

PLANNING APPLICATION FORM

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

RECEIVED: 04/06/2024

PLANNING APPLICATION FORM (Part 1)

1. Name of Relevant Planning Authority: Sligo County Council

2. Location of Development

Postal Address or Townland or Location (as may best identify the land or structure in question)	Newtownholmes Road Caltragh & Cornageeha Sligo
Ordnance Survey Map Ref No (and the Grid Reference where available)	1012-17/1012-22 Grid Eastings: 568,741 Grid Northings: 834,461

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

☒ Permission

☐ Permission for retention

☐ Outline Permission

☐ Permission consequent on Grant of Outline Permission

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

Outline Permission Register Reference Number:

Date of Grant of Outline Permission:

5. Applicant ²

Name(s)	John Walter Burke
	Contact details of Applicant to be supplied at Question ²³

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

Name(s) of company director(s)	
Registered Address (of company)	
Company Registration No.	

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

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

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

Name	John Lunny
Firm/Company	Rhatigan Architects

9. Description of Proposed Development:

Brief description of nature and extent of development ⁴	<p>The development will consist of:</p> <ul style="list-style-type: none">• The construction of 118 no. residential units to include; 8 no. 2 bedroom semi-detached houses, 40 no. 3 bedroom semi-detached houses, 8 no. 4 bedroom detached houses, 33 no. 4 bedroom semi-detached houses, 1 no. 5 bedroom semi-detached house, 8 no. 1 bedroom apartments, 20 no. 2 bedroom apartments.• The development of 1 no. creche facility with associated outdoor play areas and parking.• Ancillary structures including ESB substations and associated switch rooms, bicycle and bin stores.• Public and communal open spaces, private open space, site landscaping, public lighting, footpaths, roads, parking, foul and surface water drainage and all associated site development works.• The application includes the provision of 2 no. access roads and construction of a footpath & cyclepath along the Newtownholmes Road at Newtownholmes Road, Caltragh & Cornageeha, Sligo.
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10. Legal Interest of Applicant in the Land or Structure:

Please tick appropriate box to show applicant's legal interest in the land or structure	A. Owner X	B. Occupier
	C. Other	
Where legal interest is 'Other', please expand further on your interest in the land or structure.		
If you are not the legal owner, please state the name of the owner and supply a letter from the owner of consent to make the application as listed in the accompanying documentation.		

11. Site Area:

Area of site to which the application relates in hectares	3.796
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12. Where the application relates to a building or buildings:

Gross floor space ⁵ of any existing building(s) in sq m	0.00
Gross floor space of proposed works in sq m	14,515.30
Gross floor space of work to be retained in sq m (if appropriate)	0.00
Gross floor space of any demolition in sq m (if appropriate)	0.00

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

Class of Development	Gross floor area in sq m
class4	392.2
class1	14123.1

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

(a) Breakdown of residential mix:

Number of	Studio	1 Bed	2 Bed	3 Bed	4 Bed	4+ Bed	Total
Houses	0	0	8	40	41	1	90
Apartments	0	8	20	0	0	0	28
Number of car parking spaces to be provided							Total: 213

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

Existing use ⁶ (or previous use where retention permission is sought)	
Proposed use (or use it is proposed to retain)	
Nature and extent of any such proposed use (or use it is proposed to retain)	

16. Social and Affordable Housing

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

If the answer to the above question is "yes" and the development is not exempt (see below), you must provide, as part of your application, details as to how you propose to comply with section 96 of Part V of the Act including, for example, (i) details of such part or parts of the land which is subject to the application for permission or is or are specified by the Part V agreement, or houses situated on such aforementioned land or elsewhere in the planning authority's functional area proposed to be transferred to the planning authority, or details of houses situated on such aforementioned land or elsewhere in the planning authority's functional area proposed to be leased to the planning authority, or details of any combination of the foregoing, and (ii) details of the calculations and methodology for calculating values of land, site costs, normal construction and development costs and profit on those costs and other related costs such as an appropriate share of any common development works as required to comply with the provisions in Part V of the Act."

