

TH 19/10/17
SN 1/11/17

PLANNING APPLICATION FORM – Part 1

For Office use only		Plan No: 4170/17	
Checked by: R.R.	History Files		Date Received
Receipt No. 228047	0547/01	7428/05	PLANNING -1 NOV 2017
Amount € 80-	2998/05	4816/05	

PLEASE READ INSTRUCTIONS BEFORE COMPLETING FORM - ALL QUESTIONS MUST BE ANSWERED

1. Type of application:

Permission ☒

Outline Permission ☐

Retention Permission ☐

Permission on foot of Outline Permission ☐

Place X in appropriate box.

Where permission on foot of outline permission is being applied for, quote outline permission Plan No.

N/A

2. Postal address of site or building: (if none, give description sufficient to identify):

Brandon Terrace

Bounded by Basin View/ Brandon Tce on the West, James's Walk to Long's Place on the South and East and Canal Way Educate Together National School on the North.

Dublin 8

3. Full Name of applicant (not agent), [Please note initials are not acceptable]

The Board of St James's Hospital

Address to be supplied at the end of this form (Question 27)

4. Where the applicant is a company registered under the Companies Acts 1963–1999, please state the following:

Registered address of Company:

N/A

Registered Number of Company: N/A

Names of Company Directors: N/A

DUBLIN CITY COUNCIL - The Board of St James's Hospital intends to apply for Planning Permission for development at the Site, Dublin 8, bounded by Basin View/Brandon Terrace on the West, James's Walk to Long's Place on the South and East and Canal Way Educate Together National School on the North. The Development will consist of the Demolition and Removal of a Terrace of 4 Derelict Houses, 1-4 Brandon Terrace, various derelict industrial buildings and sheds, associated boundary walls, the termination where appropriate and making safe of on-site services, clearing of the site and the reinstatement of boundary walls and railings. The Planning Application may be inspected, or purchased at a fee not exceeding the reasonable cost of making a copy, at the offices of the Dublin City Council Planning Authority during its public opening hours and a submission or observation in relation to the application may be made to the authority in writing on payment of the prescribed fee within the period of 5 weeks beginning on the date of receipt by the authority of the application.

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

Eoin Condon Architect for St James's Hospital

Address to be supplied at the end of this form (Question 28)

DCC PLAN NO. 4170/17
RECEIVED 01 NOV 17

6. Brief description of nature and extent of proposed development, including reference to number and height of buildings, protected structures, etc. where appropriate.
(This should correspond with the wording of the newspaper and site notice.)

The Demolition and Removal of a Terrace of 4 Derelict Houses, 1-4 Brandon Terrace, various derelict industrial buildings and sheds, associated boundary walls, the termination where appropriate and making safe of on-site services, clearing of the site and the reinstatement of boundary walls and railings.

7. (a). State applicant's legal interest or estate in site
(i.e. freehold, leasehold, etc.):

FREEHOLD

- (b). If applicant is not the owner, state name and address of owner and include documentary evidence of consent of the owner to make the application.

N/A

*** If applicant holds a Leasehold Interest from Dublin City Council in the property/site, a written letter of consent to make the application must be obtained from Development Dept. (Please contact Development Department, Block 3, Floor 2, – Tel: 01 2222911)**

8. In the case of CURRENT buildings to be retained on site, please state:

Address	Floor	Present use(s) or previous use where retention permission is sought (or use(s) when last used – date when last use ceased should be indicated)	Area of each use (m ²)	Proposed use(s) or use(s) it is proposed to retain	Area of each use (m ²)
		N/A			
		N/A			

9. (i) Does the proposal involve demolition, partial demolition or change of use of any habitable house* or part thereof?

NO

- (ii) Does the proposal involve the demolition of a building which forms part of a terrace of buildings or which abuts onto another building in separate ownership?

NO

- (iii) In the case of a habitable house* please state if occupied and give details of occupancy:

N/A

*A "habitable house" is a building or part of a building which

- (a) is used as a dwelling or
(b) is not in use but when last used was used, disregarding any unauthorised use, as a dwelling, or
(c) was provided for use as a dwelling but has not been occupied

10. In all types of development, please state:

(a) Total site area	2961.5 m ²
(b) Floor area* of buildings proposed to be retained within site	0m ²
(c) Floor area* of new buildings proposed within development	0m ²
(d)(i) Total floor area* of proposed development (i.e. new and retained)	0m ²
(ii) In the case of existing residential extensions, exempt or not, please state floor area	0m ²
(e) Floor area* of buildings to be demolished	1224 m ²
(f) Total <u>Non-Residential</u> floor area* (to be demolished)	589 m ²

(g) Proposed plot ratio	N/A	(h) Proposed site coverage	N/A
-------------------------	-----	----------------------------	-----

11. If the proposal involves the provision of Child Care/Crèche facilities please state:

No. child care spaces	N/A	Total floor area*	m ²
-----------------------	-----	-------------------	----------------

12. In the case of residential developments please provide:

For all residential applications please complete separate Schedule clearly indicating total floor area of each individual residential unit type.

