

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:	Ladas Property Company Unlimited Company (as part of The Comer Group)
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2. Where the Applicant is a Company (Registered under the Companies Acts):

Registered Address of Company:	Leixlip Centre, Leixlip, Co Kildare
Company Registration No:	523045

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

Name:	Genesis Planning Consultants 27 Patrick Street, Newry, Co Down. BT35 8EB
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 Fitzpatrick Architects
Firm/Company:	Michael Fitzpatrick Architects, Main Street, Butlersbridge, Co Cavan. H12 P2N8

5. Planning Authority

Name of the Planning Authority(s) in whose functional area the site is situated:	Kildare 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:	Lands adjoining and to rear of St Mary's Church
Address Line 2:	Mill Street
Address Line 3:	
Town/City:	Maynooth
County:	Kildare
Eircode:	N/A
Ordnance Survey Map Ref. No. (and the Grid Reference where available)	Map sheet no: 3192-02 3192-03 Grid ref no. 693622, 737876
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:	1.05 ha
Site zoning in current Development Plan or Local Area Plan for the area:	A1 Town Centre
Existing use(s) of the site and proposed use(s) of the site:	Vacant lands

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	N/A	X
Where legal interest is "Other", please expand further on the applicant's interest in the land or structure:			
<p>Applicant owns lands as per folio KE58410F</p> <p>Kildare Co Council as the roads authority are owners of the public footpath/section of road associated with proposed works- letter of consent attached from Kildare Co Council to include footpath inside application site boundary as required under article 22(2)(g) of the Planning and Development Regulations</p>			
State Name and Address of the Site Owner: If the applicant is not the legal owner , please note that you are required to supply a letter of consent, signed by the site owner.	N/A		
Does the applicant own or control adjoining, abutting or adjacent lands?		Yes: [<input type="checkbox"/>] 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
031149	The demolition of dwelling house, domestic outhouses and industrial warehouse/workshop building & also the carrying out of site development work/services,	Withdrawn
04767	Permission for 93 apartments, a crèche building , office space and retail unit	Grant
052420	Permission granted for 105 apartments, retail space, office space and crèche unit with underground car parking provision	Grant
101295	Extension of duration (On a previously permitted development site plan ref no. 04/767 & 05/2420	Grant
SHD 301775-18	Permission for 135no. apartments, a creche, restaurant & associated site works	Refusal
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.: N/A		
Is the applicant aware of any other relevant recent planning applications or decisions by An Bord Pleanála in relation to adjoining or adjacent sites?		Yes: <input checked="" type="checkbox"/> No: <input 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		

SHD development on adjoining lands to north-east: SHD application reference 301230 by Cairn Homes.

Is the applicant aware of the site ever having been flooded?

Yes: [] No: []

If the answer is "Yes" above, please give details e.g. year, extent:

N/A

Is the applicant aware of previous uses of the site e.g. dumping or quarrying?

Yes: [] No: []

If the answer is "Yes" above, please give details:

N/A

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 provision of a total of 120no. apartments in 4no. separate blocks incorporating provision of a crèche and restaurant/café, 3no. office units and provision of a basement to provide for car parking, bicycle storage and ancillary bin storage areas. Particulars of the development comprise as follows:

- (a) Replacement of 2no. existing vehicular entrances onto Mill Street with 1no. single access point onto Mill Street to incorporate either:
 - (i) Option 1 The proposed vehicular entrance works along with associated pedestrian and cyclist connections onto Mill Street; or
 - (ii) Option 2 The proposed vehicular entrance works along with associated pedestrian and cyclist connections onto Mill Street and associated works to provide for a bus stop and realignment of existing footpath in accordance with planned part VIII works for this section of Mill Street.
- (b) Site excavation works to facilitate the proposed development to include levelling, excavation and general site preparation works.
- (c) Block A: A four-storey building comprising a creche (205.55sq.m) and restaurant/café (246.19sq.m) at ground floor level and upper floors incorporating 3no. office units (94.05sq.m), provision of 15no.residential 1bed apartments and 3no. 2bed apartments with associated civic space fronting onto Mill Street and external play area to the rear to serve the creche.
- (d) Block B1: An apartment block ranging from three to five storeys comprising a total of 32no.residential apartments to consist of 7no. 3 bed apartments, 19no. 2 bed apartments and 6no. 1 bed apartments.
- (e) Block B2: A six storey apartment block comprising a total of 48no. residential apartments to consist of 35no. 2 bed apartments and 13no. 1 bed apartments.
- (f) Block C: An apartment block ranging from four to five storeys comprising a total of 22no. residential apartments to consist of 13no. 2 bed apartments and 9no. 1bed apartments along with a ground level storage room for bicycles and bins.
- (g) Provision of a basement car parking area to comprise a total of 74no. car parking spaces (incorporating infrastructure for electric vehicle charge points), along with bicycle storage and bin storage areas;
- (h) Provision of bicycle and bin storage facilities at surface level;
- (i) Provision of internal access roads and footpaths/cycle paths;
- (j) Provision of residential communal open space areas (including formal play areas) to include a walkway along the Lyreen River including all associated landscape works with public lighting, planting and boundary treatments;
- (k) Provision of an ESB substation adjacent to block B1;
- (l) Associated site works and attenuation systems to include a hydrocarbon and silt interceptor to facilitate site drainage as well as all ancillary site development/construction works with provision of a foul pump station and internal foul, storm and water networks for connection to the existing foul, storm and public water networks.

A Natura Impact Statement (NIS) has been prepared and accompanies this application

Please submit a site location map sufficient to identify the land, at appropriate scale.	Enclosed: Yes: [x] No: []
Please submit a draft layout plan of the proposed development, at appropriate scale.	Enclosed: Yes: [x] No: []

10. Pre-Application Consultations

(A) Consultation with Planning Authority: State the date(s) and planning authority reference number(s) of the consultation meeting(s) held with the planning authority under section 247 of the Planning and Development Act 2000:	
Planning Authority reference number:	(i) PP/4443 (18 th October 2018) (ii) PP/4443 (16 th May 2019) (iii) 18 th September 2019 (Refer to appendix d in planning statement of consistency re pre-planning matters discussed)
(B) Consultation with An Bord Pleanála: 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:	(i) ABP-303318-18 (ii) ABP-304783-19
Meeting date(s):	(i) 12 th February 2019 (ii) 30 th August 2019
(C) Any Consultation with Prescribed Authorities or the Public: 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?	Enclosed: Yes: [x] No: []
If the answer to above is "Yes", state name(s) of newspaper(s) and date(s) of publication:	Leinster Leader 3 rd December 2019
(b) Is a copy of the site notice relating to the proposed development enclosed with this application?	Enclosed: Yes: [x] No: []
If the answer to above is "Yes", state date on which the site notice(s) was erected:	3 rd December 2019
Note: 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?	Enclosed: Yes: [] No: [] N/A: [x]
(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: [x] No: []
If the answer to above is "Yes", is an NIS enclosed with this application?	Yes: [x] 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: []

<p>If the answer to the above is “Yes”, list the prescribed authorities concerned:</p>	<p>Irish Water Minister for Arts, Heritage, Regional & Gaeltacht Affairs The Heritage Council An Taisce Failte Ireland An Chomhairle Ealaion (The Arts Council) Inland Fisheries Ireland Transport Infrastructure Ireland National Transport Authority Kildare County Childcare Committee</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>3rd December 2019</p>
<p>(h) Is the proposed development likely to have significant effects on the environment of a Member State of the European Union or a state that is a party to the Transboundary Convention?</p>	<p>Yes: [] No: [x]</p>
<p>If the answer to the above is “Yes”, has a copy of this application, and the accompanying EIAR, together with a notice stating that submissions or observations may be made in writing to An Bord 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: [x]</p>
<p>If the answer to the above is “Yes”, list the state(s) and the prescribed authorities concerned:</p>	<p>N/A: [x]</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: [x]</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: [x] No: []</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: [x] No: []</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: [] No: [] N/A: [x]</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: [x] No: [] N/A: []</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 statement setting out any changes made to the proposals in consequence.</p>	<p>Enclosed: Yes: [x] No: [] N/A: []</p>
<p>(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.</p>	<p>Enclosed: Yes: [x] No: [] N/A: []</p>

