

An
Bord
Pleanála

Strategic Housing Development Application Form

Before you fill out this form

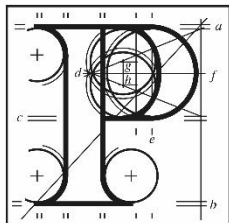
Please note that failure to complete this form or attach the necessary documentation, or the submission of incorrect information or omission of required information, will lead to An Bord Pleanála refusing to deal with your application. Therefore, ensure that each section of this request form is fully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

Registered Address of Company:	Suite 741C Europort, Gibraltar, GX11 1AA. (Office in Ireland at Serpentine Business Centre, Suite 8, Serpentine Avenue, Dublin 4.)
Company Registration No:	Company Number: 110284 (Registered in Gibraltar)

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

Name:	Stephen Barrett, 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: [<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:	Michael Hussey
Firm/Company:	O'Mahony Pike Architects

5. Planning Authority

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

Postal Address /Townland/ Location of the Proposed Development (sufficient to identify the site in question):	
Address Line 1:	Frankfort Castle
Address Line 2:	Old Frankfort
Address Line 3:	N/A
Town/City:	Dundrum
County:	Dublin 14
Eircode:	(Note: The subject site, identified as Frankfort Castle, comprises: 97 A Highfield Park, Dundrum, Dublin 14, D14 P710; 1 Frankfort Castle, Old Frankfort, Dublin 14, D14 HY03; 2 Frankfort Castle, Old Frankfort, Dublin 14, D14 DE72; and Frankfort Lodge, Old Frankfort, Dublin 14, D14 C9P2.)
Ordnance Survey Map Ref. No. (and the Grid Reference where available)	3329-21 3329-22 3392-01 3392-01
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. Enclosed	
Area of site to which the application relates in hectares:	c.0.9ha

Site zoning in current Development Plan or Local Area Plan for the area:	Objective A - “to protect and/or improve residential amenity.”
Existing use(s) of the site and proposed use(s) of the site:	Existing: Residential Proposed: Residential

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:			
Portions of the site are outside the ownership of the applicant. Letters of consent in respect of these areas are included in Appendix A from Dun Laoghaire Rathdown County Council and Mr. Paddy Kilmartin.			
State Name and Address of the Site Owner: If the applicant is not the legal owner , please note that you are required to supply a letter of consent, signed by the site owner.	Site Owner: Pembroke Partnership Limited Suite 741C Europort, Gibraltar, GX11 1AA. (Office in Ireland at Serpentine Business Centre, Suite 8, Serpentine Avenue, Dublin 4.)		
Does the applicant own or control adjoining, abutting or adjacent lands?	Yes: [] No: [<input checked="" type="checkbox"/>]		
If the answer is “Yes” above, identify the lands and state the nature of the control involved: N/A			

8. Site History:

Is the applicant aware of any valid planning applications or An Bord Pleanála decisions previously made in respect of this land / structure?		Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]
<p>Note: If an application for permission for strategic housing development or a planning application under section 34 of the Planning and Development Act 2000 has been made in respect of this site in the 6 months prior to the submission of this application, the site notice for the current application in respect of strategic housing development must be on a yellow background.</p>		
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
<p>Reg. Ref.: D10A/0183</p> <p>ABP Ref.: PL06D.237049</p>	<p>Application at Frankfort Lodge, Old Frankfort, Dublin 14, D14 C9P2 to demolish existing house and outbuildings and construct a new two-storey detached house over part basement and with habitable attic space together with extending height of existing boundary wall in part, block up existing entrance and provide new vehicular entrance and all associated landscaping and site works</p>	<p>PA Decision: Refuse Permission (02-Jun-2010)</p> <p>ABP Decision: Refuse Permission (01-Nov-2010)</p>
<p>Reg. Ref.: D11A/0166</p>	<p>Application at Frankfort Lodge, Old Frankfort, Dublin 14, D14 C9P2 to demolish existing house and construct a new two-storey detached house over part basement (previously refused permission Reg. Ref. D10A/0183), together with blocking up existing vehicular entrance; provision of new vehicular entrance and all associated landscaping and site works.</p>	<p>PA Decision: Grant Permission 01-Jul-2011</p>
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: [] 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: [] No: [<input checked="" type="checkbox"/>]

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.

See Appendix B attached

Please submit a site location map sufficient to identify the land, at appropriate scale.

Enclosed:

Yes: [] No: []

Please submit a layout plan of the proposed development, at appropriate scale.

Enclosed:

	Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]
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10. Pre-Application Consultations

<p>(A) Consultation with Planning Authority:</p> <p>State the date(s) and planning authority reference number(s) of the consultation meeting(s) held with the planning authority under section 247 of the Planning and Development Act 2000:</p>	
Planning Authority reference number:	PAC/SHD/149/19
Meeting date(s):	15th May 2019
<p>(B) Consultation with An Bord Pleanála:</p> <p>State the date(s) and An Bord Pleanála reference number(s) of the pre-application consultation meeting(s) with An Bord Pleanála:</p>	
An Bord Pleanála reference number:	ABP Ref. 306159-19
Meeting date(s):	6th February 2020
<p>(C) Any Consultation with Prescribed Authorities or the Public:</p> <p>Provide details of any other consultations the applicant had with authorities prescribed under section 8(1)(b) and (c) of the Act of 2016 or with the public:</p>	
<p>See Appendix C for copy of Cover Letters as sent with a digital copy of the planning application to the 5 no. prescribed bodies.</p> <p>See Appendix D for records of consultations with Irish Water.</p>	

11. Application Requirements

<p>(a) Is a copy of the page from the newspaper containing the notice relating to the proposed strategic housing development enclosed with this application?</p>	<p>Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]</p>
<p>If the answer to above is "Yes", state name(s) of newspaper(s) and date(s) of publication:</p>	<p>Irish Daily Star 1st September 2021</p>
<p>(b) Is a copy of the site notice relating to the proposed development enclosed with this application?</p>	<p>Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]</p>
<p>If the answer to above is "Yes", state date on which the site notice(s) was erected:</p>	<p>3rd September 2021</p>
<p>Note: The location of the site notice(s) should be shown on the site location map enclosed with this application.</p>	
<p>(c) Is an Environmental Impact Assessment Report (EIAR) required for the proposed development?</p>	<p>Yes: [<input type="checkbox"/>] No: [<input checked="" type="checkbox"/>]</p>
<p>If the answer to above is "Yes", is an EIAR enclosed with this application?</p>	<p>Enclosed: Yes: [<input type="checkbox"/>] No: [<input type="checkbox"/>] N/A</p>
<p>Please provide a copy of the Confirmation Notice obtained from the EIA Portal where an EIAR accompanies the application.</p>	<p>Enclosed: Yes: [<input type="checkbox"/>] No: [<input type="checkbox"/>] N/A</p>
<p>(d) Is the proposed development, in whole or in part, within or close to a European site or Natural Heritage Area?</p>	<p>Yes: [<input type="checkbox"/>] No: [<input checked="" type="checkbox"/>]</p>
<p>(e) Is a Natura Impact Statement (NIS) required for the proposed development?</p>	<p>Yes: [<input type="checkbox"/>] No: [<input checked="" type="checkbox"/>]</p>