(a) A breakdown of residential mix:

Number of	Studio/ Live Work	Granny Flat	1 Bed	2 Bed	3 Bed .	4 Bed	4+ Bed	Total
Houses								
Apartments								
No. of carparking spaces to be provided								

(b). Total net floor area**	N/A	(c). Total gross floor area*	N/A
-----------------------------	-----	------------------------------	-----

* Gross floor area i.e. the total floor space on each floor measured from the inside of the external walls.
**Gross floor area minus common circulation areas

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

Class of Development	Gross Floor area in m ²
N/A	N/A

14. Fee Payable

€ 80

Basis of calculation:
'DEVELOPMENT NOT COMING WITHIN ANY OF THE ABOVE CLASSES'

Class No.	Calculation	Amount	Class No.	Calculation	Amount
		€			€
		€			€

If exemption from payment of fees is being claimed, evidence to prove eligibility or exemption in accordance with Article 157 of the Planning & Development Regulations 2001 (as amended) must be submitted.

Classes of fees are set out in Explanatory Notes

15. Approved newspaper in which notice was published The Herald

Date of publication 19th Oct 2017

Date of erection of site notice(s) 1st Nov 2017

16. SOCIAL AND AFFORDABLE HOUSING

Please tick appropriate box.	YES	NO
Is the application an application for permission for development to which Part V of the Planning and Development Act 2000 (as amended) applies?		√
If the answer to the above question is "yes" and the development is not exempt (see below), you must provide, as part of your application, details as to how you propose to comply with Section 96 of Part V of the Act including, for example, (i) details of such part or parts of the land which is subject to the application for permission or is or are specified by the Part V agreement, or houses situated on such aforementioned land or elsewhere in the planning authority's functional area proposed to be transferred to the planning authority, or details of houses situated on such aforementioned land or elsewhere in the planning authority's functional area proposed to be leased to the planning authority, or details of any combination of the foregoing, and (ii) details of the calculations and methodology for calculating values of land, site costs, normal construction and development costs and profit on those costs and other related costs such as an appropriate share of any common development works as required to comply with the provisions in Part V of the Act"		N/A
If the answer to the above is "yes" but you consider the development to be exempt by virtue of Section 97 of the Planning and Development Act 2000 (as amended), a copy of the Certificate of Exemption under Section 97 must be submitted (or, where an application for a certificate of exemption has been made but has not yet been decided, a copy of the application should be submitted).		
If the answer to the above question is "no" by virtue of Section 96(13) of the Planning and Development Act 2000 (as amended), details indicating the basis on which Section 96(13) is considered to apply to the development should be submitted.		

17.

(i)Does the development involve a **PROTECTED STRUCTURE (and/or its curtilage)** or a **proposed PROTECTED STRUCTURE (and/or its curtilage)**?

Yes

☐

No

☒

Place X in appropriate box

(If **yes**, the newspaper and site notice must indicate this fact).

(ii) Does the proposed development consist of work to the exterior of a structure that is located in an Architectural Conservation Area (A.C.A.)?

Yes

☐

No

☒

Place X in appropriate box

18

(a). Are you aware of any valid planning applications previously made in respect of this land/structure

Yes

☐

No

☒

Place X in appropriate box

If **yes** please state planning reference number(s) and date(s) of receipt of the planning application(s) (if known)

Reference Number(s).	Date(s)
N/A	N/A

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

(b) Is the site of the proposal subject to a current appeal to an Bord Pleanála in respect of a similar development?

Yes

☐

No

☒

Place X in appropriate box

DCC PLAN NO.4170/17
RECEIVED 01 NOV 17

If **yes**, please state An Bord Pleanala Reference No.:

N/A

19.

DEVELOPMENT DETAILS

Please tick appropriate box	YES	NO
Does the application relate to development which affects or is close to a monument or place recorded under Section 12 of the National Monuments (Amendment) Act, 1994?		√
Does the proposed development require the preparation of an Environmental Impact Statement? (If yes, the newspaper and site notice must indicate this fact).		√
Does the application relate to work within or close to a European Site (under S.I. No. 94 of 1997) or a Natural Heritage Area?		√
Does the application relate to a development which comprises or is for the purposes of an activity requiring an Integrated Pollution Prevention and Control Licence? (If yes, the newspaper and site notice must indicate this fact).		√
Does the application relate to a development which comprises or is for the purposes of an activity requiring a Waste Licence? (If yes, the newspaper and site notice must indicate this fact).		√
Do the Major Accident Regulations apply to the proposed development?		√
Is the site within a zone of archaeological interest?		√
Does the application relate to a development in a Strategic Development Zone? (If yes, the newspaper and site notice must indicate this fact).		√

20. SITE HISTORY

Details regarding site history (if known)

Has the site in question ever, to your knowledge, been flooded?

