applicant owns lands on the University Campus. Refer to blue line on enclosed Site Location Map			

## 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><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
D13A/0404	<p>Permission and retention permission for development on a total site area of 2.87ha. The development site adjoins the existing Belgrove student residential complex and will consist of the construction of the following Student Residential and ancillary buildings on an existing car park site: Three no. 5 storey blocks comprising a total of 45 no. self-contained student residences (c.7,078 sq.m.), one no. 5 storey block comprising 14 no. self-contained student residences (c.2,262 sq.m.) incorporating a single storey student ancillary accommodation block at ground level, comprising launderette and 3 no. multi-purpose rooms and toilets (c.345 sq.m.). Each residence will contain 6 no. en-suite bedrooms including a living room/kitchen. Each block is served by a single staircase and lift with a roof mounted plantroom. (Total plantroom area c. 211 sq.m.). The development also comprises of the erection of a 2.4m high boundary fence around the building perimeter with 2 no. access points, a paved entrance plaza linking the existing Belgrove residential complex and Geary Institute building with the new development, access steps from the existing roadway to the plaza area incorporating a wheelchair access ramp adjacent to the entrance steps, 100 covered and open bicycles parking stands, provision of 35 no. car spaces and 6 no. disabled car spaces associated with the development, re-configuration of the adjacent existing car park to the south east of the development to permit fire tender and refuse vehicle access, external site and building signage, external lighting, erection of a new ESB sub-station (c 30 sq.m.) and waste compound area, removal of trees, photovoltaic panels on all block roofs, site landscaping and all associated site development works. The application also includes for the permanent retention of a previously permitted temporary car park to the east of the proposed site containing 258 parking spaces associated with the Sutherland School of Law Development. (Reg. Ref. no. D10A/0105</p>	Grant

<b>D11A/0348</b>	Retention permission is sought for development consisting of security gates, fencing and 3 no. security huts to the Merville, Belgrove, Roebuck and Glenomena Student Housing Villages. The total application schedule is as follows; a) 483 linear meters of fencing, 2 security gates and one 11.4 sq.m security hut at Belgrove Village b) 414 linear meters of fencing, 2 security gates and one 11.4 sq.m security hut at Merville Village c) 311 linear metres of fencing, 2 security gates at Glenomena Village, d) one 11.4 sq.m security hut at Roebuck Village and associated site works on lands at UCD Campus.	Grant
<b>D10A/0105</b>	Permission is sought for the construction of a part two storey, part three storey 6,117 sq.m building for the School of Law incorporating lecture theatres, teaching areas, office space and associated ancillary facilities on a site to the south east of the Quinn School of Business building; the construction of a new realigned section of internal campus vehicle ring road connecting to the existing internal campus vehicle network including the future provision of pedestrian only and cyclist only route ways within the campus; the closure of the existing 92 space car park to the north and the incorporation into the existing landscaping area; the reconfiguration of an existing car park to the north east to facilitate the realigned section of internal campus vehicle ring road and the construction of a 258 no. space car park south east to replace the parking spaces removed from the car park to the north and relocated from the car park to the north east and to serve the proposed School of Law, and all associated site development works including hard and soft landscaping, lighting etc.	Grant
<b>D09A/0898</b>	Permission is sought for development for UCD. UCD intend to construct a new 2.4m high stone faced boundary wall with wicket gate between UCD student residences, Belfield, and the Little Sisters of the Poor convent lands, Roebuck Road, including the diversion of existing surface water drain.	Grant
<b>D08A/0603</b>	Permission is sought for a 6 storey building of student housing, with roof mounted plant and ancillary facilities, including internal modification and extension of an existing, adjoining 2 storey building, relocated car parking and sundry site works. The application includes for the provision of 12 no. student house units (total 134 bedspaces) in the Belfield Campus, between the Owenstown Gate and Roebuck Castle and adjacent to the existing Roebuck Hall 1 student housing,	Grant
<b>D07A/1215</b>	Permission is sought for the provision of new kitchen and utility room units, formation of new ope between kitchen and living room, the construction of a new granite wall c. 1.8m high (with laurel planting both sides) running perpendicular from the rear (east) facade of the main house to the existing stone wall; the forming of an opening in the existing stone wall for a gate, removal of part of flat roof and construction of 5 no. steps, all at the southeast corner of Glebe House; and for the provision of a new pedestrian gate in existing wall to Roebuck Road east of the existing pedestrian entrance including the provision of a new wall c. 1.8m high inside the existing wall.A protected structure.	Grant

