

An  
Bord  
Pleanála

## Strategic Housing Development

### Application Form

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

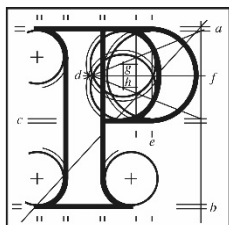
Please note that failure to complete this form or attach the necessary documentation, or the submission of incorrect information or omission of required information, will lead to An Bord Pleanála refusing to deal with your application. Therefore, ensure that each section of this request form is fully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

Registered Address of Company:	7 Amberley Lawn, Grange, Douglas, Cork, T12 X2AX
Company Registration No:	612835

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

Name:	Tom Phillips, Tom Phillips + Associates
Is An Bord Pleanála to send all correspondence to the above person/agent acting on behalf of the applicant? (Please tick appropriate box)	Yes: [ X ] No: [ ] (Please note that if the answer is "No", all correspondence will be sent to the applicant's address)

**4. Person Responsible for Preparation of Drawings and Plans:**

Name:	Glen Barry
Firm/Company:	ShipseyBarry

## 5. Planning Authority

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

Postal Address /Townland/ Location of the Proposed Development (sufficient to identify the site in question):	
Address Line 1:	355 South Circular Road
Address Line 2:	Dublin 8
Address Line 3:	
Town/City:	Dublin
County:	Dublin
Eircode:	D08 TX20
Ordnance Survey Map Ref. No. (and the Grid Reference where available)	3263-17 3263-18  X,Y = 713690,732902
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:	c. 0.3 ha
Site zoning in current Development Plan or Local Area Plan for the area:	'Z4 District Centres'
Existing use(s) of the site and proposed use(s) of the site:	Existing: Vacant (Formerly a motor sales showroom and previous to that a cinema.)  Proposed: Mixed-use :Student Accommodation (Residential) and Café.

**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		X
Where legal interest is "Other", please expand further on the applicant's interest in the land or structure:			
<p>A Letter of Consent from Dublin City Council for the inclusion of lands within DCC's control is attached in Appendix B</p>			
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.	<p>Molaga Capital Limited 7 Amberley Lawn, Grange, Douglas, Cork, T12 X2AX</p>		
Does the applicant own or control adjoining, abutting or adjacent lands?		Yes: [ ] No: [ X ]	
If the answer is "Yes" above, identify the lands and state the nature of the control involved:			

## 8. Site History:

Is the applicant aware of any valid planning applications or An Bord Pleanála decisions previously made in respect of this land / structure?		Yes: [ <input checked="" type="checkbox"/> ] No: [ <input type="checkbox"/> ]
<p><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
2203/15 (ABP Ref. PL29S.245460)	Mixed use development	DCC – Grant Permission ABP - Refuse Permission
4118/08	Mixed Use scheme	Withdrawn
0791/01	Alterations and upgrading of existing front and side elevations and extension to front building	Grant
Is the site of the proposed development subject to a current appeal to An Bord Pleanála?		Yes: [ <input type="checkbox"/> ] No: [ <input checked="" type="checkbox"/> ]
If the answer is “Yes” above, please specify the An Bord Pleanála reference no.:		
Is the applicant aware of any other relevant recent planning applications or decisions by An Bord Pleanála in relation to adjoining or adjacent sites?		Yes: [ <input type="checkbox"/> ] 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):		
N/A		

Is the applicant aware of the site ever having been flooded?	Yes: [ ] No: [ X ]
<p>If the answer is "Yes" above, please give details e.g. year, extent:</p> <p>N/A</p>	
Is the applicant aware of previous uses of the site e.g. dumping or quarrying?	Yes: [ ] No:[ X ]
<p>If the answer is "Yes" above, please give details:</p> <p>N/A</p>	

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

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

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

The development will consist of: the demolition of all buildings and structures (c.2,575 sq m) on site with the exception of the front Art Deco section of the building, which will be retained, restored to its original form, and incorporated into the proposed development (existing window opes on the eastern and western façade of the retained section of the building will be infilled with matching brickwork); the eastern boundary wall will be retained and restored.

The development will also consist of the construction of a mixed-use building (with a total area of c. 11,266 sq m) ranging in height from three to seven storeys over basement comprising a student accommodation scheme of 317 No. student beds arranged in 313 No. bedrooms (276 No. 1-bed bedrooms, 4 No. 2-bed bedrooms and 33 No. studios); and ancillary café with an outdoor garden area.

