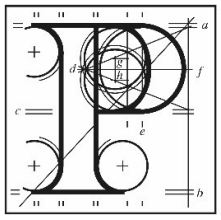

An Bord Pleanála

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:	**Exeter Ireland Property III Limited**

2. Where the Applicant is a Company (Registered under the Companies Acts):

Registered Address of Company:	**No. 88 Harcourt Street, Dublin 2**
Company Registration No:	**621273**

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

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

4. Person Responsible for Preparation of Drawings and Plans:

Name:	**Stephanie Gibbons**
Firm/Company:	**TODD Architects**

5. Planning Authority

Name of the Planning Authority(s) in whose functional area the site is situated:	**Galway City Council**

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:	**Cúirt Na Coiribe**
Address Line 2:	**Dun Na Coiribe, off Headford Road**
Address Line 3:	**Terryland**
Town/City:	**Galway**
County:	**Galway**
Eircode:	**Ancillary Building – H91 E43A** **Block No. 1 – H91 VX76** **Block No. 2 – H91 D9X2** **Block No. 3 – H91 FH7X** **Block No. 4 – H91 D542** **Block No. 5 – H91 RF90** **Block No. 6 – H91 YE16** **(Note: There are many more Eircodes as each apartment cluster within the buildings has a separate Eircode. The list above identifies an Eircode in each building which as per the question above is '*sufficient to identify the site in question').***
Ordnance Survey Map Ref. No. (and the Grid Reference where available)	**3345-23**
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:	**1.414 ha**
Site zoning in current Development Plan or Local Area Plan for the area:	**Residential and small portion of Open Space where wetland/attenuation pond is provided.**
Existing use(s) of the site and proposed use(s) of the site:	**Student and Tourist Apartments (405 No. bedspaces) for Student Accommodation and Short Stay Letting.** **Extension of Student Accommodation with 515 No. additional bedspaces and ancillary amenity facilities.**

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		
Where legal interest is "Other", please expand further on the applicant's interest in the land or structure:			
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.			
Does the applicant own or control adjoining, abutting or adjacent lands?	Yes: [**X**] No: [ ]		
If the answer is "Yes" above, identify the lands and state the nature of the control involved: **Applicant owns lands outlined in Blue on the Site Location Map**			

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: [**X**] No: [ ]

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.

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
00/249	**88 No. residential apartments to include use for student and tourist occupation (2 apts on ground floor to inclide alternative use as a creche), underground car parking for 139 no. cars and additional surface car parking, bedding storage, maintenance storage, shop, launderette, reception/ office, caretakes apt, restaurant/ seminar room, bicycle parking, refuse storage, ESB substations, ancillary site works & services**	**Granted Permission**
18/340	**Renovation and upgrade works consisting of; (a) Reconfiguration of a 4 No. apartments at ground floor leve; 6 No. apartments at first floor level: 6 No. apartments at second floor level (Total: 16 No. apartments), to provide 1 No. additional single room in each apartment (16 No. rooms total): (b) Reconfiguration of 6 No. apartments at third/ attic level (12 No. rooms total); (c) installation of 12 No. Velux rooflights to existing pitched roofs; (d) Replacement of entrance doors from central courtayds in 4 No. locations by windows.**	**Grant Permission**

Is the site of the proposed development subject to a current appeal to An Bord Pleanála?	Yes: [ ] No: [**X**]
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: [**X**]
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: **[X**]
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: [**X**]
If the answer is "Yes" above, please give details:	