<b>D07A/0398</b>	Permission is sought for development to the grounds and extension consisting of the erection of a new railing, 1.8m high, offset 1.2m from the east facade of Glebe House (A Protected Structure) running from approximately the south gable to the north gable of Glebe House; the forming of an opening in the existing stone wall for a gate, removal of part of flat roof and construction of 5no. steps all at the southeast corner of Glebe House; and the provision of a new pedestrian gate in existing wall to Roebuck Road, east of the existing entrance including the provision of a new railing, 1.8m high, inside the existing wall.	Refuse
<b>D05A/1179</b>	New entrance gateway, roadway realignment (including new roundabout and bus halt) and associated sundry works, all at Owenstown Park entrance to the Belfield Campus	Withdrawn
<b>D04A/1503</b>	no blocks of 5 storey student housing and ancillary facilities. The application provides for 50 no 2 bedroom student apartments (total 150 bed spaces). The development will be within the historic curtilage of, but not part of, Roebuck Castle (a protected structure) and no works are proposed to Roebuck Castle itself.	Grant
Is the site of the proposed development subject to a current appeal to An Bord Pleanála?		Yes: [ ] No: [ <input checked="" type="checkbox"/> ]
If the answer is "Yes" above, please specify the An Bord Pleanála reference no.:		
Is the applicant aware of any other relevant recent planning applications or decisions by An Bord Pleanála in relation to adjoining or adjacent sites?		Yes: [ ] No: [ <input checked="" type="checkbox"/> ]
If the answer is "Yes" above, please state the planning register reference number(s) / An Bord Pleanála reference number(s) of same, if known, and details of application(s) / appeal(s):		
Is the applicant aware of the site ever having been flooded?		Yes: [ ] No: [ <input checked="" type="checkbox"/> ]
If the answer is "Yes" above, please give details e.g. year, extent:		



Is the applicant aware of previous uses of the site e.g. dumping or quarrying?	Yes: [ <input type="checkbox"/> ] No:[ <input checked="" type="checkbox"/> ]
If the answer is "Yes" above, please give details:	

## 9. Description of the Proposed Strategic Housing Development:

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

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

The development will consist of a Student Accommodation development with an overall gross floor area (GFA) of approximately 98,275sqm (over a partial basement of 21,437sqm) providing a total of 3,006 no. residential bedspaces (as a mix of apartments, halls of residence and studios) and including complementary supporting accommodation and retail and retail services space.

A 10 year permission is being sought.

The proposed development consists of:

Demolition of the following buildings (totalling 5,291sqm) in the vicinity of Roebuck Castle (Protected Structure): Roebuck Offices (former Residence Building); modern extension to Roebuck Castle (a Protected Structure); Southern Courtyard Range; former Chapel; outbuildings and an academic building (UCD Confucius Institute building);

No further works are proposed to Roebuck Castle (a Protected Structure), Glebe Lodge (Protected Structure), and Crannog Lodge.

Construction of Student Accommodation arranged in 7 no. blocks as follows:

**Block A:** total GFA of approximately 15,246sqm, ranging in height from 5 to 7 no. storeys generally with a 10 no. storey corner element and comprising 75 no. apartments with 478 no. bedspaces together with 2 no. retail services units (approximately 172sqm and 76sqm respectively) and 1 no. café unit (approximately 152sqm) at ground floor level;

**Block B:** total GFA of approximately 12,009sqm, ranging in height from 5 to 7 no. storeys and comprising 67 no. apartments with 390 no. bedspaces

**Block C:** total GFA of approximately 11,970sqm, ranging in height from 5 to 7 no. storeys and comprising 57 no. apartments with 386 no. bedspaces;

**Block D:** total GFA of approximately 12,973sqm, ranging in height from 6 to 7 no. storeys generally with a 10 no. storey corner element and comprising 49 no. apartments and 12 no. Halls of Residence with 452 no. bedspaces;

**Block E:** total GFA of approximately 12,023sqm, ranging in height from 5 to 7 no. storeys and comprising 67 no. apartments with 412 no. bedspaces;

**Block F:** is arranged as 3 no distinct buildings and provides a total GFA of approximately 25,604sqm, ranging in height generally from 6 to 8 no. storeys with a 10 no. storey corner element and comprising 111 no. apartments and 12 no. Halls of Residence and 1 no.