The development includes: 4 No. open courtyards (3 No. at Ground Floor Level and 1 No. at First Floor Level); TV lounge; gym; cinema; communal areas; circulation areas; reception; library; and a meeting/event room.

The development will also consist of: parking for 160 No. bicycles accessed directly from South Circular Road; 7 No. visitor bicycle parking spaces located to the front of the building off South Circular Road; a set down area off South Circular Road; attenuation chamber; tank, plant and pump room; water storage and pump room; boiler, buffer and calorifier room; sprinkler, storage and pump room; laundry; toilets; bins area; substation; switch/meter room; green roofs; PV solar panels; and all hard and soft landscaping; and all other associated site excavation, infrastructural and site development works above and below ground including changes in level, boundary treatments and associated site servicing (foul and surface water drainage and water supply).



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

## 10. Pre-Application Consultations

<b>(A) Consultation with Planning Authority:</b>	
State the date(s) and planning authority reference number(s) of the consultation meeting(s) held with the planning authority under section 247 of the Planning and Development Act 2000:	
Planning Authority reference number:	DCC SHD PAC Nos. 0009/18; 0032/18; 0053/18
Meeting date(s):	16 <sup>th</sup> May 2018 13 <sup>th</sup> August 2018 24 <sup>th</sup> October 2018
<b>(B) Consultation with An Bord Pleanála:</b>	
State the date(s) and An Bord Pleanála reference number(s) of the pre-application consultation meeting(s) with An Bord Pleanála:	
An Bord Pleanála reference number:	ABP 303756-19
Meeting date(s):	1 <sup>st</sup> April 2019
<b>(C) Any Consultation with Prescribed Authorities or the Public:</b>	
Provide details of any other consultations the applicant had with authorities prescribed under section 8(1)(b) and (c) of the Act of 2016 or with the public:	

N/A

## 11. Application Requirements

(a) Is a copy of the page from the newspaper containing the notice relating to the proposed strategic housing development enclosed with this application?		<b>Enclosed:</b> Yes: [ X ] No: [ ]
If the answer to above is "Yes", state name(s) of newspaper(s) and date(s) of publication:	Irish Daily Star, Tuesday, 6 <sup>th</sup> August 2019	
(b) Is a copy of the site notice relating to the proposed development enclosed with this application?		<b>Enclosed:</b> Yes: [ X ] No: [ ]
If the answer to above is "Yes", state date on which the site notice(s) was erected:		Tuesday, 6 <sup>th</sup> August 2019
<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: [ ] No: [ X ]
If the answer to above is "Yes", is an EIAR enclosed with this application?		<b>Enclosed:</b> N/A Yes: [ ] No: [ ]

Please provide a copy of the <b>Confirmation Notice</b> obtained from the EIA Portal where an EIAR accompanies the application.	<b>Enclosed:</b> N/A Yes: [ ] No: [ ]
(d) Is the proposed development, in whole or in part, within or close to a European site or Natural Heritage Area?	Yes: [ ] No: [ X ]
(e) Is a Natura Impact Statement (NIS) required for the proposed development?	Yes: [ ] No: [ X ]
If the answer to above is “Yes”, is an NIS enclosed with this application?	N/A Yes: [ ] No: [ ]
(f) Has a copy of this application, and any EIAR and/or NIS required, been sent to the relevant planning authority, in both printed and electronic form?	Yes: [ X ] No: [ ]
(g) Has a copy of this application, and any EIAR and/or NIS required, together with a notice stating that submissions or observations may be made in writing to An Bord Pleanála (ABP) during the period of 5 weeks from the receipt by ABP of the application, been sent to the relevant prescribed authorities, in both printed and electronic format?	Yes: [ X ] No: [ ] N/A: [ ]
If the answer to the above is “Yes”, list the prescribed authorities concerned:	<ul style="list-style-type: none"> <li>• Irish Water;</li> <li>• Minister for Culture, Heritage and the Gaeltacht</li> <li>• Heritage Council</li> <li>• An Taisce – the National Trust for Ireland</li> </ul>
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:	Tuesday, 6 <sup>th</sup> august 2019
(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 ]