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 proposed development will consist of: the demolition of the two storey building (582 sq m) at the entrance to the scheme towards the eastern boundary of the site and the removal of the fifth storey (attic) level (1,123 sq m) of the main building; and the provision of horizontal and vertical additions to and extensions of the main existing building providing 920 No. bedspaces (an additional 515 No. student accommodation bedspaces) in 868 No. bedrooms; ancillary student accommodation spaces at basement and ground floor level measuring 1,688 sq m and including gym/fitness studio, games room, library/study spaces, multi-functional spaces, café/restaurant, and student lounge spaces; all provided in a single building in 9 No. linked blocks ranging in height from 2 No. to 6 No. storeys (gross floor space of 24,693 sq m plus basement car-parking (2,443 sq m)). The scheme also proposes 59 No. car-parking spaces (43 No. basement and 16 No. surface spaces); 656 No. cycle parking spaces; 5 No. motorcycle parking spaces; external student amenity spaces; hard and soft landscaping; attenuation pond/wetland area; boundary treatments; plant; diversion of services and all associated works above and below ground.

Please submit a site location map sufficient to identify the land, at appropriate scale.	**Enclosed:** Yes: [**X**] No: [ ]
Please submit a 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:	**N/A**
Meeting date(s):	**5th December 2018**

(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:	**304929-19**
Meeting date(s):	**27th 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:	**Irish Independent** **12th June 2020**
(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:	**17th June 2020**
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: [ ]
Please provide a copy of the **Confirmation Notice** obtained from the EIA Portal where an EIAR accompanies the application.	**Enclosed:** Yes: [ ] No: [ ]
(d) Is the proposed development, in whole or in part, within or close to a European site or Natural Heritage Area?	Yes: [ ] No: [**X**]
(e) Is a Natura Impact Statement (NIS) required for the proposed development?	Yes: [**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: [ ]

If the answer to the above is "Yes", list the prescribed authorities concerned:	**Irish Water** **Transport Infrastructure Ireland**

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:	**17th June 2020** **Please see letters enclosed in Appendix A**
(h) Is the proposed development likely to have significant effects on the environment of a Member State of the European Union or a state that is a party to the Transboundary Convention?	Yes: [ ] No: [**X**]
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?	Yes: [ ] No: [ ]
If the answer to the above is "Yes", list the state(s) and the prescribed authorities concerned:	
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:	

12. Statements Enclosed with the Application Which:

(a) Set out how the the proposed strategic housing development is consistent with the relevant objectives of the relevant development plan:	**Enclosed:** Yes: [**X**] No: [ ]
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.	
(b) Set out, where applicable how the proposed strategic housing development will be consistent with the objectives of the relevant local area plan:	**Enclosed:** Yes: [ ] No: [ ] **N/A**
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.	
(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:	**Enclosed:** Yes: [ ] No: [ ] N/A: [**X**]
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.	
(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:	**Enclosed:** Yes: [**X**] No: [ ] N/A: [ ]
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.	
(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.	**Enclosed:** Yes: [**X**] No: [ ] N/A: [ ]

(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: [**X**] No: [ ] N/A: [ ]

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

Where the proposed strategic housing development materially contravenes the relevant development plan or local area plan other than in relation to the zoning of land, is a statement included with the application indicating the plan objective concerned and why permission should, nonetheless, be granted, having regard to a consideration specified in section 37(2)(b) of the Act of 2000?	**Enclosed:** Yes: [ ] No: [**X**]

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		

Apartments		
Unit Type	**No. of Units**	**Gross floor space in m²**
Studio		
1-bed		
2-bed		
3-bed		
4-bed		
4+ bed		
Total		

Student Accommodation			
Unit Types	**No. of Units**	**No. of Bedspaces**	**Gross floor space in m²**
Studio	**4**	**4**	**97.59**
1-bed			
2-bed			
3-bed			
4-bed			
4+ bed	**147**	**916**	**18,172**
Total	**151**	**920**	**18,269.45**

(b) State total number of residential units in proposed development:	**920 No.**
(c) State cumulative gross floor space of residential accommodation, in m²:	**24,521 sq m (includes ancillary Student Accommodation facilities, cores etc)**