Studio Apartment with 828 no. bedspaces together with and 1 no. café/retail unit (approximately 171sqm) at ground floor level;

**Fulcrum Building:** total GFA of approximately 8,450sqm, ranging in height from 2 to 7 no. storeys and comprising 60 no. studio apartments with 60 no. bedspaces together with complementary student facilities including Auditorium with approximately 290 no. seats (327sqm); Dining Hall (approximately 144 no. seats) and Food Hall (1114sqm); 4 no. retail units (approximately 98sqm each); 1 no. Convenience Store (approximately 367sqm), Fitness Suite (443sqm), Student's Health and Well-being Centre (265sqm), UCD Residents' Contact Centre (378qm); and, ancillary facilities.

All blocks include ancillary Student Accommodation facilities including lounge areas; study rooms; laundry facilities.

Minor realignment of existing access road from the Owenstown entrance to the main internal circulation route.

Provision of 994 no. car parking spaces comprising: 637 no. spaces at basement level; 32 no. surface spaces within the Student Accommodation Scheme; extension of existing park to the south-west of Belgrove Residences by 225 no. surface spaces on a site and provision of 100 no. surface spaces adjacent to Sutherland School of Law.

Provision of 2,104 no. bicycle parking spaces comprising 510 no. spaces at basement level and 1594 no. surface spaces

The provision of a new, temporary construction access onto Foster's Avenue, associated junction works, and associated construction parking (approximately 200 no. cars) for the duration of the construction period.

Widening of the footpath on Roebuck Road including for the removal of the existing boundary wall and provision of a new plinth wall with railing on top (overall height unchanged at c.2 m), and enhanced public realm landscaping within the curtilage of the site.

Provision of 3 no. double electricity substations each with a 1.1 MW capacity.

All associated and ancillary landscaping works; boundary treatments; water, wastewater and surface water works; and, site and development works.

The application contains a statement setting out how the proposal will be consistent with the objectives of the relevant Development Plan.

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

## 10. Pre-Application Consultations

**(A) Consultation with Planning Authority:**

State the date(s) and planning authority reference number(s) of the consultation meeting(s) held with the planning authority under section 247 of the Planning and Development Act 2000:	
Planning Authority reference number:	<u>SHD/PAC/318/17</u>
Meeting date(s):	<ul style="list-style-type: none"> <li>• 19<sup>th</sup> November 2015 <ul style="list-style-type: none"> <li>○ Claire Casey – Senior Executive Planner</li> <li>○ Susan McHugh – Acting Senior Planner</li> <li>○ Siobhan McManus – Executive Planner</li> <li>○ Bernard Egan – Senior Executive Engineer</li> </ul> </li> <li>• 7<sup>th</sup> April 2016 <ul style="list-style-type: none"> <li>○ Claire Casey – Senior Executive Planner</li> <li>○ Susan McHugh – Acting Senior Planner</li> <li>○ Siobhan McManus – Executive Planner</li> <li>○ Bernard Egan – Senior Executive Engineer</li> <li>○ Eoin O'Brien – Parks &amp; Landscape Services</li> <li>○ Michael O'Sullivan – Executive Engineer</li> <li>○ Shane Sheehy – Executive Planner</li> </ul> </li> <li>• 31 August 2016 <ul style="list-style-type: none"> <li>○ Claire Casey – Senior Executive Planner</li> <li>○ Lousie McGauran – Senior Planner</li> <li>○ Shane Sheehy – Executive Planner</li> <li>○ Michael O'Sullivan – Executive Engineer</li> <li>○ Shane Sheehy – Executive Planner</li> </ul> </li> </ul>
<p><b>(B) Consultation with An Bord Pleanála:</b></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:	<b>TC0001</b>
Meeting date(s):	<b>3<sup>rd</sup> August 2017</b>
<p><b>(C) Any Consultation with Prescribed Authorities or the Public:</b></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>	