<p>If the answer to the above is “Yes”, has a copy of this application, and the accompanying EIAR, together with a notice stating that submissions or observations may be made in writing to An Bord Pleanála (ABP) during the period of 5 weeks from the receipt by ABP of the application, been sent to the relevant authority in the state or states concerned, in both printed and electronic format?</p>	<p>N/A Yes: [ ] No: [ ]</p>
<p>If the answer to the above is “Yes”, list the state(s) and the prescribed authorities concerned:</p>	<p>N/A</p>
<p>If the answer to the above is “Yes”, state the date on which the required documents and electronic copy were sent to the relevant prescribed authorities:</p>	<p>N/A</p>

## 12. Statements Enclosed with the Application Which:

(a) Set out how the the proposed strategic housing development is consistent with the relevant objectives of the relevant development plan:	<b>Enclosed:</b> Yes: [ X ] No: [ ]
<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.	
(b) Set out, where applicable how the proposed strategic housing development will be consistent with the objectives of the relevant local area plan:	<b>Enclosed:</b> N/A Yes: [ ] No: [ ] No Local Area Plan currently in vigour for the area.
<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.	
(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:	<b>Enclosed:</b> Yes: [ ] No: [ ] N/A: [ X ]
<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.	
(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:	<b>Enclosed:</b> Yes: [ X ] No: [ ] N/A: [ ]
<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.	
(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	<b>Enclosed:</b> Yes: [ ] No: [ ] N/A: [ X ]

statement setting out any changes made to the proposals in consequence.	
(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.	<b>Enclosed:</b> 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 regard to a consideration specified in section 37(2)(b) of the Act of 2000?	<b>Enclosed:</b> N/A Yes: [ ] No: [ ]
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**14. Proposed Residential Development:**

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

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

<b>Apartments (N/A)</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	33	33	857.3 sq m
1-bed	276	276	3,620.8 sq m
2-bed	4	8	90.7 sq m
3-bed			
4-bed			
4+ bed			
<b>Total</b>			4,568.8 sq m

(b) State total number of residential units in proposed development:	317 No. student beds (313 No. bedrooms)
(c) State cumulative gross floor space of residential accommodation, in m <sup>2</sup> :	<b>11,199.4 sq m</b>

**15. Proposed Ancillary and Other Uses in the Proposed Strategic Housing Development:**

(a) Please provide details of the different classes of development proposed as ancillary to residential development and other uses on the land, the zoning of which facilitates such uses, as follows:	
<b>Class of Development:</b>	<b>Gross Floor Space in m<sup>2</sup></b>
Cafe	66.3
<b>Note:</b> Where it is not proposed to provide one childcare facility for each 75 houses in the proposed development, the application should be accompanied by a statement of the rationale for this.	
(b) State cumulative gross floor space of non-residential development in m <sup>2</sup> :	66.3
(c) State cumulative gross floor space of residential accommodation and other uses in m <sup>2</sup> :	11,265.7
(d) Express 15(b) as a percentage of 15(c):	<b>0.58%</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?	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	



<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>X</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>X</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>X</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>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>If “Yes”, enclose a brief explanation with this application.</p>		X
<p>(k) Is the proposed development in a Strategic Development Zone?</p> <p>If “Yes”, enclose a statement of how the proposed development is consistent with the planning scheme for the Zone.</p>		X
<p>(l) Do any statutory notices (e.g. Fire Safety, Enforcement, Dangerous Buildings, Derelict Sites, Building Control, etc.) apply to the site and/or any building thereon?</p> <p>If “Yes”, enclose details with this application.</p>		X
<p>(m) Do the Major Accident Regulations apply to the proposed development?</p>		X
<p>(n) Is information specified by An Bord Pleanála as necessary for inclusion in any application for permission for the proposed development, so included?</p> <p>If “Yes”, give details of the specified information accompanying this application.</p>	<p>X</p> <p>Please see Appendix A of this Application Form.</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>3,089 sq m</b>
State gross floor space of any proposed demolition, in m <sup>2</sup> :	<b>2,574.7 sq m</b>
State gross floor space of any building(s) / structure(s) to be retained in m <sup>2</sup> :	<b>514.3 sq m</b>
State total gross floor space of proposed works in m <sup>2</sup> :	<b>11,265.7 sq m</b>

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

(a) State existing use of land or structure:	Vacant
(b) Where the existing land or structure is not in use, state the most recent authorised use of the land or structure:	Motor Sales Showroom
(c) State proposed use(s):	Student accommodation and ancillary cafe
(d) State nature and extent of any such proposed use(s):	11,199.4 Sq m of student accommodation and 66.3 sq m of ancillary cafe
(e) Plans (including a site or layout plan and drawings of floor plans, elevations and sections that comply with the requirements of Article 297 and 298) and other particulars required describing the works proposed should be enclosed with this application:  <b>Enclosed:</b> Yes: [ X ] No: [ ] N/A: [ ]	

