

PLANNING APPLICATION FORM

Please read directions and documentation requirements at back of form before completion. All questions relevant to the proposal being applied for must be answered. Non relevant questions: Please mark n/a.

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PLANNING APPLICATION FORM (Part 1)

1. Name of Relevant Planning Authority: Fingal County Council

2. Location of Development

Postal Address or Townland or Location (as may best identify the land or structure in question)	A site fronting the Swords to Malahide Road (R106), Mountgorry, Swords, Co. Dublin. The site is bounded to the west by open space, with Seamount View Housing Estate further beyond, to the south by the R106, to the east by an access road to the Applegreen Service Station and to the north by Swords Business Park.
Ordnance Survey Map Ref No (and the Grid Reference where available)	2994-04 Grid Eastings: 719,263 Grid Northings: 746,378

3. Type of planning permission (please tick appropriate box):

Permission

Permission for retention

Outline Permission

Permission consequent on Grant of Outline Permission

4. Where planning permission is consequent on grant of outline permission:

Outline Permission Register Reference Number:

Date of Grant of Outline Permission:

5. Applicant ²

Name(s)	Bartra Propco No. 23 Limited
	Contact details of Applicant to be supplied at Question ²³

6. Where Applicant is a Company (registered under the Companies Acts):

Name(s) of company director(s)	Bartra Propco No. 23 Limited
Registered Address (of company)	Longphort House Earlsfort Centre Dublin 2 D02 WK40
Company Registration No.	725700

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

Name	Patricia Thornton
	Address to be supplied at the end of this form. (Question 24)

8. Person responsible for preparation of Drawings and Plans: ^{3 & 16}

Name	Jesus Aguilar
Firm/Company	Coady Architecture

9. Description of Proposed Development:

Brief description of nature and extent of development ⁴

Bartra Propco No. 23 Limited intend to apply for permission for development for a Large-scale Residential Development (LRD) at this c. 0.8731 Ha site fronting the Swords to Malahide Road (R106), Mountgorry, Swords, Co. Dublin. The site is bounded to the west by open space, with Seamount View Housing Estate further beyond, to the south by the R106, to the east by an access road to the Applegreen Service Station and to the north by Swords Business Park. The development's surface water drainage network shall discharge from the site into the existing manhole located along the access road to the east of the site. The development site area and drainage work areas will provide a total application site area of c. 0.8792 Ha. The proposed development will principally consist of: the construction of 123 No. residential units (55 No. one bed apartments and 68 No. two bed apartments). The development will be provided in a courtyard block arrangement ranging in height from part 4 No. to part 5 No. storeys. The proposed development has a gross floor area of c. 10,291 sq m. The proposed development will also provide: vehicular access from the access road to the east; 24 No. car parking spaces; bicycle parking spaces; motorcycle parking spaces; pedestrian/cycle entrances at the south-west and north of the site, and along the western boundary connecting into the adjoining open space; a footpath and bicycle path around the south, east and north of the site perimeter and a shared cycle/pedestrian path along the western boundary; balconies and terraces facing all directions; hard and soft landscaping; boundary treatments; green roofs; lift overrun; PV panels; lighting; ESB substation; switchroom; plant; and all associated works above and below ground.

10. Legal Interest of Applicant in the Land or Structure:

Please tick appropriate box to show applicant's legal interest in the land or structure	A. Owner	B. Occupier
	C. Other X	
Where legal interest is 'Other', please expand further on your interest in the land or structure.	Bartra Propco No. 23 Limited (Applicant) are the landowner of the developable site (c. 0.8731 Ha).An area measuring c. 0.061 Ha along the access road serving the Applegreen Service Station to the east will facilitate the discharge of the surface water drainage network into the existing manhole. Although this is outside the Applicant's ownership, the Applicant has a legal right of way to facilitate such works along the access road. Please see Appendix B of the FCC LRD Application Form for details	
If you are not the legal owner, please state the name of the owner and supply a letter from the owner of consent to make the application as listed in the accompanying documentation.	See above. See above.	

11. Site Area:

Area of site to which the application relates in hectares	0.879
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12. Where the application relates to a building or buildings:

Gross floor space ⁵ of any existing building(s) in sq m	0.00
Gross floor space of proposed works in sq m	10,291.00
Gross floor space of work to be retained in sq m (if appropriate)	0.00
Gross floor space of any demolition in sq m (if appropriate)	0.00

13. In the case of mixed development (e.g. residential, commercial, industrial, etc), please provide breakdown of the different classes of development and breakdown of the gross floor area of each class of development:

Class of Development	Gross floor area in sq m

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14. In the case of residential development please provide the following,

(a) Breakdown of residential mix:

Number of	Studio	1 Bed	2 Bed	3 Bed	4 Bed	4+ Bed	Total
Houses	0	0	0	0	0	0	0
Apartments	0	55	68	0	0	0	123
Number of car parking spaces to be provided							Total: 24

15. Where the application refers to a material change of use of any land or structure or the retention of such a material change of use:

Existing use ⁶ (or previous use where retention permission is sought)	Greenfield Land
Proposed use (or use it is proposed to retain)	Residential and Public Open Space
Nature and extent of any such proposed use (or use it is proposed to retain)	123 No. apartments and 1,142 sq m of public open space.