If the answer to above is “Yes”, is an NIS enclosed with this application?	Yes: [<input type="checkbox"/>] No: [<input type="checkbox"/>] N/A
(f) Has a copy of this application, and any EIAR and/or NIS required, been sent to the relevant planning authority, in both printed and electronic form?	Yes: [<input type="checkbox"/>] No: [<input type="checkbox"/>] N/A
(g) Has a copy of this application, and any EIAR and/or NIS required, together with a notice stating that submissions or observations may be made in writing to An Bord Pleanála (ABP) during the period of 5 weeks from the receipt by ABP of the application, been sent to the relevant prescribed authorities, in both printed and electronic format?	Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>] N/A: [<input type="checkbox"/>]
If the answer to the above is “Yes”, list the prescribed authorities concerned:	<p>1. Inland Fisheries Ireland</p> <p>2. Irish Water</p> <p>3. National Transport Authority</p> <p>4. Transport Infrastructure Ireland</p> <p>5. Dun Laoghaire Rathdown County Council Childacre Committee</p> <p><i>See Appendix C for a copy of cover letters sent to 5 no. prescribed bodies (note that all prescribed bodies expressed a preference for an electronic copy only).</i></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:	3rd September 2021
(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: [<input type="checkbox"/>] No: [<input checked="" type="checkbox"/>]

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

12. Statements Enclosed with the Application Which:

<p>(a) Set out how the the proposed strategic housing development is consistent with the relevant objectives of the relevant development plan:</p>	<p>Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]</p>
<p>Note: The statement should be accompanied by a list of each relevant development plan objective considered by the prospective applicant in making the statement and proposals forming part of the application that demonstrate the consistency of the proposed development with that objective.</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>Enclosed: Yes: [<input type="checkbox"/>] No: [<input type="checkbox"/>] N/A</p>
<p>Note: The statement should be accompanied by a list of each relevant local area plan objective considered by the prospective applicant in making the statement and any proposals forming part of the application that demonstrate the consistency of the proposed development with that objective.</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>Enclosed: Yes: [<input type="checkbox"/>] No: [<input type="checkbox"/>] N/A: [<input checked="" type="checkbox"/>]</p>
<p>Note: The statement should be accompanied by a list of the principal provisions of the planning scheme considered by the prospective applicant in making the statement.</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>Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>] N/A: [<input type="checkbox"/>]</p>
<p>Note: The statement should be accompanied by a list of the guidelines considered by the applicant in making the statement and proposals forming part of the application that demonstrate the consistency of the proposed development with the guidelines.</p>	
<p>(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</p>	<p>Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>] N/A: [<input type="checkbox"/>]</p>

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.	Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>] N/A: [<input type="checkbox"/>]

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: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]
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14. Proposed Residential Development:

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

Houses		
Unit Type	No. of Units	Gross floor space in m²
1-bed		
2-bed		
3-bed		
4-bed		
4+ bed		
Total	N/A	N/A

Apartments		
Unit Type	No. of Units	Gross floor space in m²
Studio	N/A	N/A
1-bed	45	c.2,178 m ²
2-bed	70	c.5,096 m ²
3-bed	N/A	N/A
4-bed	N/A	N/A
4+ bed	N/A	N/A
Total	115	

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

(b) State total number of residential units in proposed development:	115
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(c) State cumulative gross floor space of residential accommodation, in m ² :	c.9,721 m²

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

(a) Please provide details of the different classes of development proposed as ancillary to residential development and other uses on the land, the zoning of which facilitates such uses, as follows:	
Class of Development:	Gross Floor Space in m²
Childcare Facility	80 m²
Note: Where it is not proposed to provide one childcare facility for each 75 houses in the proposed development, the application should be accompanied by a statement of the rationale for this.	
(b) State cumulative gross floor space of non-residential development in m ² :	80 m²
(c) State cumulative gross floor space of residential accommodation and other uses in m ² :	c.10,138 m²
(d) Express 15(b) as a percentage of 15(c):	0.8%

16. Strategic Housing Development Details:

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

Please tick appropriate box:	Yes	No
(a) Are details of housing density, plot ratio, site coverage, building heights, proposed layout and aspect enclosed with the application?	✓	
(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?	✓	
(c) Are details of any proposals to address or, where relevant, integrate the proposed development with surrounding land uses enclosed with the application?	✓	
(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?	✓	
(e) Does the proposed development include an activity requiring an integrated pollution control licence or a waste licence? If “Yes”, enclose a brief explanation with this application.		✓

<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 style="text-align: center;">✓</p> <p>(See enclosed Conservation Report, Architectural Design Statement and C&DWMP)</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 style="text-align: center;">✓</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 style="text-align: center;">✓</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 style="text-align: center;">✓</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>		<p style="text-align: center;">✓</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>✓</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>✓</p>
<p>(m) Do the Major Accident Regulations apply to the proposed development</p>		<p>✓</p>
<p>(n) Is information specified by An Bord Pleanála as necessary for inclusion in any application for permission for the proposed development, so included?</p> <p>If “Yes”, give details of the specified information accompanying this application.</p>	<p>✓ (See Response to ABP Opinion)</p>	

17. Where the Proposed Development Relates to Existing Building(s) / Structure(s):

State gross floor space of any existing building(s) / structure(s) in m ² :	c.1,171.5 sqm (Frankfort Castle – 981sqm 97A Highfield Park – 190.5 sqm)
State gross floor space of any proposed demolition, in m ² :	c.558sqm
State gross floor space of any building(s) / structure(s) to be retained in m ² :	613sqm
State total gross floor space of proposed works in m ² :	c.473sqm (Block D Area)

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

(a) State existing use of land or structure:	N/A
(b) Where the existing land or structure is not in use, state the most recent authorised use of the land or structure:	N/A
(c) State proposed use(s):	N/A
(d) State nature and extent of any such proposed use(s):	N/A

(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:

Enclosed: Yes: [] 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?	✓	
<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>(See Appendix E)</p> <p style="text-align: center;">✓</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>	<p style="text-align: center;">✓</p> <p>(Drawing No. 19012-OMP-00-00-DR-A-1000_PART V)</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.	N/A	
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20. Water Services:

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

(D) Irish Water Requirements:

Please submit the following information:

Enclosed:

(a) Where the proposed development has the potential to impact on a public water supply source, irrespective of whether or not a connection to a water/wastewater network is required, this application must be accompanied by evidence of engagement with Irish Water and its outcome.