## 19. Social Housing (Part V)

Please tick appropriate box:	Yes	No
(a) Does Part V of the Planning and Development Act 2000 apply to the proposed development?		X
(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—  (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	N/A	N/A
(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	N/A	N/A
(iii) a layout plan showing the location of proposed Part V units in the development?	N/A	N/A
(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	N/A

**20. Water Services:**

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

Please indicate as appropriate:

(a) Existing Connection: [ ] New Connection: [ X ]

(b) Public Mains: [ X ]

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: [ X ]

(b) Public Sewer: [ X ]

Conventional septic tank system: [ ]

Other on-site treatment system (please specify): \_\_\_\_\_

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

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

Please indicate as appropriate:

(a) Public Sewer/Drain: [ X ]

Soakpit: [ ]

Watercourse: [ ]

Other (please specify): \_\_\_\_\_

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

## 22. Taking in Charge

Is it intended that any part of the proposed development will be taken in charge by the planning authority?	Yes: [ X ] No: [ ]
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>Please see Appendix A of this Application Form.</p>
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**24. Application Fee:**

(a) State fee payable for application:	<b>€21,082.36</b>
(b) Set out basis for calculation of fee:	Student Accommodation: 317 bed spaces provided/2 x €130 = €20,625.00  Café: 66.3 sq m x 7.20/sq m = €477.36
(c) Is the fee enclosed with the application?	<b>Enclosed:</b> Yes: [ X ] No: [ ]


**25. Universal Design:**

Please provide a statement as to how the proposed Strategic Housing Development has sought to comply with the principles of Universal Design (to encourage access and use of the development regardless of age, size, ability or disability). For assistance and general information on such matters please refer for example to the National Disability Authority's "Building for Everyone: A Universal Design Approach" and "Universal Design Guidelines for Homes in Ireland" at <a href="http://www.universaldesign.ie">www.universaldesign.ie</a>	<b>Enclosed:</b> Yes: [ X ] No: [ ]  Please refer to page 74 of the Architectural Report dated July 2019 prepared by ShipseyBarry submitted with this Application
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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:	Tuesday 6 <sup>th</sup> August 2019

## 26. Contact Details- Not to be Published

### Applicant(s):

<b>First Name:</b>	Molaga Capital Limited
<b>Surname:</b>	
<b>Address Line 1:</b>	7 Amberley Road
<b>Address Line 2:</b>	Grange
<b>Address Line 3:</b>	Douglas
<b>Town / City:</b>	Cork
<b>County:</b>	
<b>Country:</b>	
<b>Eircode:</b>	T12 X2AX
<b>E-mail address (if any):</b>	Gregmcginn.agi@gmail.com
<b>Primary Telephone Number:</b>	0877904315
<b>Other / Mobile Number (if any):</b>	

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

<b>Name(s) of Company</b>	Greg McGinn and Didier DeWitte
<b>Director(s):</b>	
<b>Company Registration Number (CRO):</b>	612835
<b>Contact Name:</b>	Greg McGinn
<b>Primary Telephone Number:</b>	0877904315
<b>Other / Mobile Number (if any):</b>	
<b>E-mail address:</b>	Gregmcginn.agi@gmail.com

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

<b>First Name:</b>	Tom
<b>Surname:</b>	Phillips
<b>Address Line 1:</b>	Tom Phillips + Associates
<b>Address Line 2:</b>	80 Harcourt Street
<b>Address Line 3:</b>	Dublin 2
<b>Town / City:</b>	Dublin
<b>County:</b>	Dublin
<b>Country:</b>	Ireland
<b>Eircode:</b>	D02 F449
<b>E-mail address (if any):</b>	<a href="mailto:tom@tpa.ie">tom@tpa.ie</a> ; miguel@tpa.ie
<b>Primary Telephone Number:</b>	014786055
<b>Other / Mobile Number (if any):</b>	