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**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: [ <input type="checkbox"/> ] No: [ <input type="checkbox"/> ]
If the answer to above is "Yes", state name(s) of newspaper(s) and date(s) of publication:	Irish Daily Star, 20 <sup>th</sup> Septmeber 2017
(b) Is a copy of the site notice relating to the proposed development enclosed with this application?	<b>Enclosed:</b> 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:	20 <sup>th</sup> Septmeber 2017
<b>Note:</b> The location of the site notice(s) should be shown on the site location map enclosed with this application.	
(c) Is an Environmental Impact Assessment Report (EIAR) required for the proposed development?	Yes: [ <input checked="" type="checkbox"/> ] No: [ <input type="checkbox"/> ]
If the answer to above is "Yes", is an EIAR enclosed with this application?	<b>Enclosed:</b> Yes: [ <input checked="" type="checkbox"/> ] No: [ <input type="checkbox"/> ]
(d) Is the proposed development, in whole or in part, within or close to a European site or Natural Heritage Area?	Yes: [ <input type="checkbox"/> ] No: [ <input checked="" type="checkbox"/> ]
(e) Is a Natura Impact Statement (NIS) required for the proposed development?	Yes: [ <input type="checkbox"/> ] No: [ <input checked="" type="checkbox"/> ]
If the answer to above is "Yes", is an NIS enclosed with this application?	Yes: [ <input type="checkbox"/> ] No: [ <input type="checkbox"/> ]

<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 Pleanala during the period of 5 weeks from the receipt by the Board 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>	<ul style="list-style-type: none"> <li>• Irish Water</li> <li>• Department of Culture, Heritage and the Gealtacht (National Parks and Wildlife Service and Building Heritage Section)</li> <li>• Transport Infrastructure Ireland</li> <li>• National Transport Authority</li> <li>• An Taisce</li> <li>• Heritage Council</li> </ul>
<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>20<sup>th</sup> September 2017</p>
<p>(h) Is the proposed development likely to have significant effects on the environment of a Member State of the European Union or a state that is a party to the Transboundary Convention?</p>	<p>Yes: [<input type="checkbox"/>] No: [<input checked="" type="checkbox"/>]</p>
<p>If the answer to the above is "Yes", has a copy of this application, and the accompanying EIAR, together with a notice stating that submissions or observations may be made in writing to An Bord Pleanala during the period of 5 weeks from the receipt by the Board of the application, been sent to the relevant authority in the state or states concerned, in both printed and electronic format?</p>	<p>Yes: [<input type="checkbox"/>] No: [<input type="checkbox"/>]</p>
<p>If the answer to the above is "Yes", list the state(s) and the prescribed authorities concerned:</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>	
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**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: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]</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: [<input type="checkbox"/>] No: [<input type="checkbox"/>] N/A [<input checked="" type="checkbox"/>]</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: [<input type="checkbox"/>] No: [<input type="checkbox"/>] N/A: [<input checked="" type="checkbox"/>]</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: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>] N/A: [<input type="checkbox"/>]</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 of the application that demonstrate the consistency of the proposed development with the guidelines.</p>	
<p>(e) Where the Board notified the applicant of its opinion that the documents enclosed with the request for pre-application consultations required further consideration and amendment in order to constitute a reasonable basis for an application for permission, a statement setting out any changes made to the proposals in consequence.</p>	<p><b>Enclosed:</b> Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>] N/A: [<input type="checkbox"/>]</p>



(f) Where the Board 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: [] 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 regard to a consideration specified in section 37(2)(b) of the Act of 2000?

**Enclosed:**

Yes: [] No: []

**14. Proposed Residential Development:**

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

<b>Houses</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		
2-bed		
3-bed		
4-bed		
4+ bed		
<b>Total</b>		

<b>Student Accommodation</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	62	62	4,841
1-bed	0		0
2-bed	0		0
3-bed	1	3	109
4-bed	56	226	5,393
4+ bed	396	2715	83,679
<b>Total</b>	<b>512</b>	<b>3006</b>	<b>64,022</b>

(b) State total number of residential units in proposed development:	<b>512</b>
(c) State cumulative gross floor space of residential accommodation, in m <sup>2</sup> :	<b>94,022</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>
Childcare facilities (XX* no. of childcare spaces) *insert no. of childcare spaces	Not applicable
<b>Retail / Café</b>	<b>1,346</b>
<b>Student Services</b>	<b>2,907</b>
<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.</p>	
(b) State cumulative gross floor space of non-residential development in m <sup>2</sup> :	<b>4,253</b>
(c) State cumulative gross floor space of residential accommodation and other uses in m <sup>2</sup> :	<b>94,022</b>
(d) Express 15(b) as a percentage of 15(c):	<b>95.8%</b>