Yes: [] No: []

(b) A current/valid Confirmation of Feasibility Statement from Irish Water in relation to the proposed development confirming that there is or will be sufficient water network treatment capacity to service the development.

Enclosed:

Yes: [] No: []

(c) A Statement of Compliance with Irish Water's Standard Details and Codes of Practice for water and/or wastewater infrastructure proposals (designs, layouts, etc.).

Enclosed:

Yes: [] No: []

(d) An indication of timelines and phasing for water demand or wastewater collection requirements, or both, as appropriate.

Enclosed:

Yes: [] No: []

(e) Where the proposed development will impact on assets of Irish Water, details of proposals for protection or diversion of such assets.

Enclosed:

Yes: [] No: []

1. Traffic and Transportation

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

22. Taking in Charge

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

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>
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See Cover Letter and Schedule of Documents enclosed.

24. Application Fee:

(a) State fee payable for application:	€15,526
(b) Set out basis for calculation of fee:	(115 mo. Units x €130) + (80sqm x €7.20) = €15,526
(c) Is the fee enclosed with the application? (See EFT Confirmation enclosed in Appendix F)	Enclosed: 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 www.universaldesign.ie	Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>] See Architectural Design Statement, prepared by OMP Architecture
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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)	 Stephen Barrett – Agent Tom Phillips + Associates, 80 Harcourt Street, Dublin 2, D02 F449
Date:	3rd September 2021

General Guidance Note:

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

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

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

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

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

APPENDIX A –LETTERS OF CONSENT

An Rannóg Bonneagair agus Athraithe Aeráide
Infrastructure and Climate Change Department

Property Management Section

Robert Burns

Director of Service

Level 3, County Hall, Dun Laoghaire, Co. Dublin

Tel: 01 2054806, Email; rburns@dlrcoco.ie

Stephen Barrett
Tom Phillips and Associates
80 Harcourt Street
Dublin 2

1st September 2021

Subject to Contract – Contract Denied

Re: Proposed SHD at Frankfort Castle, Old Frankfort, Dundrum, D14.
Inclusion of Council Lands

Dear Mr. Barrett,

I wish to advise that while the portion of Old Frankfort/Frankfort Court in question is not in Dún Laoghaire-Rathdown Council ownership, the area forms part of the public road network and the Council is responsible for maintaining it.

Dún Laoghaire-Rathdown County Council consents to the inclusion of lands highlighted in orange on Drawing No. 19012-OMP-00-ST-DR-A-1000, by your client Pembroke Partnership Limited, to complete road improvement works and service connections as part of a Strategic Housing Development application at Frankfort Castle, Old Frankfort, Dundrum, Dublin 14.

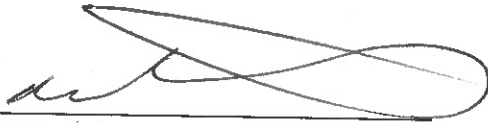
This consent is "Without Prejudice" and does not form a contract or discussions leading to a contract in respect of Council property. This letter should not be construed as binding the Council in any way whether to take any further action, partake in any future discussions or negotiations whether legally, contractual or otherwise, whether as landowner or otherwise.

This consent also applies to this one specific planning application only which should be made within twenty-eight days of the date of this letter.

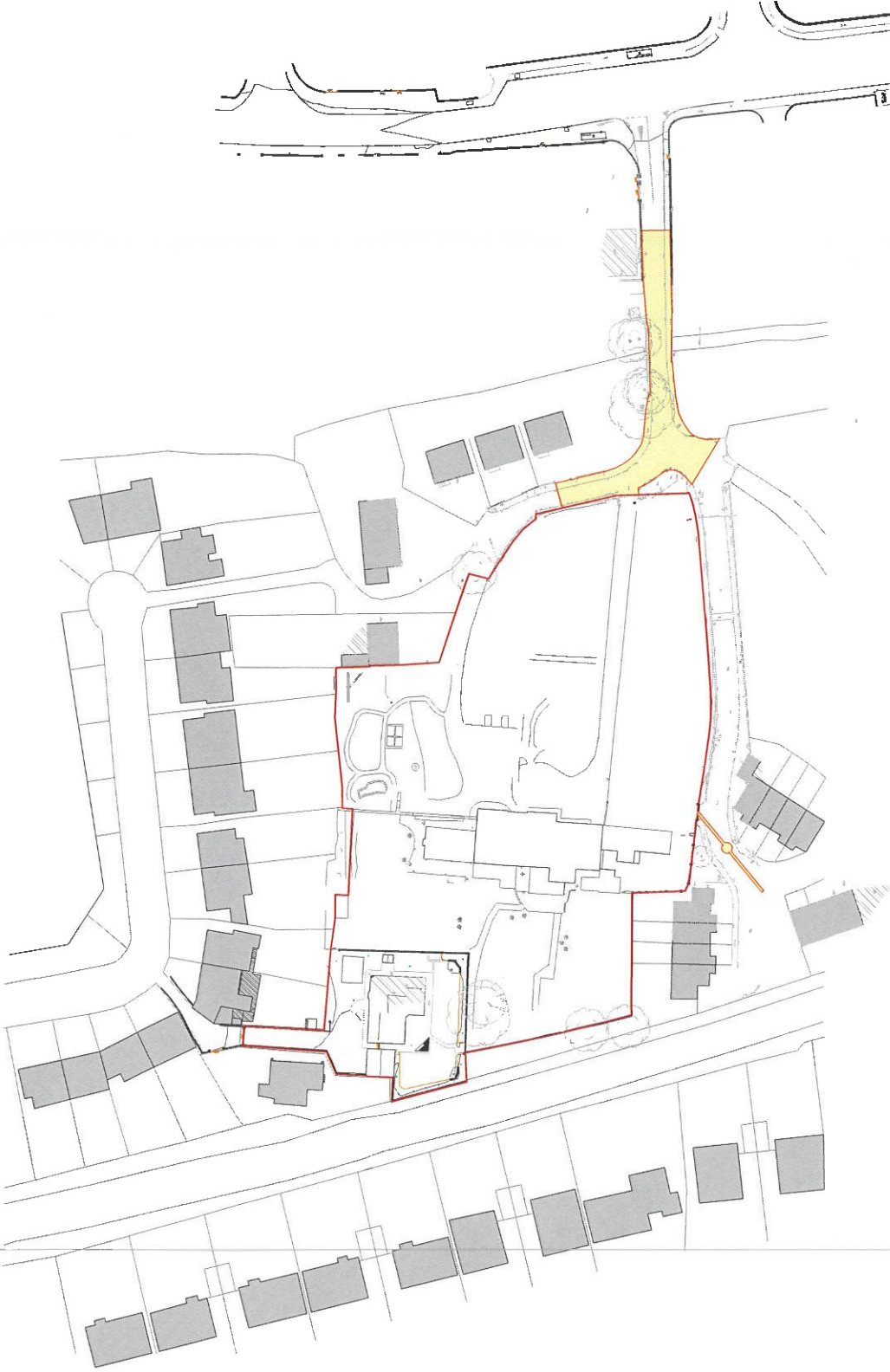
Please note: There are trees on private land overhanging the roadway and every effort must be made to protect them from damage as they are an integral part of the character of this location.