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**
All space is ancillary Student Accommodation space, i.e lounges, study spaces, café/restaurants etc	**1,688 sq m**
Note: there is an existing restaurant on site (Scotty's)	**172 sq m restaurant at ground floor level + 16 sq m storage at basement**
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 m²:	**188 sq m** **Scotty's Restaurant**
(c) State cumulative gross floor space of residential accommodation and other uses in m²:	**24,693 sq m**
(d) Express 15(b) as a percentage of 15(c):	**0.76%**

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** **Demolition of 1,705 sq m (582 sq m ancillary services building and attic of 1,123 sq m)**	
(g) Does the proposed development involve the demolition of a Protected Structure(s), in whole or in part?		**X**

If “Yes”, an explanation as to the need for the demolition of a Protected Structure(s) should be enclosed with this application.		
(h) Does the proposed development consist of work to a Protected Structure and/or its curtilage or proposed Protected Structure and/or its curtilage? If “Yes”, provide photographs, plans and other particulars necessary to show how the proposed development would affect the character of the structure.		**X**
(i) Does the proposed development consist of work to the exterior of a structure which is located within an architectural conservation area (ACA)? If “Yes”, provide photographs, plans and other particulars necessary to show how the proposed development would affect the character of the structure.		**X**
(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? If “Yes”, enclose a brief explanation with this application.		**X**
(k) Is the proposed development in a Strategic Development Zone? If “Yes”, enclose a statement of how the proposed development is consistent with the planning scheme for the Zone.		**X**
(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? If “Yes”, enclose details with this application.		**X**

(m)Do the Major Accident Regulations apply to the proposed development?		**X**
(n) Is information specified by An Bord Pleanála as necessary for inclusion in any application for permission for the proposed development, so included? If "Yes", give details of the specified information accompanying this application.	**X** **Please refer to Response to Opinion for details.** **Appendix B lists all Reports enclosed with this application**	

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

State gross floor space of any existing building(s) / structure(s) in m²:	**11,755.65 sq m+ 3,660.5 sq m parking area at basement**
State gross floor space of any proposed demolition, in m²:	**1,705 sq m**
State gross floor space of any building(s) / structure(s) to be retained in m²:	**7,090.2 sq m +** **3,660.5 sq m parking area at basement**
State total gross floor space of proposed works in m²:	**13,340.8 sq m**

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:	
(c) State proposed use(s):	
(d) State nature and extent of any such proposed use(s):	

(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) N/A

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		
(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		
(iii) a layout plan showing the location of proposed Part V units in the development?		
(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.		

20. Water Services:

(A) Proposed Source of Water Supply:

Please indicate as appropriate:

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

(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: [**X**] New Connection: [ ]

(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**] **following attenuation**

Other (please specify):

(D) Irish Water Requirements:	
Please submit the following information: (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.	**Enclosed:** Yes: [**X**] 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: [**X**] 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: [**X**] No: [ ]
(d) An indication of timelines and phasing for water demand or wastewater collection requirements, or both, as appropriate.	**Enclosed:** Yes: [**X**] 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: [ ] **N/A**

21. Traffic and Transportation

(a) Is a Traffic / Transportation Impact Assessment included with the application, having regard to the relevant Development Plan / Local Area Plan requirements and the Traffic Management Guidelines (DoT / DoEHLG / DTO, 2003)?	**Enclosed:** Yes: [**X**] No: [ ]
(b) Is a Travel Plan included with the application, having regard to the relevant Development Plan / Local Area Plan requirements?	**Enclosed:** Yes: [**X**] No: [ ] In TIA
(c) Is a Road Safety Audit included with the application, having regard to the relevant Development Plan / Local Area Plan requirements?	**Enclosed:** Yes: [ ] No: [**X**]

22. Taking in Charge

Is it intended that any part of the proposed development will be taken in charge by the planning authority?	Yes: [ ] No: [**X**]
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.

Please refer to Appendix C which lists all stand-alone drawings enclosed with the application.

(Please note there are further drawings constained with some Reports).