Yes [] No [✓]

If yes, please give details e.g. year, extent.

Are you aware of previous uses of the site e.g. dumping or quarrying?

Yes [] No [✓]

If yes, please give details.

21. Do any **statutory notices** apply to the site/building at present? (e.g. Fire Safety, Enforcement, Dangerous Buildings, Derelict Sites, Building Control, etc.)

Yes x No

Place X in appropriate box

If yes, please give details: **Vacant Sites – Notices: VS-0030 and VS-0043**

22. Has a Pre-Planning Consultation in accordance with **Section 247 of the Planning and Development Act 2000 (as amended)** taken place in respect of this application?

Yes ☒ No ☐

Place X in appropriate box

If yes, please state date of meeting

31 October 2017 by Phone

NOTE: You should only tick the 'Yes' box if a formal meeting has taken place with an Area Planning Officer

23. Is it intended that any part of the proposed development will be taken in charge by Dublin City Council?

Yes ☒ No ☐

Place X in appropriate box

If the answer is **yes**, please attach site plan clearly showing area(s) intended for taking in charge.

24. Proposed Source of Water Supply

Existing connection [X] New mains connection [] Private well []

Use of grey or recycled water []

Other (please specify) _____ N/A _____

For non domestic developments

Proposed daily flow in cubic metres ___ N/A ___ cm/d

Proposed peak flow in litres/second ___ N/A ___ l/s

25. Proposed Drainage System

All items on the "Drainage Requirements for Planning Applications" sheet must be addressed as part of this planning application. This sheet can be found on the Dublin City Council website (<http://www.dublincity.ie/WaterWasteEnvironment/WasteWater/Drainage/Documents/GeneralDrainageRequirementsatpreplanningstage.pdf>).

The Drainage submission should also include

- (a) Detailed Drainage Drawings for the proposed development
- (b) The Public Drainage records sheet for the site
(contact Drainage Division, Block 1, Floor 4, Civic offices, Dublin 8 01-2222155)

26. Name & Address of person or firm responsible for preparation of drawings:

Eoin Condon Architect FRIAI

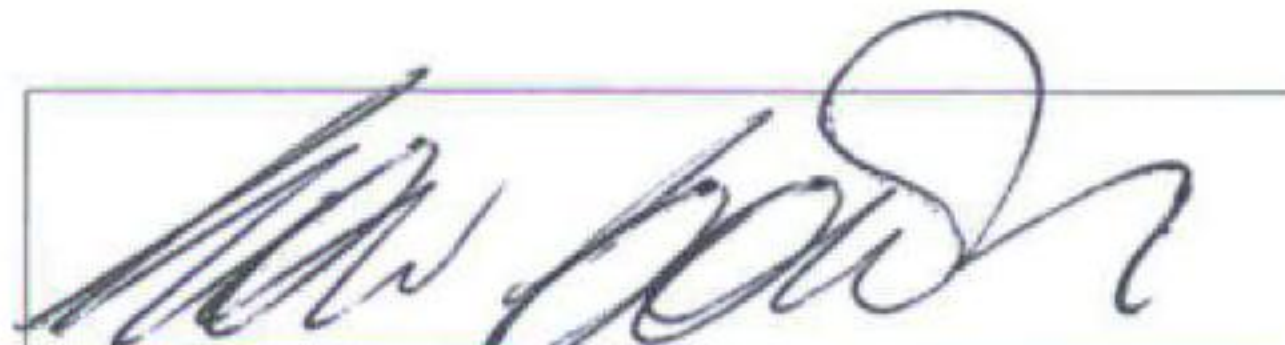
Technical Services Dept

St James's Hospital, James's Street

Dublin 8

I, the undersigned, 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 Planning and Development Act 2000 (as amended) and the Regulations made thereunder.

Signature of applicant
(or his/her agent)



Date

31 Oct 2017

Eoin Condon Architect

CONTACT DETAILS
PLANNING APPLICATION FORM – Part 2

IMPORTANT: Part 2 of the application form must always be submitted on a completely separate page as this information will not form part of the public file.

DCC PLAN NO.4170/17
RECEIVED 01 NOV 17