While the section in question at Frankfort Court is part of the public road, it is not in Council ownership, therefore it should be noted that all necessary consents will need to be obtained to complete these works.

Yours Sincerely,



Robert Burns
DIRECTOR



LETTER OF CONSENT

o mahony pike
 architectural design: Dublin, Co. Wick
 Tel: +353 1 202 7200
 Email: info@mahonypike.com
 www.mahonypike.com

Project: Frankfort Castle
 Location: Old Frankfort, Dundrum, Dublin 14
 Client: Pembroke Partnership Ltd

Project No.: 19012
 Project Lead: SH
 Drawn By: SH
 Model No.: 19012-CMP-EXG0-ST-DR-A-1000
 Drawing No.: 19012-CMP-EXG0-ST-DR-A-1000

Scale: A3, 1:1000
 Date Printed: 02-12-2020
 Current Rev.: 01
 Purpose: Planning

Sustainability - Checked By: DMB

Revision Description	Date	Rev. No.	Issued by

SITE LOCATION PLAN

- Site Boundary

'Area of Works to be provided by or on behalf of Local Authority & subject to agreement. Refer to CS Consulting Group information for further details'.

OS MAP REF: 3198-7; 3198-8
 Ordnance Survey Ireland License No. AR 0005020
 Copyright Ordnance Survey Ireland and Government of Ireland

Figured dimensions only to be used. This drawing is copyright of O'Mahony Pike Architects Ltd. All information is shown as per approved use in accordance with BS12520:2001 + A2:2004). Table 5: Standard Codes for Sustainability of Materials and Documents.
 If Information Approved Check is shown, this information has been checked at 30% RCP.

Patrick Kilmartin
1 Frankfort Castle
Old Frankfort
Dundrum
Dublin 14
D14 HY03

Strategic Housing Unit
An Bord Pleanála
64 Marlborough Street
Dublin 1
D01 V902

16th June 2021

To whom it may concern

RE: LETTER OF CONSENT IN RESPECT OF PLANNING APPLICATION FOR STRATEGIC HOUSING DEVELOPMENT ON LANDS AT FRANKFORT CASTLE, OLD FRANKFORT, DUNDRUM, DUBLIN 14

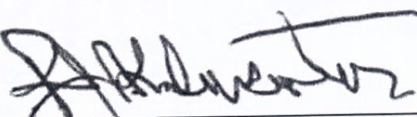
I refer to the above intended planning application by Pembroke Partnership Limited for Strategic Housing and associated works on lands at Frankfort Castle, Old Frankfort, Dundrum, Dublin 14.

The planning application site for the proposed development includes lands in my ownership (No. 1 Frankfort Castle).

I wish to confirm that I consent to the inclusion of my lands within the subject site for the purposes of the planning application.

Please find attached a Site Location Map for ease of reference.

Yours faithfully,



Patrick Kilmartin

APPENDIX B - PROJECT DESCRIPTION

The proposed development will consist of the: demolition of No. 97A Highfield Park and annexed structures associated with Frankfort Castle including Frankfort Lodge, the construction of a residential scheme comprising 115 no. units (45 no. one bedroom apartments and 70 no. two bedroom apartments) arranged in 3 no. blocks (Block A – a 4 storey block over 2 no. basement levels comprising 35 no. units, Block B – a 4/5 storey block comprising 54 no. units and Block C – a 3 storey block comprising 22 no. units) and within the refurbished 2 storey No. 2 Frankfort Castle (Block D- comprising 4 no. units). Vehicular access will be provided via a new access at Old Frankfort with emergency vehicle access only provided via the existing Frankfort Court access.

The development will also consist of the provision of: ancillary residential amenity areas within Block D, a crèche measuring c.80sqm at ground floor level of Block A including associated external play space, cycle parking at surface and ground floor level including sheltered and secure parking, car parking at surface and 2 no. basement levels, electric vehicle charging points, attenuation storage system, waste storage facilities, 2 no. substations, ancillary service and plant areas, hard and soft landscaping, boundary treatments, upgrades to road and pedestrian infrastructure along Old Frankfort and all other site development and drainage works above and below ground.

Appendix C – Prescribed Body Cover Letters

Inland Fisheries Ireland
3044 Lake Drive
Citywest Business Campus
Dublin 24
D24 Y265

3rd September 2021

Dear Sir/Madam

RE: PROPOSED RESIDENTIAL SCHEME AT FRANKFORT CASTLE, DUBLIN 14 - STRATEGIC HOUSING DEVELOPMENT, PLANNING APPLICATION (*Pre-Application Ref. ABP-306159-19*)

1.0 INTRODUCTION

Please accept this copy of a Strategic Housing Development planning application prepared by Tom Phillips + Associates on behalf of Pembroke Partnership Limited¹ in respect of a strategic, zoned site at Frankfort Castle, Dundrum, Dublin 14.

This application has been submitted to An Bord Pleanála and is made in accordance with the provisions of the *Planning and Development (Housing) and Residential Tenancies Act 2016* ('the 2016 Act') and the *Planning and Development (Strategic Housing Development) Regulations 2017* ("the 2017 Regulations"). The application is made following Pre-Application Consultation and the receipt of a Notice of Pre-Application Consultation Opinion issued by An Bord Pleanála dated 14th February 2020.

Under article 285(5) (a) of the *Planning and Development (Strategic Housing Development) Regulations 2017*, we have been instructed by An Bord Pleanála to inform you of the aforementioned planning application in accordance with section 8(1) (b) of the *Planning and Development (Housing) and Residential Tenancies Act 2016*.