24. Application Fee:

(a) State fee payable for application:	**€ 43,475**
(b) Set out basis for calculation of fee:	515 No. bespaces/2 = 257.5 X €130 = €33,475 NIS Statement = €10,000
(c) Is the fee enclosed with the application?	**Enclosed:** Yes: [**X**] No: [ ]

25. Universal Design:

Please provide a statement as to how the proposed Strategic Housing Development has sought to comply with the principles of Universal Design (to encourage access and use of the development regardless of age, size, ability or disability). For assistance and general information on such matters please refer for example to the National Disability Authority's "Building for Everyone: A Universal Design Approach" and "Universal Design Guidelines for Homes in Ireland" at www.universaldesign.ie	**Enclosed:** Yes: [**X**] No: [ ]

Declaration

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

Signed: (Applicant or Agent as appropriate)	
Date:	16th June 2020

26. Contact Details- Not to be Published

Applicant(s):

First Name:	**Mark**
Surname:	**Nolan**
Address Line 1:	**No. 88 Harcourt Street**
Address Line 2:	**Dublin 2**
Address Line 3:	
Town / City:	**Dublin**
County:	**Dublin**
Country:	**Ireland**
Eircode:	**D02 DK18**
E-mail address (if any):	**mnolan@exeterpg.com**
Primary Telephone Number:	**087 795 5650**
Other / Mobile Number (if any):	

Where the Applicant(s) is a Company:

Name(s) of Company Director(s):	**Exeter Property Ireland III Limited**
Company Registration Number (CRO):	**621273**
Contact Name:	**Mark Nolan**
Primary Telephone Number:	**087 795 5650**
Other / Mobile Number (if any):	
E-mail address:	**mnolan@exeterpg.com**

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

First Name:	**Patricia Thornton**
Surname:	**Thornton O'Connor Town Planning**
Address Line 1:	**No. 1 Kilmacud Road Upper**
Address Line 2:	
Address Line 3:	
Town / City:	**Dundrum**
County:	**Dublin**
Country:	**Ireland**
Eircode:	**D14 EA19**
E-mail address (if any):	**patricia@toctownplanning.ie**
Primary Telephone Number:	**01 205 1490**
Other / Mobile Number (if any):	**086 100 4652**

Person responsible for preparation of maps, plans and drawings:

First Name:	**Stephanie**
Surname:	**Gibbons**
Address Line 1:	**TODD Architects**
Address Line 2:	**The Old Barracks, No. 4A Lad Lane, Hagan's Court**
Address Line 3:	**Dublin 2**
Town / City:	**Dublin**
County:	**Dublin**
Country:	**Ireland**
Eircode:	**D02 DW22**
E-mail address (if any):	**stephanie.gibbons@toddarch.ie**
Primary Telephone Number:	**01 662 0500**
Other / Mobile Number (if any):	

Contact for arranging entry on site, if required:

Name:	**Patricia Thornton**
Mobile Number:	**086 1004 652**
E-mail address:	**Patricia@toctownplanning.ie**

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 – Cover Letters

NO. 1 KILMACUD ROAD UPPER, DUNDRUM, DUBLIN 14, D14 EA89
+353.1.205.1490 INFO@TOCTOWNPLANNING.IE
WWW.TOCTOWNPLANNING.IE

THORNTON O'CONNOR
TOWN PLANNING

Strategic Housing Development
An Bord Pleanála
No. 64 Marlborough Street
Dublin 1

Wednesday, 17th June 2020

Dear Sir/ Madam,

RE: STRATEGIC HOUSING DEVELOPMENT FOR 515 NO. STUDENT ACCOMMODATION BEDSPACES (EXTENSION TO EXISTING 405 NO. EXISTING BEDSPACES TO PROVIDE A TOTAL OF 920 NO. BEDSPACES) AT CÚIRT NA COIRIBE, DUN NA COIRIBE ROAD, OFF HEADFORD ROAD, TERRYLAND, GALWAY, CO. GALWAY.