16. Social and Affordable Housing

Please tick appropriate	Yes	No
Is the application an application for permission for development to which Part V of the Planning and Development Act 2000, as amended, applies? ⁷	X	

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If the answer to the above question is "yes" and the development is not exempt (see below), you must provide, as part of your application, details as to how you propose to comply with section 96 of Part V of the Act including, for example, (i) details of such part or parts of the land which is subject to the application for permission 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 (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." (iii) If the answer to the above question is "yes" but you consider that paragraph (j) of Section 96(3) would be applicable, evidence of when site was purchased should be submitted.

Please find attached Part V Costings and Part V Validation Letter from Fingal County Council.

If the answer to the above question is **“yes”** but you consider the development to be exempt by virtue of section 97 of the Planning and Development Act 2000, as amended ⁸ , a copy of the Certificate of Exemption under section 97 must be submitted (or, where an application for a certificate of exemption has been made but has not yet been decided, a copy of the application should be submitted).

If the answer to the above question is **“no”** by virtue of section 96(13) of the Planning and Development Act 2000, as amended ⁹ , details indicating the basis on which section 96(13) is considered to apply to the development should be submitted.

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17. Development Details

Please tick appropriate	Yes	No
Does the proposed development consist of work to a protected structure and/or its curtilage or proposed protected structure and/or its curtilage?		X
Does the proposed development consist of work to the exterior of a structure which is located within an architectural conservation area (ACA)?		X
Does the application relate to development which affects or is close to a monument or place recorded under section 12 of the National Monuments Acts 1930-2004 ¹⁰		X
Does the proposed development require the preparation of an Environmental Impact Statement ¹¹ ?		X
Does the application relate to work within or close to a European Site or a Natural Heritage Area ¹² ?		X
Does the application relate to a development which comprises or is for the purposes of an activity requiring a licence from the Environmental Protection Agency other than a waste licence?		X
Does the application relate to a development which comprises or is for the purposes of an activity requiring a waste licence?		X
Do the Major Accident Regulations apply to the proposed development?		X
Does the application relate to a development in a Strategic Development Zone?		X
Does the proposed development involve the demolition of any structure?		X

18. Site History

Details regarding site history (if known)

Has the site in question ever, to your knowledge, been flooded?
Yes [] No [X]
If yes, please give details e.g. year, extent:
Are you aware of previous uses of the site e.g. dumping or quarrying?
Yes [] No [X]
If yes, please give details:

Are you aware of any valid planning applications previously made in respect of this land/structure?

Yes [X] No []
If yes, please state planning reference number(s) and the date(s) of receipt of the planning application(s) by the planning authority if known:

Reference No.: F17A/0714 Date: 22/11/2017

Reference No.: F19A/0521 Date: 06/11/2019

Reference No.: Date:

Reference No.: Date:

If a valid planning application has been made in respect of this land or structure in the 6 months prior to the submission of this application, then the site notice must be on a yellow background in accordance with Article 19(4) of the Planning and Development Regulations 2001, as amended.

Is the site of the proposal subject to a current appeal to An Bord Pleanála in respect of a similar development ¹³ ?

Yes [] No [X].

An Bord Pleanála Reference No.: .

19. Pre-application Consultation

Has a pre-application consultation taken place in relation to the proposed development ¹⁴ ?

Yes [X] No []

If yes, please give details: Please see Appendix A of the FCC LRD App Form submitted herewith for details.

Reference No. (if any): LRD0025/S1

Date(s) of consultation: 2023-04-28

Persons involved: Malachy Bradley Andrew Davidson Cormac McGee Linda Lally Aoife Dunne Darragh Sheedy Patrick Conway Rian Glynn Gemma Carr Shane Comaskey

20. Services

Proposed Source of Water Supply

Please indicate whether existing or new:

Existing New Not Applicable

Public Mains Group Water Scheme Private Well Other (please specify)

Name of Group Water Scheme (where applicable)

Proposed Wastewater Management/Treatment

Please indicate whether existing or new:

Existing New Not Applicable

Public Sewer Conventional septic tank system Other on-site treatment system
(Please specify)

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Proposed Surface Water Disposal

Public Sewer/Drain Soakpit Watercourse Other (Please specify) Not Applicable

Please see accompanying Engineering Services Report prepared by O'Connor Sutton Cronin Multidisciplinary Consulting Engineers.

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21. Details of Public Notice

Approved newspaper in which notice was published	The Irish Daily Star
Date of publication	25-09-2024
Date on which site notice was erected ¹⁷	25-09-2024

22. Application Fee

Fee Payable ¹⁸	15,990.00
Basis of Calculation	Class 14 (LRD): €130 X 123 No. units

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 Planning & Development Acts 2000, as amended, and the Regulations made there under: Where an application is made in electronic form with the consent of the Planning Authority under article 22(3) of the Principal Regulations valid login credentials will replace the need for a signature and satisfy the declaration.

To be signed by applicant(s) or agent where applicable.

	Applicant	Applicant (where more than one applicant is named).	Agent
Signature	_____	_____	_____
Print Name	_____	_____	_____
Date	_____	_____	_____