2.0 SUMMARY OF DEVELOPMENT

The proposed development will consist of the: demolition of No. 97A Highfield Park and annexed structures associated with Frankfort Castle including Frankfort Lodge, the construction of a residential scheme comprising 115 no. units (45 no. one bedroom apartments and 70 no. two bedroom apartments) arranged in 3 no. blocks (Block A – a 4 storey block over 2 no. basement levels comprising 35 no. units, Block B – a 4/5 storey block comprising 54 no. units and Block C – a 3 storey block comprising 22 no. units) and within the refurbished 2 storey No. 2 Frankfort Castle (Block D- comprising 4 no. units). Vehicular access

¹ 6A Queensway, Gibraltar, GX11 1AA.
(Office in Ireland at Serpentine Business Centre, Suite 8, Serpentine Avenue, Dublin 4.)



will be provided via a new access at Old Frankfort with emergency vehicle access only provided via the existing Frankfort Court access.

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The application contains a statement setting out how the proposal will be consistent with the objectives of the Dun Laoghaire County Council Development Plan 2016-2022.

The application contains a statement indicating why permission should be granted for the proposed development, having regard to a consideration specified in section 37(2)(b) of the *Planning and Development Act 2000* (as amended), notwithstanding that the proposed development materially contravenes a relevant development plan or local area plan other than in relation to the zoning of the land.

3.0 SUBMISSION PROCEDURE

Any person may, within the period of 5 weeks beginning on the date of receipt by An Bord Pleanála of the application and on payment of the prescribed fee of €20 (except for certain prescribed bodies), make a submission or observations in writing to An Bord Pleanála, 64 Marlborough Street, Dublin 1, relating to the implications of the proposed development, if carried out, for proper planning and sustainable development in the area or areas concerned, and the likely effects on the environment or the likely effects on a European site, as the case may be, of the proposed development, if carried out. Submissions or observations duly made will be considered by An Bord Pleanála in making a decision on the application. Such submissions or observations must also include the following information:

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An Bord Pleanála may grant permission for the strategic housing development as proposed; or may grant permission subject to such modifications as it specifies in its decision; or may grant permission in part only, with or without any other modifications it may specify in its decision; or may refuse to grant permission for the proposed development. An Bord Pleanála may attach to a grant of permission such conditions as it considers appropriate.



Please note that the application contains a statement indicating why permission should be granted for the proposed development, having regard to a consideration specified in section 37(2)(b) of the Planning and Development Act 2000, notwithstanding that the proposed development materially contravenes a relevant development plan or local area plan other than in relation to the zoning of the land.

A copy of the application may also be inspected online at the following website set up by the applicant: www.frankfortcastleshd.com

Any enquiries relating to the application process should be directed to the Strategic Housing Development Section of An Bord Pleanála (Tel. 01-8588100).

Please do not hesitate to contact us if you require any further information.

Yours faithfully,

Stephen Barrett
Associate
Tom Phillips + Associates

Spatial Planning Specialist,
Irish Water,
Colvill House,
24-26 Talbot Street,
Dublin 1

3rd September 2021

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Please do not hesitate to contact us if you require any further information.

Yours faithfully,

Stephen Barrett
Associate
Tom Phillips + Associates

Transport Infrastructure Ireland,
Parkgate Business Centre,
Parkgate Street,
Dublin 8,
D08 DK10

3rd September 2021

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National Transport Authority
Harcourt Lane
Dun Sceine
Dublin 2

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- b) the subject matter of the submission or observations, and
- c) the reasons, considerations and arguments on which the submission or observations is or are based.

An Bord Pleanála may grant permission for the strategic housing development as proposed; or may grant permission subject to such modifications as it specifies in its decision; or may grant permission in part only, with or without any other modifications it may specify in its decision; or may refuse to grant permission for the proposed development. An Bord Pleanála may attach to a grant of permission such conditions as it considers appropriate.



Please note that the application contains a statement indicating why permission should be granted for the proposed development, having regard to a consideration specified in section 37(2)(b) of the Planning and Development Act 2000, notwithstanding that the proposed development materially contravenes a relevant development plan or local area plan other than in relation to the zoning of the land.

A copy of the application may also be inspected online at the following website set up by the applicant: www.frankfortcastleshd.com

Any enquiries relating to the application process should be directed to the Strategic Housing Development Section of An Bord Pleanála (Tel. 01-8588100).

Please do not hesitate to contact us if you require any further information.

Yours faithfully,

Stephen Barrett
Associate
Tom Phillips + Associates

Dún Laoghaire Rathdown County Childcare Committee
Unit 16, Deansgrange Business Park
Blackrock
Co. Dublin

3rd September 2021

Dear Sir/Madam

RE: PROPOSED RESIDENTIAL SCHEME AT FRANKFORT CASTLE, DUBLIN 14 - STRATEGIC HOUSING DEVELOPMENT, PLANNING APPLICATION (*Pre-Application Ref. ABP-306159-19*)

1.0 INTRODUCTION

Please accept this copy of a Strategic Housing Development planning application prepared by Tom Phillips + Associates on behalf of Pembroke Partnership Limited¹ in respect of a strategic, zoned site at Frankfort Castle, Dundrum, Dublin 14.

This application has been submitted to An Bord Pleanála and is made in accordance with the provisions of the *Planning and Development (Housing) and Residential Tenancies Act 2016* ('the 2016 Act') and the *Planning and Development (Strategic Housing Development) Regulations 2017* ("the 2017 Regulations"). The application is made following Pre-Application Consultation and the receipt of a Notice of Pre-Application Consultation Opinion issued by An Bord Pleanála dated 14th February 2020.

Under article 285(5) (a) of the *Planning and Development (Strategic Housing Development) Regulations 2017*, we have been instructed by An Bord Pleanála to inform you of the aforementioned planning application in accordance with section 8(1) (b) of the *Planning and Development (Housing) and Residential Tenancies Act 2016*.

2.0 SUMMARY OF DEVELOPMENT

The proposed development will consist of the: demolition of No. 97A Highfield Park and annexed structures associated with Frankfort Castle including Frankfort Lodge, the construction of a residential scheme comprising 115 no. units (45 no. one bedroom apartments and 70 no. two bedroom apartments) arranged in 3 no. blocks (Block A – a 4 storey block over 2 no. basement levels comprising 35 no. units, Block B – a 4/5 storey block comprising 54 no. units and Block C – a 3 storey block comprising 22 no. units) and within the refurbished 2 storey No. 2 Frankfort Castle (Block D- comprising 4 no. units). Vehicular access

¹ 6A Queensway, Gibraltar, GX11 1AA.
(Office in Ireland at Serpentine Business Centre, Suite 8, Serpentine Avenue, Dublin 4.)



will be provided via a new access at Old Frankfort with emergency vehicle access only provided via the existing Frankfort Court access.