On behalf of our Client, Exeter Property Ireland III Limited, No. 88 Harcourt Street, Dublin 2, we wish to submit a Strategic Housing Development (SHD) planning application in accordance with the *Planning and Development (Housing) and Residential Tenancies Act 2016*.

The application relates to a proposed Student Accommodation Development at the existing accommodation development known as Cúirt Na Coiribe.

Please find enclosed 2 No. hard copies and 3 No. digital copies of the planning application documentation. We note that 6 No. hard copies and 1 No. electronic copy of all documents and drawings have been submitted to Galway County Council and a copy of the planning applications has also been sent to the Statutory Consultees as directed by An Bord Pleanála in their opinion dated 13th September 2019. Please see the Planning Application Form enclosed for a full list of all documents and drawings submitted with this planning application.

We trust that this SHD application is in order. Please do not hesitate to contact the undersigned if any further details are required.

Yours Sincerely,

Patricia Thornton

Patricia Thornton
Director
Thornton O'Connor Town Planning

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THORNTON O'CONNOR
TOWN PLANNING

Planning Department
Galway City Council
City Hall
College Road
Galway
Co. Galway
H91 F798

Wednesday, 17th June 2020

Dear Sir/ Madam,

RE: STRATEGIC HOUSING DEVELOPMENT FOR 515 NO. STUDENT ACCOMMODATION BEDSPACES (EXTENSION TO EXISTING 405 NO. EXISTING BEDSPACES TO PROVIDE A TOTAL OF 920 NO. BEDSPACES) AT CÚIRT NA COIRIBE, DUN NA COIRIBE ROAD, OFF HEADFORD ROAD, TERRYLAND, GALWAY, CO. GALWAY.

On behalf of our Client, Exeter Property Ireland III Limited, please find enclosed 6 No. Hard copies and 1 No. digital copy of the Strategic Housing Development (SHD) planning application submitted to An Bord Pleanála in respect of lands at Cúirt Na Coiribe, Dun Na Coiribe Road, off Headford Road, Terryland, Galway, Co. Galway.

If you have any queries in respect of this application or require any further information, please do not hesitate to contact us.

Yours sincerely,

Patricia Thornton

Patricia Thornton
Director
Thornton O'Connor Town Planning

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+353.1.205.1490 INFO@TOCTOWNPLANNING.IE
WWW.TOCTOWNPLANNING.IE

THORNTON O'CONNOR
TOWN PLANNING

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

Wednesday, 17th June 2020

Dear Sir/ Madam,

RE: STRATEGIC HOUSING DEVELOPMENT FOR 515 NO. STUDENT ACCOMMODATION BEDSPACES (EXTENSION TO EXISTING 405 NO. EXISTING BEDSPACES TO PROVIDE A TOTAL OF 920 NO. BEDSPACES) AT CÚIRT NA COIRIBE, DUN NA COIRIBE ROAD, OFF HEADFORD ROAD, TERRYLAND, GALWAY, CO. GALWAY.

On behalf of our Client, Exeter Property Ireland III Limited, please find enclosed 1 No. digital copy of the Strategic Housing Development (SHD) planning application submitted to An Bord Pleanála in respect of lands at Cúirt Na Coiribe, Dun Na Coiribe Road, off Headford Road, Terryland, Galway, Co. Galway.

Pursuant to Article 285(5)(a) of the *Planning and Development (Strategic Housing Development) Regulations 2017*, and Section 8(1)(b) of the *Planning and Development (Housing) and Residential Tenancies Act 2016*, a soft copy of the application is enclosed for your information.

A dedicated project website has been established in which the application details are uploaded. This can be viewed at www.cuirtnacoiribeshd.ie.