**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.

<b>Please tick appropriate box:</b>	<b>Yes</b>	<b>No</b>
(a) Are details of housing density, plot ratio, site coverage, building heights, proposed layout and aspect enclosed with the application?	✓	
(b) Are details of public and private open space provision, landscaping, play facilities, pedestrian permeability, vehicular access and parking provision, where relevant, enclosed with the application?	✓	

<p>(c) Are details of any proposals to address or, where relevant, integrate the proposed development with surrounding land uses enclosed with the application?</p>		
<p>(d) Are details of any proposals to provide for services infrastructure other than water, such as cabling (including broadband provision) and any phasing proposals enclosed with the application?</p>		
<p>(e) Does the proposed development include an activity requiring an integrated pollution control licence or a waste licence?</p> <p>If "Yes", enclose a brief explanation with this application.</p>		
<p>(f) Does the proposed development involve the demolition of any structure (including a habitable house), in whole or in part?</p> <p>If "Yes", enclose a brief explanation with this application.</p>		
<p>(g) Does the proposed development involve the demolition of a Protected Structure(s), in whole or in part?</p> <p>If "Yes", an explanation as to the need for the demolition of a Protected Structure(s) should be enclosed with this application.</p>		
<p>(h) Does the proposed development consist of work to a Protected Structure and/or its curtilage or proposed Protected Structure and/or its curtilage?</p> <p>If "Yes", provide photographs, plans and other particulars necessary to show how the proposed development would affect the character of the structure.</p>		
<p>(i) Does the proposed development consist of work to the exterior of a structure which is located within an architectural conservation area (ACA)?</p> <p>If "Yes", provide photographs, plans and other particulars necessary to show how the proposed development would affect the character of the structure.</p>		

<p>(j) Does the proposed application development affect, or is close to, a national monument or place in the ownership or guardianship of the Minister for Arts, Heritage, Regional, Rural and Gaeltacht Affairs or a local authority, or is it the subject of a preservation order or temporary preservation order under the National Monuments Acts 1930 to 2014?</p> <p>If “Yes”, enclose a brief explanation with this application.</p>		✓
<p>(k) Is the proposed development in a Strategic Development Zone?</p> <p>If “Yes”, enclose a statement of how the proposed development is consistent with the planning scheme for the Zone.</p>		✓
<p>(l) Do any statutory notices (e.g. Fire Safety, Enforcement, Dangerous Buildings, Derelict Sites, Building Control, etc.) apply to the site and/or any building thereon?</p> <p>If “Yes”, enclose details with this application.</p>		✓
<p>(m) Do the Major Accident Regulations apply to the proposed development?</p>		✓
<p>(n) Is information specified by An Bord Pleanála as necessary for inclusion in any application for permission for the proposed development, so included?</p> <p>If “Yes”, give details of the specified information accompanying this application.</p>	✓	

**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>6,591</b>
State gross floor space of any proposed demolition, in m <sup>2</sup> :	<b>5,291</b>
State gross floor space of any building(s) / structure(s) to be retained in m <sup>2</sup> :	<b>1,300</b>
State total gross floor space of proposed works in m <sup>2</sup> :	<b>98,275</b>

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

(a) State existing use of land or structure:	Not applicable
(b) Where the existing land or structure is not in use, state the most recent authorised use of the land or structure:	Not applicable
(c) State proposed use(s):	Not applicable
(d) State nature and extent of any such proposed use(s):	Not applicable
<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><b>Enclosed:</b> Yes: [ <input type="checkbox"/> ] No: [ <input type="checkbox"/> ] N/A: [ <input type="checkbox"/> ] Not applicable</p>	

**19. Social Housing (Part V)**

Please tick appropriate box: <b>Not applicable</b>	Yes	No
(a) Does Part V of the Planning and Development Act 2000 apply to the proposed development?		
<p>(b) If the answer to Question 19(A) is “Yes”, are details enclosed as to how the applicant proposes to comply with section 96 of Part V of the Act including, for example—</p> <p>(i) details of such part or parts of the land for the proposed development or is or are specified by the Part V agreement, or houses situated on such aforementioned land or elsewhere in the planning authority’s functional area proposed to be transferred to the planning authority, or details of houses situated on such aforementioned land or elsewhere in the planning authority’s functional area proposed to be leased to the planning authority, or details of any combination of the foregoing, and</p>		
<p>(ii) details of the calculations and methodology for calculating values of land, site costs, normal construction and development costs and profit on those costs and other related costs such as an appropriate share of any common development works as required to comply with the provisions in Part V of the Act, and</p>		
<p>(iii) a layout plan showing the location of proposed Part V units in the development?</p>		
(c) If the answer to Question 19(A) is “No” by virtue of section 96(13) of the Planning and Development Act 2000, details must be enclosed with this application form indicating the basis on which section 96(13) is considered to apply to the development.		