The development will also consist of the provision of: ancillary residential amenity areas within Block D, a crèche measuring c.80sqm at ground floor level of Block A including associated external play space, cycle parking at surface and ground floor level including sheltered and secure parking, car parking at surface and 2 no. basement levels, electric vehicle charging points, attenuation storage system, waste storage facilities, 2 no. substations, ancillary service and plant areas, hard and soft landscaping, boundary treatments, upgrades to road and pedestrian infrastructure along Old Frankfort and all other site development and drainage works above and below ground.

The application contains a statement setting out how the proposal will be consistent with the objectives of the Dun Laoghaire County Council Development Plan 2016-2022.

The application contains a statement indicating why permission should be granted for the proposed development, having regard to a consideration specified in section 37(2)(b) of the *Planning and Development Act 2000* (as amended), notwithstanding that the proposed development materially contravenes a relevant development plan or local area plan other than in relation to the zoning of the land.

3.0 SUBMISSION PROCEDURE

Any person may, within the period of 5 weeks beginning on the date of receipt by An Bord Pleanála of the application and on payment of the prescribed fee of €20 (except for certain prescribed bodies), make a submission or observations in writing to An Bord Pleanála, 64 Marlborough Street, Dublin 1, relating to the implications of the proposed development, if carried out, for proper planning and sustainable development in the area or areas concerned, and the likely effects on the environment or the likely effects on a European site, as the case may be, of the proposed development, if carried out. Submissions or observations duly made will be considered by An Bord Pleanála in making a decision on the application. Such submissions or observations must also include the following information:

- a) the name of the person, authority or body making the submission or observations, the name of the person, if any, acting on behalf of that person, authority or body, and the address to which any correspondence relating to the application should be sent,
- b) the subject matter of the submission or observations, and
- c) the reasons, considerations and arguments on which the submission or observations is or are based.

An Bord Pleanála may grant permission for the strategic housing development as proposed; or may grant permission subject to such modifications as it specifies in its decision; or may grant permission in part only, with or without any other modifications it may specify in its decision; or may refuse to grant permission for the proposed development. An Bord Pleanála may attach to a grant of permission such conditions as it considers appropriate.



Please note that the application contains a statement indicating why permission should be granted for the proposed development, having regard to a consideration specified in section 37(2)(b) of the Planning and Development Act 2000, notwithstanding that the proposed development materially contravenes a relevant development plan or local area plan other than in relation to the zoning of the land.

A copy of the application may also be inspected online at the following website set up by the applicant: www.frankfortcastleshd.com

Any enquiries relating to the application process should be directed to the Strategic Housing Development Section of An Bord Pleanála (Tel. 01-8588100).

Please do not hesitate to contact us if you require any further information.

Yours faithfully,

Stephen Barrett
Associate
Tom Phillips + Associates

APPENDIX D – Irish Water Consultation



Uisce Éireann
Bosca OP 6000
Baile Átha Cliath 1
Éire

Irish Water
PO Box 6000
Dublin 1
Ireland

T: +353 1 89 25000
F: +353 1 89 25001
www.water.ie

Gessica Silva
CS Consulting
19-22 Dame Street
Dublin 2
Dublin, Ireland D02E267

10 April 2019

Dear Gessica Silva,

Re: Connection Reference No CDS19002259 pre-connection enquiry - Subject to contract | Contract denied

Connection for Housing Development of 122 units at Frankfort Castle, Old Frankfort, Dublin 14.

Irish Water has reviewed your pre-connection enquiry in relation to a water connection at Frankfort Castle, Old Frankfort, Dublin 14.

Based upon the details that you have provided with your pre-connection enquiry and on the capacity currently available in the network(s), as assessed by Irish Water, we wish to advise you that, subject to a valid connection agreement being put in place, your proposed connection to the Irish Water network(s) can be facilitated.

Water:

New connection to the existing network is feasible without upgrade.

Wastewater:

In order to complete the proposed connection at the Premises, the Irish Water network will have to be extended for approximately 20 m in Frankfort Court. Should you wish to progress with the connection, the extension works will be calculated in connection offer for the Development.

Strategic Housing Development

Irish Water notes that the scale of this development dictates that it is subject to the Strategic Housing Development planning process. Therefore:

A. In advance of submitting your full application to An Bord Pleanála for assessment, you must have reviewed this development with Irish Water and received a Statement of Design Acceptance in relation to the layout of water and wastewater services.

B. You are advised that this correspondence does not constitute an offer in whole or in part to provide a connection to any Irish Water infrastructure and is provided subject to a connection agreement being signed and appropriate connection fee paid at a later date.

All infrastructure should be designed and installed in accordance with the Irish Water Codes of Practice and Standard Details.

Stiúrthóirí / Directors: Mike Quinn (Chairman), Eamon Gallen, Cathal Marley, Brendan Murphy, Michael G. O'Sullivan

Oifig Chláraithe / Registered Office: Teach Colvill, 24-26 Sráid Thalbóid, Baile Átha Cliath 1, D01 NP86 / Colvill House, 24-26 Talbot Street, Dublin 1, D01 NP86

Is cuideachta ghníomhaíochta ainmnithe atá faoi theorainn scaireanna é Uisce Éireann / Irish Water is a designated activity company, limited by shares.

Uimhir Chláraithe in Éirinn / Registered in Ireland No.: 530363

A connection agreement can be applied for by completing the connection application form available at **www.water.ie/connections**. Irish Water's current charges for water and wastewater connections are set out in the Water Charges Plan as approved by the Commission for Regulation of Utilities.

If you have any further questions, please contact Marina Zivanovic Byrne from the design team on 01 89 25991 or email mzbyrne@water.ie. For further information, visit www.water.ie/connections.

Yours sincerely,



Maria O'Dwyer

Connections and Developer Services

Stiúthóirí / Directors: Mike Quinn (Chairman), Eamon Gallen, Cathal Marley, Brendan Murphy, Michael G. O'Sullivan

Oifig Chláraithe / Registered Office: Teach Colvill, 24-26 Sráid Thalbóid, Baile Átha Cliath 1, D01 NP86 / Colvill House, 24-26 Talbot Street, Dublin 1, D01 NP86

Is cuideachta ghníomhaíochta ainmnithe atá faoi theorainn scaireanna é Uisce Éireann / Irish Water is a designated activity company, limited by shares.