The description of development for the proposed project is as follows:

> *Exeter Ireland Property III Limited intend to apply for a strategic housing development at the Cúirt na Coiribe, Dun Na Coiribe Road, off Headford Road, Terryland, Galway on a site measuring 1.414 Ha.*
>
> *The proposed development will consist of: the demolition of the two storey building (582 sq m) at the entrance to the scheme towards the eastern boundary of the site and the removal of the fifth storey (attic) level (1,123 sq m) of the main building; and the provision of horizontal and vertical additions to and extensions of the main existing building providing 920 No. bedspaces (an additional 515 No. student accommodation bedspaces) in 868 No. bedrooms; ancillary student accommodation spaces at basement and ground floor level measuring 1,688 sq m and including gym/fitness studio, games room, library/study spaces, multi-functional spaces, café/restaurant, and student lounge spaces; all provided in a single building in 9 No. linked blocks ranging in height*

from 2 No. to 6 No. storeys (gross floor space of 24,693 sq m plus basement car-parking (2,443 sq m)).

The scheme also proposes 59 No. car-parking spaces (43 No. basement and 16 No. surface spaces); 656 No. cycle parking spaces; 5 No. motorcycle parking spaces; external student amenity spaces; hard and soft landscaping; attenuation pond/wetland area; boundary treatments; plant; diversion of services and all associated works above and below ground.

The application contains a statement setting out how the proposal will be consistent with objectives of the Galway City Development Plan 2017-2023.

A Natura Impact Statement has been prepared in respect of the proposed development.

The application together with the Natura Impact Statement may be inspected or purchased at a fee not exceeding the reasonable cost of making a copy, during public opening hours at the offices of An Bord Pleanála and Galway City Council. The application and the Natura Impact Statement may also be inspected online at the following website set up by the applicant: www.cuirtnacoiribeshd.ie

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.

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

A person may question the validity of a decision of An Bord Pleanála by way of an application for judicial review, under Order 84 of the Rules of the Superior Courts (S.I No. 15 of 1986), in accordance with sections 50 and 50A of the Planning and Development Act 2000 (No. 30 of 2000), as amended. Practical information on the review mechanism can be found in the

Judicial Review Notice on the An Bord Pleanála's website: www.pleanala.ie or on citizens Information Service website: www.citizensinformation.ie.

If you have any queries in respect of this application or require any further information, please do not hesitate to contact us.

Yours Sincerely,

Patricia Thornton

Patricia Thornton
Director
Thornton O'Connor Town Planning

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WWW.TOCTOWNPLANNING.IE

THORNTON O'CONNOR
TOWN PLANNING

Irish Water,
Development Management Planning,
1st Floor,
Colvill House,
24-26 Talbot Street,
Dublin 1
D01 NP86

Wednesday, 17th June 2020

Dear Sir/ Madam,

RE: STRATEGIC HOUSING DEVELOPMENT FOR 515 NO. STUDENT ACCOMMODATION BEDSPACES (EXTENSION TO EXISTING 405 NO. EXISTING BEDSPACES TO PROVIDE A TOTAL OF 920 NO. BEDSPACES) AT CÚIRT NA COIRIBE, DUN NA COIRIBE ROAD, OFF HEADFORD ROAD, TERRYLAND, GALWAY, CO. GALWAY.

On behalf of our Client, Exeter Property Ireland III Limited, please find enclosed 1 No. digital copy of the Strategic Housing Development (SHD) planning application submitted to An Bord Pleanála in respect of lands at Cúirt Na Coiribe, Dun Na Coiribe Road, off Headford Road, Terryland, Galway, Co. Galway.

Pursuant to Article 285(5)(a) of the *Planning and Development (Strategic Housing Development) Regulations 2017*, and Section 8(1)(b) of the *Planning and Development (Housing) and Residential Tenancies Act 2016*. We note following confirmation with Irish Water by telephone, that a soft copy of the application is enclosed for your information.

A dedicated project website has been established in which the application details are uploaded. This can be viewed at www.cuirtnacoiribeshd.ie.