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

<b>First Name:</b>	Glen
<b>Surname:</b>	Barry
<b>Address Line 1:</b>	28 Richmond Hill
<b>Address Line 2:</b>	Bellsfield
<b>Address Line 3:</b>	
<b>Town / City:</b>	Cork
<b>County:</b>	Cork
<b>Country:</b>	Ireland
<b>Eircode:</b>	T23 F8DH
<b>E-mail address (if any):</b>	glenbarry@shipseybarry.com
<b>Primary Telephone Number:</b>	0212398855
<b>Other / Mobile Number (if any):</b>	0861734399

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

<b>Name:</b>	Glen Barry
<b>Mobile Number:</b>	0861734399
<b>E-mail address:</b>	glenbarry@shipseybarry.com

## **APPENDIX A: Schedule of Inputs:**

- *Strategic Housing Development Application Form* signed on 6<sup>th</sup> August 2019.
- Copy of Site Notice erected on Tuesday 6<sup>th</sup> August 2019.
- Newspaper Notice published in the Irish Daily Star on Tuesday 6<sup>th</sup> August 2019.
- *Cover Letter* (this document) prepared by Tom Phillips + Associates, dated 6<sup>th</sup> August 2019.
- *Architectural Report* dated July 2019 by ShipseyBarry Architects.
- *Statement of Consistency* prepared by Tom Phillips + Associates, dated 2<sup>nd</sup> August 2019.
- *Statement in Response to the Specific Additional Information Requested by An Bord Pleanála* dated 2<sup>nd</sup> August 2019 prepared by Tom Phillips + Associates.
- *Environmental Screening Report* dated 2<sup>nd</sup> August 2019 prepared by Tom Phillips + Associates.
- *Student Management Plan Rialto Student Accommodation, South Circular Road, Dublin*, dated June 2019 by CRM.
- *Proposed Residential Development Rialto Student Housing* (Photomontages) dated 30<sup>th</sup> Jul 2019 by Digital Dimensions.
- *Appropriate Assessment Screening Report dated July 2019* prepared by DixonBrosnan.
- *Ecology Assessment for a proposed development at Rialto, South Circular Road, Dublin 8*, prepared by DixonBrosnan, dated 25<sup>th</sup> July 2019.
- *Archaeological Assessment at Rialto Cinema* prepared by Irish Archaeological Consultancy Limited, dated January 2019.
- *Design Submission for Strategic Housing Development at Rialto Student Accommodation, South Circular Road, Dublin (the "Development") (the "Design Submission") / 5475419949* dated 20 May 2019 by Irish Water.
- *Outline Construction and Demolition Management Plan Rev.02* prepared by Murphy Matson O'Sullivan dated 4<sup>th</sup> July 2019.

- *Engineering Services Report Rev 6* prepared by Murphy Matson O’Sullivan, dated 4<sup>th</sup> July 2019.
- *Flood Risk Assessment Rev H* prepared by Murphy Matson O’Sullivan, dated 4<sup>th</sup> July 2019.
- *Pre-Connection Enquiry Letter* dated 11<sup>th</sup> January 2019 by Irish Water
- *Mobility Management Plan Rev 02* prepared by Murphy Matson O’Sullivan, dated 4<sup>th</sup> July 2019.
- *Statement on Traffic and Transportation and Associated Infrastructure Rev.01* dated 4<sup>th</sup> July 2019, prepared by Murphy Matson O’Sullivan.
- *Asbestos Survey Report* dated 3<sup>rd</sup> July 2018 prepared by Phoenix Environmental Safety.
- *Ground Investigation Report* dated 6<sup>th</sup> September 2018 prepared by Ground Investigations Ireland.
- *Former Rialto Cinema South Circular Road Dublin 8 Conservation Assessment* dated 6<sup>th</sup> June 2019, prepared by Historic Building Consultants
- *Room Data Sheet* prepared by ShipseyBarry.
- *Area Data Sheet* prepared by ShipseyBarry.
- *Energy Statement Report* dated 19<sup>th</sup> January 2019, prepared by DK Partnership.
- *Shadow – Sunlight Analysis, Shadow / Sunlight effects of the New Building and DCC Future Buildings* , dated 4<sup>th</sup> July 2019 prepared by DK Partnership.
- *Daylight Reception, Daylight Reception in Habitable Rooms in Neighbouring Buildings*, dated 26<sup>th</sup> June 2019 by DK Partnership.
- *Daylight Reception, Daylight reception in Habitable Rooms within the New Development*, dated 26<sup>th</sup> June 2018 by DK Partnership.
- *Building Service Appraisal* dated 18<sup>th</sup> January 2019 prepared by DK Partnership.
- *Letter of Consent to Planning Application* dated 12<sup>th</sup> June 2019 by Dublin City Council.