Uimhir Chláraithe in Éirinn / Registered in Ireland No.: 530363

Gessica Silva
CS Consulting
19-22 Dame Street
Dublin 2
Dublin, Ireland D02E267

Uisce Éireann
Bosca OP 448
Oifig Sheachadta na
Cathrach Theas
Cathair Chorcaí

Irish Water
PO Box 448,
South City
Delivery Office,
Cork City.

www.water.ie

13 April 2021

Re: Design Submission for Frankfort Castle, Old Frankfort, Dublin (the “Development”) (the “Design Submission”) / Connection Reference No: CDS19002259

Dear Gessica Silva,

Many thanks for your recent Design Submission.

We have reviewed your proposal for the connection(s) at the Development. Based on the information provided, which included the documents outlined in Appendix A to this letter, Irish Water has no objection to your proposals.

This letter does not constitute an offer, in whole or in part, to provide a connection to any Irish Water infrastructure. Before you can connect to our network you must sign a connection agreement with Irish Water. This can be applied for by completing the connection application form at www.water.ie/connections. Irish Water’s current charges for water and wastewater connections are set out in the Water Charges Plan as approved by the Commission for Regulation of Utilities (CRU)(https://www.cru.ie/document_group/irish-waters-water-charges-plan-2018/).

You the Customer (including any designers/contractors or other related parties appointed by you) is entirely responsible for the design and construction of all water and/or wastewater infrastructure within the Development which is necessary to facilitate connection(s) from the boundary of the Development to Irish Water’s network(s) (the “**Self-Lay Works**”), as reflected in your Design Submission. Acceptance of the Design Submission by Irish Water does not, in any way, render Irish Water liable for any elements of the design and/or construction of the Self-Lay Works. Water and wastewater network cannot be taken in charge by the LA/IW in future.

If you have any further questions, please contact your Irish Water representative:

Name: Alvaro Garcia

Email: agarcia@water.ie

Yours sincerely,



Yvonne Harris
Head of Customer Operations

Appendix A

Document Title & Revision

H081-CSC-XX-GL-DR-C-0003_Proposed Drainage Layout
H081-CSC-XX-GL-DR-C-0006_Proposed Watermain Layout
H081-CSC-XX-XX-DR-C-0010_Surface Water Longitudinal Sections
H081-CSC-XX-XX-DR-C-0011_Foul Longitudinal Sections

For further information, visit www.water.ie/connections

Notwithstanding any matters listed above, the Customer (including any appointed designers/contractors, etc.) is entirely responsible for the design and construction of the Self-Lay Works. Acceptance of the Design Submission by Irish Water will not, in any way, render Irish Water liable for any elements of the design and/or construction of the Self-Lay Works.

APPENDIX E – Part V Documentation

Housing Department
An Rannóg Tithíochta
Aiden Conroy
Part V Unit
Marine Road
Dún Laoghaire
Co. Dublin
Direct Tel: 01 2047936
aidenconroy@dlrcoco.ie

Seamus Donohoe
Tom Phillips and Associates
80 Harcourt Street
Dublin 2

3rd March 2021

Re: Proposed Development at Frankfort Castle, Old Frankfort and Frankfort Lodge, Dublin 14; Pembroke Partnership Limited

Dear Mr Donohoe,

I refer to your proposed development at Frankfort Castle, Old Frankfort and Frankfort Lodge involving the construction of 115 residential units and refer particularly to your proposal, as follows, for compliance with the requirements of Part V of the Planning and Development Act, 2000 (as amended):

- Build and transfer to the Council, or such Approved Housing Body nominated by the Council, eleven units on-site for social housing comprising; five one-bedroom units and six two-bedroom units.
- Total *indicative* cost of the eleven units is €4,577,197 inclusive of VAT. This is calculated in accordance with agreed methodology and subject to the provisions of Section 96 of the Planning and Development Act, 2000 as amended.
- Indicative average unit costs are €317,352 for the one-bedroom units and €518,749 for the two-bedroom units.

While the unit costs exceed the Council's approved acquisition cost threshold, it is acknowledged that the stated costs are *estimated*, as actual costs cannot be quantified at this preliminary stage. As such, I wish to confirm that this proposal is capable of complying with the requirements of Part V of the Planning and Development Act, 2000, as amended, and of the County Development Plan and Housing Strategy. It should be noted that acceptance of this proposal in no way contractually binds the Council or its agents to acquire the stated units, or such other units, or to acquire them at the stated prices, which are acknowledged as being indicative only and subject to full review and evaluation should planning permission be granted.

Any proposal for compliance with Part V will be subject to Planning Permission and funding being made available and agreement being reached on land values and construction/development costs. Furthermore, should planning permission be granted, the Council may seek a revision of the Part V proposal following evaluation of costs and land values, a review of current housing demand and determination of funding availability.

Yours faithfully,

Aíden Conroy

Aiden Conroy
Administrative Officer

Frankfort Castle Part V Submission for Planning

Pre-Planning Ref: 306159-19

Applicant: Pembroke Partnership Limited¹

Date: April 2021

Note: all costs & values are estimated and are based on the submitted planning application. Pending final grant of planning all costs/values will be subject to review.

¹ Note: The Applicant is Pembroke Partnership Limited with a registered address at 6A Queensway, Gibraltar, GX11 1AA (Company Number: 110284 registered in Gibraltar). The Applicant has an office in Ireland at Serpentine Business Centre, Suite 8, Serpentine Avenue, Dublin 4. However, it is not registered in Ireland and should not be confused with an Irish Company with the same name, being Pembroke Partnership Limited, 15 Beverly Avenue, Scholarstown Road, Knocklyon, Dublin 16, D16 DX37 (Company Number: 249847 registered in Ireland).

Frankfort Castle - Part V Proposal

Proposed Scheme	Total
No. of Units	115
Total Scheme (sq m GFA):	10,138 sq m
Units Types in Proposed Scheme	No.
One-bedroom apartment	45
Two-bedroom apartment	70
Total	115
Proposed no of units to be provided	11
Part V provision % of Scheme	10%
Proposed unit type to be provided	No.
One-bedroom apartment	5
Two-bedroom apartment	6
Total	11
Location of units to be provided	
Total	Block B (TBC)

NAME OF DEVELOPMENT:

Frankfort, Dundrum, Dublin 14

GROSS FLOOR AREA RESIDENTIAL ELEMENT;

9,721.00	100%	9,721.00
----------	------	----------

GROSS FLOOR AREA SUBJECT TO PART V
Part V 10% requirement
TOTAL NO OF UNITS IN DEVELOPMENT

9,721.00	m2 nr
972.20	
115.00	

No of 1 BED Apts	45.00	No of 1 BED Duplex		No of 1 BED Houses	
No of 2 BED Apts	70.00	No of 2 BED Duplex		No of 2 BED Houses	-
No of 3 BED Apts	-	No of 3 BED Duplex		No of 3 BED Houses	-
Studio		No of 4 BED Duplex		No of 4 BED Houses	-