13. Material Contravention of Development Plan/Local Area Plan:

<p>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?</p>	<p>Enclosed: Yes: [] No: [] N/A: [x]</p>
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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	N/A	N/A
2-bed	N/A	N/A
3-bed	N/A	N/A
4-bed	N/A	N/A
4+ bed	N/A	N/A
Total	N/A	N/A

Apartments		
Unit Type	No. of Units	Gross floor space in m²
Studio	N/A	N/A
1-bed	43	36%
2-bed	70	58%
3-bed	7	6%
4-bed	N/A	N/A
4+ bed	N/A	N/A
Total	120	

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

(b) State total number of residential units in proposed development:	120
(c) State cumulative gross floor space of residential accommodation, in m ² :	11,689.47SQ.M

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	205.55
Restaurant/cafe	246.19
3no. office units	94.05
<p>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.</p>	

(b) State cumulative gross floor space of non-residential development in m ² :	545.79sq.m (excluding circulation corridors)
(c) State cumulative gross floor space of residential accommodation and other uses in m ² :	12235.26sq.m (residential)
(d) Express 15(b) as a percentage of 15(c):	4.46%

16. Strategic Housing Development Details:

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

Please tick appropriate box:	Yes	No
(a) Are details of housing density, plot ratio, site coverage, building heights, proposed layout and aspect enclosed with the application?	x	
(b) Are details of public and private open space provision, landscaping, play facilities, pedestrian permeability, vehicular access and parking provision, where relevant, enclosed with the application?	x	
(c) Are details of any proposals to address or, where relevant, integrate the proposed development with surrounding land uses enclosed with the application?	x	
(d) Are details of any proposals to provide for services infrastructure other than water, such as cabling (including broadband provision) and any phasing proposals enclosed with the application?	x	
(e) Does the proposed development include an activity requiring an integrated pollution control licence or a waste licence? If “Yes”, enclose a brief explanation with this application.		x
(f) Does the proposed development involve the demolition of any structure (including a habitable house), in whole or in part? If “Yes”, enclose a brief explanation with this application.		x

<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>		x
<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>		x
<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>		x
<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>	x (refer to cover letter & list of enclosures)	

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 :	N/A
State gross floor space of any proposed demolition, in m ² :	N/A
State gross floor space of any building(s) / structure(s) to be retained in m ² :	N/A
State total gross floor space of proposed works in m ² :	N/A

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

(a) State existing use of land or structure:	Vacant lands
(b) Where the existing land or structure is not in use, state the most recent authorised use of the land or structure:	Formerly occupied by a dwelling and workshop which were demolished (prior to previous application 05/2420 & prior to current client's ownership)
(c) State proposed use(s):	Residential & commercial along with ancillary parking, vehicular access and associated site works (refer to question 9 of application form)
(d) State nature and extent of any such proposed use(s):	Provision of 120no. apartments; Provision of a crèche; Provision of a restaurant/café; Provision of 3no. office units; Provision of 74no. basement car parking spaces
(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: [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	x	
(ii) details of the calculations and methodology for calculating values of land, site costs, normal construction and development costs and profit on those costs and other related costs such as an appropriate share of any common development works as required to comply with the provisions in Part V of the Act, and	x	
(iii) a layout plan showing the location of proposed Part V units in the development?	x	
(c) If the answer to Question 19(A) is “No” by virtue of section 96(13) of the Planning and Development Act 2000, details must be enclosed with this application form indicating the basis on which section 96(13) is considered to apply to the development.	N/A	

20. Water Services:

(A) Proposed Source of Water Supply:

Please indicate as appropriate:

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

Soakpit: []

Watercourse: [x]

Other (please specify): _____

(D) Irish Water Requirements:

<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>Enclosed:</p> <p>Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]</p>
<p>(b) A current/valid Confirmation of Feasibility Statement from Irish Water in relation to the proposed development confirming that there is or will be sufficient water network treatment capacity to service the development.</p>	<p>Enclosed:</p> <p>Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]</p>
<p>(c) A Statement of Compliance with Irish Water's Standard Details and Codes of Practice for water and/or wastewater infrastructure proposals (designs, layouts, etc.).</p>	<p>Enclosed:</p> <p>Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]</p>
<p>(d) An indication of timelines and phasing for water demand or wastewater collection requirements, or both, as appropriate.</p>	<p>Enclosed:</p> <p>Yes: [<input type="checkbox"/>] No: [<input checked="" type="checkbox"/>] (All development to be complete in one phase prior to use)</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>Enclosed:</p> <p>Yes: [<input type="checkbox"/>] No: [<input type="checkbox"/>]</p> <p>N/A [<input checked="" type="checkbox"/>]</p>

21. 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:</p> <p>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:</p> <p>Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]</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:</p> <p>Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]</p>

22. Taking in Charge

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

23. Maps, Plans and Drawings

List in a schedule accompanying this application all maps, plans and drawings enclosed with the application, stating title, scale and number.

24. Application Fee:


(a) State fee payable for application:	€ 29,544.08
(b) Set out basis for calculation of fee:	(I) €130 per apartment (x120) = €15,600.00
(i) Residential: 120 x €130	(II) €7.20sqm commercial (x545.79sq.m which includes café, creche & offices)= €3929.68
(ii) Commercial:	(III) Signage 2sq.m x€7.20
-Café (246.19sq.m)	=€14.40
-Creche (205.55sq.m).	(IV) Natura Impact Statement
-3no. office units (94.05sq.m) (Totalling 545.79sq.m)	= €10,000
(iii) Signage 2sqm	Total: €29,544.08
(iv) Natura Impact Statement	
(c) Is the fee enclosed with the application?	Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]

25. Universal Design:

<p>Please provide a statement as to how the proposed Strategic Housing Development has sought to comply with the principles of Universal Design (to encourage access and use of the development regardless of age, size, ability or disability). For assistance and general information on such matters please refer for example to the National Disability Authority’s “Building for Everyone: A Universal Design Approach” and “Universal Design Guidelines for Homes in Ireland” at www.universaldesign.ie</p>	<p>Enclosed: Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/> (Incorporated into section 3 of design statement)</p>
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Declaration

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

<p>Signed: (Applicant or Agent as appropriate)</p>	 Director/Genesis Planning Consultants
<p>Date:</p>	<p>3rd December 2019</p>

26. Contact Details- Not to be Published

Applicant(s):

First Name:	Ladas Property Company Unlimited Company (as part of the Comer Group)
Surname:	N/A
Address Line 1:	Leixlip Centre
Address Line 2:	Leixlip
Address Line 3:	
Town / City:	
County:	Co Kildare
Country:	Ireland
Eircode:	
E-mail address (if any):	N/A
Primary Telephone Number:	N/A
Other / Mobile Number (if any):	N/A

Where the Applicant(s) is a Company:

Name(s) of Company Director(s):	Barry Comer, Brian Comer, Luke Comer
Company Registration Number (CRO):	
Contact Name:	Barry Comer
Primary Telephone Number:	045 906 906
Other / Mobile Number (if any):	N/A
E-mail address:	barry@comerproperty.ie

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

First Name:	Genesis Planning Consultants
Surname:	
Address Line 1:	27 Patrick Street
Address Line 2:	
Address Line 3:	Newry
Town / City:	
County:	Co Down
Country:	
Eircode:	BT35 8EB
E-mail address (if any):	info@genesisplanning.co.uk
Primary Telephone Number:	02830 493001
Other / Mobile Number (if any):	

Person responsible for preparation of maps, plans and drawings:

First Name:	David
Surname:	Reilly
Address Line 1:	Michael Fitzpatrick Architects
Address Line 2:	
Address Line 3:	Main Street
Town / City:	Butlersbridge
County:	Cavan
Country:	
Eircode:	H12 P2N8
E-mail address (if any):	david@mfarchitects.ie
Primary Telephone Number:	049 436 5800
Other / Mobile Number (if any):	

Contact for arranging entry on site, if required:

Name:	N/A
Mobile Number:	N/A
E-mail address:	N/A