<b>ShipseyBarry Architects</b>				
<b>Drawing No.</b>	<b>Title</b>	<b>Scale</b>	<b>Size</b>	<b>Rev.</b>
SB-2017-015-001	<i>Site Location Plan</i>	1:100 0	A3	E
SB-2017-015-002	<i>Taking in Charge Plan</i>	1:100 0	A3	E
SB-2017-015-101	<i>Survey</i>	1:20 0	A1	E
SB-2017-015-102	<i>Demolition 1</i>	1:20 0	A1	E
SB-2017-015-103	<i>Demolition 2</i>	1:10 0  1:20 0	A1	E
SB-2017-015-201	<i>Site Plan</i>	1:500	A1	E
SB-2017-015-202	<i>Floor Plans</i>	1:200	A1	E
SB-2017-015-203	<i>Floor Plans</i>	1:200	A1	E
SB-2017-015-204	<i>Floor Plans</i>	1:200	A1	E
SB-2017-015-205	<i>Floor Plans</i>	1:200	A1	E
SB-2017-015-206	<i>Roof Plan</i>	1:200	A1	E
SB-2017-015-301	<i>Sections</i>	1:200	A1	E
SB-2017-015-302	<i>Sections</i>	1:200	A1	E
SB-2017-015-303	<i>Cross Section G-G</i>	1:100	A1	E
SB-2017-015-401	<i>Elevations</i>	1:200	A1	E
SB-2017-015-402	<i>Elevation Details</i>	1:100	A1	E
SB-2017-015-601	<i>Room Layouts</i>	1:100	A1	E

<b>Murphy Matson O'Sullivan</b>				
<b>Drawing No.</b>	<b>Title</b>	<b>Scale</b>	<b>Size</b>	<b>Rev.</b>
1000	<i>Overall Site Drainage/Watermain Layout at Ground Level 0</i>	1:200	A1	07
1006	<i>Foul Drainage Layout at Ground Level 0</i>	1:100	A1	07
1007	<i>Surface Water Drainage Layout At Ground Floor Level 0</i>	1:100	A1	06
1008	<i>Watermain Layout at Ground Level 0</i>	1:100	A1	07
1009	<i>Section Through Site Drainage Outfall</i>	1:100	A1	01
1010	<i>Foul &amp; Storm Water Longitudinal Sections</i>	1:100	A3	02

## The Big Space

Drawing No.	Title	Scale	Size	Rev.
300	<i>Landscape Plan</i>	1:200 1:100	A1	02

## APPENDIX B



Comhairle Cathrach  
Bhaile Átha Cliath  
Dublin City Council

Environment and Transportation,  
Civic Offices, Wood Quay, Dublin 8

Roinn Comhshaoil agus Iompair,  
Oifigí na Cathrach, An Ché Adhmaid, Baile Átha Cliath 8  
T.(01) 2222099 E. [trafficplanning@dublincity.ie](mailto:trafficplanning@dublincity.ie)

Molaga Capital Limited  
7 Amberley Lawn  
Grange  
Douglas  
Cork  
T12 X2AX

12<sup>th</sup> June 2019

**Re: Letter of Consent to Planning Application**

**Site: Planning Application for Strategic Housing Development comprising a student accommodation scheme of 317 No. student bed spaces at 355 South Circular Road, Dublin 8 D08 TX20**

To Whom It May Concern,

I refer to the above intended planning application, the site of which includes lands in the control of Dublin City Council, specifically lands within the footpath and roadway as indicated hatched on attached Site Location Map (Drawing No. SB-2017-015-001).

I wish to confirm that the City Council has no objection to the inclusion of these lands for the purpose of making a planning application. This is without prejudice to the outcome of the planning application process.

In the event that planning permission is granted and the development requires acquisition of Dublin City Council property including air rights, disposal will be subject to terms and conditions agreed with the Chief Valuer's Office. Any disposal of Dublin City Council property is also subject to Council approval under Section 183 of the Local Government Act 2001.

Yours faithfully,

John Flanagan  
City Engineer

Comhairle Cathrach, Baile Átha Cliath, An Ché Adhmaid, Baile Átha Cliath 8, Éire  
Head Office, Civic Offices, Wood Quay, Dublin 8, Ireland

Tel: 01 222 2222 W [www.dublincity.ie](http://www.dublincity.ie)