OVERALL DEVELOPMENT COSTS		TOTAL COST	Cost per Sq m
1)	CONSTRUCTION COSTS	25,386,240.00	€ 2,441.45
	CONSTRUCTION COSTS (CARPARKING)	4,312,000.00	
2)	CONTRACTORS PROFIT 7.5%	1,903,968.00	€ 183.11
3)	TOTAL CONSTRUCTION	31,602,208.00	€ 3,039.26
4)	ATTRIBUTABLE COSTS		
5)	DESIGN FEES (% OF CONSTRUCTION COSTS) 10.0%	3,160,220.80	
6)	PLANNING APPLICATION FEES	17,255.00	
7)	FIRE CERTIFICATE FEES & CRISP MODEL	12,500.00	
8)	LUAS CONTRIBUTION	-	
9)	ARCHAEOLOGICAL FEES	2,500.00	
10)	LEGAL FEES 0.8%	252,817.66	
11)	HOME BOND	98,175.00	
12)	SITE SURVEY	45,000.00	
13)	DEVELOPMENT CONTRIBUTIONS 8,580.00	1,021,020.00	€ 98.19
14)	UTILITY & CONNECTION CHARGES	357,000.00	
15)	FINANCING COSTS 10.0%	3,218,045.29	
16)	TOTAL ATTRIBUTABLES	8,184,533.75	€ 787.13
17)	SUB TOTAL	39,786,741.75	€ 3,826.38
18)	SITE COST €25,210	3,000,000.00	€ 288.52
19)	VAT @13.5%	5,776,210.14	
20)	TOTAL	48,562,951.89	
21)	COST PER M2 EXCLUSIVE OF VAT	48,562,951.89	€ 4,670.41
22)	ATTRIBUTABLE COSTS TOTAL EXCLUDING VAT	8,184,533.75	€ 787.13

Aparts : €255
Hse : € 160

PREPARED BY:	DPV (TBC)	-	Total Floor Area provided by developer in m2	
MATHS CHECK BY:	EUV (TBC)	-		1,004.00
APPROVED FOR RECOMMENDATION BY:		-	Planning Gain % Outstanding	-1.19%
	PG @10%	-	PG Remaining	-

Note: DPV and EUV are estimated and to be agreed on Final Grant of Permission

NAME OF DEVELOPMENT:

Frankfort, Dundrum, Dublin 14

NO. OF UNITS IN DEVELOPMENT

115

Social

NO OF UNITS	UNIT TYPE	Bedrooms	<u>NET</u> FLOOR AREA OF UNIT TYPE	<u>GROSS</u> FLOOR AREA OF UNIT TYPE	Site Cost per SQM	Construction Costs per SQM	Attributable Costs per SQM	<u>DEDUCT</u> Development contributions	All in cost per Sq m	Nett Cost per Unit	VAT @ 13.5%	All in Cost Inclusive of VAT
			74.70%									
5	2-Bed Apartment	2	80.00	107.09	288.52	3,039.26	787.13	98.19	4,016.71	430,162.45	58,071.93	2,441,171.89
5	1-Bed Apartment	1	52.00	69.61	288.52	3,039.26	787.13	98.19	4,016.71	279,605.59	37,746.75	1,586,761.73
1	2-Bed Apartment	2	90.00	120.48	288.52	3,039.26	787.13	98.19	4,016.71	483,932.75	65,330.92	549,263.67
11			750.00	1,004.00								

		1,193,700.79	161,149.61	4,577,197.29
	Total Unit Cost Exclusive of VAT	1,193,700.79		4,577,197.29
	PG Remaining			-
				4,577,197
Average cost for dwellings	11			416,109

1,004.00
74.70%



Part V_Ground Floor Plan

Part V units proposed in Block B at Ground Floor Plan

A preliminary agreement to provide for 5 no. 1 bedroom units and 6 no. 2 bedroom units within Block B has been confirmed with Dun Laoghaire Rathdown County Council. The provision of Part V units will be further developed in consultation with DLR County Council Housing Department.

Revision Description	Date	Rev. No.	Issued by

mahony pike

Project No.: 19012 Scale @ A3: 1:1000
 Project Lead: MH Date Printed: 14-04-2021
 Drawn By: ELLS Current Rev.:
 Model No.: 19012-OMP-00-00-DR-A-1000_PART V
 Purpose:

Project: Frankfort Castle
 Location: Old Frankfort, Dundrum, Dublin 14
 Client: Pembroke Partnership Ltd

Drawing Title: Part V_Ground Floor Plan
 Drawing No.: PART V

Suitability - Checked By - Date

Figured dimensions only to be used. This drawing is copyright of O'Mahony Pike Architects Ltd. All information is shared as per approved use in accordance with BS1192(2007) + A2(2016), Table 5; Standard Codes for Suitability of Models and Documents. If 'Information Approval Check' is empty, this information has been shared at S0 - WIP.

APPENDIX F – CONFIRMATION OF FEE PAYMENT

Transaction Details - Incoming Payments

Sender Details:	
Senders Name:	THE PEMBROKE PARTNERSHIP
Senders Reference:	ABP-306159-19
Remittance Data Line 1:	ABP-306159-19 2of2
Beneficiary Details:	
Beneficiary Name:	AN BORD PLEANALA
Beneficiary BIC:	AIBKIE2D
Beneficiary IBAN:	IE70AIBK93105500316067
Payment Details:	
Payment Amount:	10,000.00
Payment Currency:	EUR
Incoming Payment Fee:	0.00
Settlement Date:	24/03/2021
AIB Reference:	IE21032477703927
Payment Reference:	IE21032477703927
Credit Currency:	EUR
Equivalent Credit Amount:	10,000.00

Transaction Details - Incoming Payments

Sender Details:	
Senders Name:	THE PEMBROKE PARTNERSHIP
Senders Reference:	ABP-306159-19
Remittance Data Line 1:	ABP-306159-19
Beneficiary Details:	
Beneficiary Name:	AN BORD PLEANALA
Beneficiary BIC:	AIBKIE2D
Beneficiary IBAN:	IE70AIBK93105500316067
Payment Details:	
Payment Amount:	5,526.00
Payment Currency:	EUR
Incoming Payment Fee:	0.00
Settlement Date:	23/03/2021
AIB Reference:	IE21032376960930
Payment Reference:	IE21032376960930
Credit Currency:	EUR
Equivalent Credit Amount:	5,526.00