**20. Water Services:**

**(A) Proposed Source of Water Supply:**

Please indicate as appropriate:

- (a) Existing Connection:  New Connection:  **Additional connection to augumnt existing**
- (b) Public Mains:
- Group Water Scheme:  Name of Scheme: \_\_\_\_\_
- Private Well:
- Other (please specify): \_\_\_\_\_

**(B) Proposed Wastewater Management / Treatment:**

Please indicate as appropriate:

- (a) Existing Connection:  New Connection:
- (b) Public Sewer:
- Conventional septic tank system:
- Other on-site treatment system (please specify): \_\_\_\_\_

Where the disposal of wastewater for the proposed development is other than to a public sewer, provide information on the on-site treatment system proposed and evidence as to the suitability of the site for the system proposed:

**(C) Proposed Surface Water Disposal:**

Please indicate as appropriate:

- (a) Public Sewer/Drain:
- Soakpit:
- Watercourse:
- Other (please specify): \_\_\_\_\_



<b>(D) Irish Water Requirements:</b>	
<p>Please submit the following information:</p> <p>(a) Where the proposed development has the potential to impact on a public water supply source, irrespective of whether or not a connection to a water/wastewater network is required, this application must be accompanied by evidence of engagement with Irish Water and its outcome.</p>	<p><b>Enclosed:</b></p> <p>Yes: [ <input checked="" type="checkbox"/> ] No: [ <input type="checkbox"/> ]</p>
<p>(b) A current/valid Confirmation of Feasibility Statement from Irish Water in relation to the proposed development confirming that there is or will be sufficient water network treatment capacity to service the development.</p>	<p><b>Enclosed:</b></p> <p>Yes: [ <input checked="" type="checkbox"/> ] No: [ <input type="checkbox"/> ]</p>
<p>(c) A Statement of Compliance with Irish Water's Standard Details and Codes of Practice for water and/or wastewater infrastructure proposals (designs, layouts, etc.).</p>	<p><b>Enclosed:</b></p> <p>Yes: [ <input checked="" type="checkbox"/> ] No: [ <input type="checkbox"/> ]</p>
<p>(d) An indication of timelines and phasing for water demand or wastewater collection requirements, or both, as appropriate.</p>	<p><b>Enclosed:</b></p> <p>Yes: [ <input checked="" type="checkbox"/> ] No: [ <input type="checkbox"/> ]</p>
<p>(e) Where the proposed development will impact on assets of Irish Water, details of proposals for protection or diversion of such assets.</p>	<p><b>Enclosed:</b></p> <p>Yes: [ <input checked="" type="checkbox"/> ] No: [ <input type="checkbox"/> ]</p>

## 21. Traffic and Transportation

(a) Is a Traffic / Transportation Impact Assessment included with the application, having regard to the relevant Development Plan / Local Area Plan requirements and the Traffic Management Guidelines (DoT / DoEHLG / DTO, 2003)?	<b>Enclosed:</b> Yes: [ <input checked="" type="checkbox"/> ] No: [ <input type="checkbox"/> ]
(b) Is a Travel Plan included with the application, having regard to the relevant Development Plan / Local Area Plan requirements?	<b>Enclosed:</b> Yes: [ <input checked="" type="checkbox"/> ] No: [ <input type="checkbox"/> ]
(c) Is a Road Safety Audit included with the application, having regard to the relevant Development Plan / Local Area Plan requirements?	<b>Enclosed:</b> Yes: [ <input checked="" type="checkbox"/> ] No: [ <input type="checkbox"/> ]

## 22. Taking in Charge

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

## 23. Maps, Plans and Drawings

List in a schedule accompanying this application all maps, plans and drawings enclosed with the application, stating title, scale and number.  <b>See enclosed Document Register.</b>
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**24. Application Fee:**