The description of development for the proposed project is as follows:

> *Exeter Ireland Property III Limited intend to apply for a strategic housing development at the Cúirt na Coiribe, Dun Na Coiribe Road, off Headford Road, Terryland, Galway on a site measuring 1.414 Ha.*
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> *The proposed development will consist of: the demolition of the two storey building (582 sq m) at the entrance to the scheme towards the eastern boundary of the site and the removal of the fifth storey (attic) level (1,123 sq m) of the main building; and the provision of horizontal and vertical additions to and extensions of the main existing building providing 920 No. bedspaces (an additional 515 No. student accommodation bedspaces) in 868 No. bedrooms; ancillary student accommodation spaces at basement and ground floor level measuring 1,688 sq m and including gym/fitness studio, games room, library/study spaces, multi-functional spaces, café/restaurant, and student lounge spaces; all provided in a single building in 9 No. linked blocks ranging in height*

from 2 No. to 6 No. storeys (gross floor space of 24,693 sq m plus basement car-parking (2,443 sq m)).

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(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,
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(c) The reasons, considerations and arguments on which the submission or observations is or are based.

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Judicial Review Notice on the An Bord Pleanála's website: www.pleanala.ie or on citizens Information Service website: www.citizensinformation.ie.

If you have any queries in respect of this application or require any further information, please do not hesitate to contact us.

Yours Sincerely,

Patricia Thornton

Patricia Thornton
Director
Thornton O'Connor Town Planning

Appendix B – Documents

Report	Consultant
Planning Reports	
Planning Report	Thornton O'Connor Town Planning
Environmental Report	Thornton O'Connor Town Planning
Statement of Consistency	Thornton O'Connor Town Planning
Response to Opinion	Thornton O'Connor Town Planning
Student Demand and Concentration Report	Thornton O'Connor Town Planning
Application Reports	
Architectural Design Statement	TODD Architects
Infrastructure Report	AECOM
Traffic & Transport Assessment	AECOM
Mobility Management Plan	AECOM
DMURS Statement of Compliance	AECOM
Energy Statement	AECOM
Stage 2 Flood Risk Assessment	AECOM
Geotechnical Report	AECOM
Lighting Report	AECOM
Arboriculture Impact Assessment	Arborcare
Operational Waste Management Plan	AWN Consulting
Draft Construction and Demolition Waste Management Plan	DCON Safety Consultants
Draft Construction Management Plan	DCON Safety Consultants
Screening for Appropriate Assessment	JBA Consulting
Natura Impact Statement	JBA Consulting
Landscape & Visual Impact Assessment	The Big Space Landscape Architects
Landscape Development Report	The Big Space Landscape Architects
Daylight and Sunlight Analysis	3D Design Bureau
Photomontages and CGI	3D Design Bureau
Student Management Plan	Exeter Property Ireland III Limited
Universal Access Statement	O 'Herlihy Access Consultancy