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

**25. Universal Design:**

Please provide a statement as to how the proposed Strategic Housing Development has sought to comply with the principles of Universal Design (to encourage access and use of the development regardless of age, size, ability or disability). For assistance and general information on such matters please refer for example to the National Disability Authority's "Building for Everyone: A Universal Design Approach" and "Universal Design Guidelines for Homes in Ireland" at <a href="http://www.universaldesign.ie">www.universaldesign.ie</a>	<b>Enclosed:</b> Yes: [ <input checked="" type="checkbox"/> ] No: [ <input type="checkbox"/> ]
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## Declaration

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

Signed: (Applicant or Agent as appropriate)	
Date:	20 <sup>th</sup> September 2017

## 26. Contact Details- Not to be Published

### Applicant(s):

First Name:	University College Dublin
Surname:	
Address Line 1:	Michael Tierney Building
Address Line 2:	Belfield Campus
Address Line 3:	
Town / City:	Dublin 4
County:	Dublin
Country:	Ireland
Eircode:	
E-mail address (if any):	
Primary Telephone Number:	
Other / Mobile Number (if any):	

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

Name(s) of Company	Not applicable
Director(s):	
Company Registration Number (CRO):	
Contact Name:	
Primary Telephone Number:	
Other / Mobile Number (if any):	
E-mail address:	

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

First Name:	Rob
Surname:	Keane
Address Line 1:	c/o Reddy Architecture + Urbanism
Address Line 2:	Dartry Mills
Address Line 3:	Dartry Road
Town / City:	Dublin 6
County:	Dublin
Country:	Ireland
Eircode:	D06 Y0E3
E-mail address (if any):	<a href="mailto:rkeane@reddyarchitecture.com">rkeane@reddyarchitecture.com</a>
Primary Telephone Number:	01 498 7000
Other / Mobile Number (if any):	

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

<b>First Name:</b>	Rob
<b>Surname:</b>	Keane
<b>Address Line 1:</b>	c/o Reddy Architecture + Urbanism
<b>Address Line 2:</b>	Dartry Mills
<b>Address Line 3:</b>	Dartry Road
<b>Town / City:</b>	Dublin 6
<b>County:</b>	Dublin
<b>Country:</b>	Ireland
<b>Eircode:</b>	D06 Y0E3
<b>E-mail address (if any):</b>	<a href="mailto:rkeane@reddyarchitecture.com">rkeane@reddyarchitecture.com</a>
<b>Primary Telephone Number:</b>	01 498 7000
<b>Other / Mobile Number (if any):</b>	

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

<b>Name:</b>	<b><u>Enda Conaty</u></b>
<b>Mobile Number:</b>	<b><u>087 653 5640</u></b>
<b>E-mail address:</b>	<a href="mailto:enda.conaty@ucd.ie">enda.conaty@ucd.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 1:1250 in all other areas. The draft layout plan shall be drawn to a scale (which shall be indicated thereon) of not less than 1:500, shall show buildings, roads, boundaries, septic tanks and percolation areas, bored wells, significant tree stands and other features on, adjoining or in the vicinity of the land or structure to which the application relates.
5. Gross floor space means the area ascertained by the internal measurement of the floor space on each floor of a building (including internal walls and partitions), i.e. floor areas must be measured from inside the external wall, disregarding any floor space provided for the parking of vehicles by persons occupying or using the building or buildings where such floor space is incidental to the primary purpose of the building.

6. An Environmental Impact Assessment Report (EIAR) is required to accompany an application for permission for strategic housing development of a class set out in Schedule 5 of the Planning and Development Regulations 2001-2017 that exceeds a limit, quantity or threshold set for that class of development. An EIAR will be required in respect of sub-threshold strategic housing development where An Bord Pleanála considers that the proposed development would be likely to have significant effects on the environment. Under section 7(1)(a)(i)(I) of the Act of 2016, a prospective applicant may request An Bord Pleanála to carry out an EIA screening in respect of a proposed strategic housing development.
7. An appropriate assessment (AA) is required to accompany an application for permission for strategic housing development in cases where it cannot be excluded that the proposed development would have a significant effect on a European site. Under section 7(1)(a)(i)(II) of the Act of 2016, a prospective applicant may request An Bord Pleanála to carry out an AA screening in respect of a proposed strategic housing development.
8. A list of national monuments in the ownership or guardianship of the Minister for Arts, Heritage, Regional, Rural and Gaeltacht Affairs 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 Arts, Heritage, Regional, Rural and Gaeltacht Affairs 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 Arts, Heritage, Regional, Rural and Gaeltacht Affairs. 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.