Appendix C – Drawings

TODD Architects			
Drawing Number	**Title**	**Scale**	**Page Size**
Existing Plans			
18049-ZZ-100-101-	Site Location Map	1:1000	A1
18049-ZZ-100-102-	Existing Site Plan - Survey	1:500	A1
18049-ZZ-100-103-	Proposed Site Plan	1:500	A1
Site Plans			
18049--10-200-900	Existing Basement Floor Plan	1:200	594mm x 1030mm
18049-00-200-900	Existing Ground Floor Plan	1:200	594mm x 1030mm
18049-10-200-900	Existing First Floor Plan	1:200	594mm x 1030mm
18049-20-200-900	Existing Second Floor Plan	1:200	594mm x 1030mm
18049-30-200-900	Existing Third Floor Plan	1:200	594mm x 1030mm
18049-40-200-900	Existing Attic Floor Plan	1:200	594mm x 1030mm
18049-50-200-900	Existing Roof Plan	1:200	594mm x 1030mm
Existing Elevations			
18049-ZZ-300-901	Existing Contextual Elevations	1:200	A1
18049-ZZ-300-902	Existing Courtyard Elevations	1:200	A1
Existing Sections			
18049-ZZ-400-901	Existing Sections	1:200	A1
Proposed Plans			
18049 - - 10-200-101	Proposed Basement Floor Plan	1:200	594mm x 1030mm
18049-00-200-101	Proposed Ground Floor Plan	1:200	594mm x 1030mm
18049-10-200-101	Proposed First Floor Plan	1:200	594mm x 1030mm
18049-20-200-101	Proposed Second Floor Plan	1:200	594mm x 1030mm
18049-30-200-101	Proposed Third Floor Plan	1:200	594mm x 1030mm
18049-40-200-101	Proposed Fourth Floor Plan	1:200	594mm x 1030mm
18049-50-200-101	Proposed Fifth Floor Plan	1:200	594mm x 1030mm
18049-60-200-101	Proposed Roof Plan	1:200	594mm x 1030mm
18049-ZZ-200-103	Proposed Bin Store	1:200	A2
Proposed Elevations			
18049-ZZ-300-101	Proposed South – East Contextual Elevation	1:200	594mm x 950mm
18049-ZZ-300-102	Proposed South – West Contextual Elevation	1:200	594mm x 1030mm
18049-ZZ-300-103	Proposed North – West Elevation	1:200	594mm x 950mm
18049-ZZ-300-104	Proposed North – East Contextual Elevation	1:200	594mm x 1030mm
Proposed Sections			
18049-ZZ-400-101	Proposed Section 01 & 02	1:200	594mm x 950mm
18049-ZZ-400-103	Proposed Section 03 & 04	1:200	594mm x 950mm
18049-ZZ-400-105	Proposed Section 05 & 06	1:200	594mm x 950mm
18049-ZZ-400-107	Proposed Section 07, 08 & 09	1:200	594mm x 950mm

The Big Space Landscape Architects			
Drawing Number	**Title**	**Scale**	**Page Size**
300	Landscape Plan	As shown	A1

AECOM Consulting			
Drawing Number	**Title**	**Scale**	**Page Size**
PR354607-ACM-00-XX-DR-CE-10-0001	PROPOSED GROUND FLOOR GENERAL ARRANGEMENT	1:250	A0
PR354607-ACM-00-XX-DR-CE-10-0101	PROPOSED VISIBILITY SPLAY	1:100	A0
PR354607-ACM-00-XX-DR-CE-10-0102	PROPOSED SWEPT PATH ANALYSIS	1:250	A0
PR354607-ACM-00-XX-DR-CE-10-0501	PROPOSED DRAINAGE LAYOUT	1:250	A0
PR354607-ACM-00-XX-DR-CE-10-0502	PROPOSED WASTEWATER DRAINAIGE - LONG SECTIONS SHEET 1 OF 3	AS SHOWN	A0
PR354607-ACM-00-XX-DR-CE-10-0503	PROPOSED WASTEWATER DRAINAIGE - LONG SECTIONS SHEET 2 OF 3	AS SHOWN	A0
PR354607-ACM-00-XX-DR-CE-10-0504	PROPOSED WASTEWATER DRAINAIGE - LONG SECTIONS SHEET 3 OF 3	AS SHOWN	A0
PR354607-ACM-00-XX-DR-CE-10-0505	PROPOSED SURFACE WATER DETENTION BASIN CROSS SECTIONS	1:50	A1
PR354607-ACM-00-XX-DR-CE-10-0601	PROPOSED LEVELS LAYOUT	1:250	A0
PR354607-ACM-00-XX-DR-CE-10-2701	PROPOSED WATER MAIN LAYOUT	1:250	A0
PR354607-ACM-00-XX-DR-EL-020002	External Public Lighting Layout	1:250	A0

Arborcare Arboricultural Specialists			
Drawing Number	**Title**	**Scale**	**Page Size**
CNC-TS-001	Tree Constraints	1:500	A1