(iii) If the answer to the above question is "yes" but you consider that paragraph (j) of Section 96(3) would be applicable, evidence of when site was purchased should be submitted.

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Discussions relating to the provision of Part V were discussed at the LRD meeting with Sligo County Council giving a proposed breakdown of the unit types which they are seeking to be provided. A Part V drawing is included as part of this planning package indicating the proposed units for approval. Discussions have taken place between the applicant and the Sligo CoCo regarding costings and it has been agreed that these can be provided after the grant of permission.

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

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

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17. Development Details

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

18. Site History

Details regarding site history (if known)
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<p>Has the site in question ever, to your knowledge, been flooded? Yes [] No [X] If yes, please give details e.g. year, extent: Are you aware of previous uses of the site e.g. dumping or quarrying? Yes [] No [X] If yes, please give details:</p>									
<p>Are you aware of any valid planning applications previously made in respect of this land/structure?</p>									
<p>Yes [] No [X] If yes, please state planning reference number(s) and the date(s) of receipt of the planning application(s) by the planning authority if known:</p> <table border="0"> <tr> <td>Reference No.:</td> <td>Date:</td> </tr> <tr> <td>Reference No.:</td> <td>Date:</td> </tr> <tr> <td>Reference No.:</td> <td>Date:</td> </tr> <tr> <td>Reference No.:</td> <td>Date:</td> </tr> </table> <p>If a valid planning application has been made in respect of this land or structure in the 6 months prior to the submission of this application, then the site notice must be on a yellow background in accordance with Article 19(4) of the Planning and Development Regulations 2001, as amended.</p>		Reference No.:	Date:	Reference No.:	Date:	Reference No.:	Date:	Reference No.:	Date:
Reference No.:	Date:								
Reference No.:	Date:								
Reference No.:	Date:								
Reference No.:	Date:								
<p>Is the site of the proposal subject to a current appeal to An Bord Pleanála in respect of a similar development ¹³ ?</p>									
<p>Yes [] No [X]. An Bord Pleanála Reference No.: .</p>									

19. Pre-application Consultation

<p>Has a pre-application consultation taken place in relation to the proposed development ¹⁴ ?</p>
<p>Yes [X] No [] If yes, please give details: LRD Meeting (Section 32B) Reference No. (if any): LRD5532 Date(s) of consultation: 2023-11-15 Persons involved: Sligo CoCo officials in attendance: Mairéad O'Hara, Ian Bailey, Karen Kennedy, James Melvin, Thomas Kerins, Oisín O'Connor, Michael Ryan, Mark Cummins, Keelan Donagher. Client representatives as per LRD meeting minutes.</p>

20. Services

Proposed Source of Water Supply

Please indicate whether existing or new:

Existing ☐ New ☒ Not Applicable ☐

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

Name of Group Water Scheme (where applicable)

Proposed Wastewater Management/Treatment

Please indicate whether existing or new:

Existing ☐ New ☒ Not Applicable ☐

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

Proposed Surface Water Disposal	
Public Sewer/Drain [] Soakpit [X] Watercourse [] Other (Please specify) [] Not Applicable []	

21. Details of Public Notice

Approved newspaper in which notice was published	The Irish Examiner
Date of publication	31-05-2024
Date on which site notice was erected ¹⁷	04-06-2024

22. Application Fee

Fee Payable ¹⁸	18,169.60
Basis of Calculation	14. (b) The provision of a large-scale residential development Basic fee structure: 118 units at €130 per housing unit = € 15,340.00 14. (c) Fee Structure for other uses on the land, the zoning of which facilitates such use: 393m2 at €7.20 per square metre = € 2,829.60 Total: €18,179.60 Paid in two separate bank transfer (EFT) payments: 30/04/24, payment of €10,000, reference: LRD5532 Caltragh LRD Payment 1 01/05/24, payment of €8169.60, reference: LRD5532 Caltragh LRD Payment 2

I hereby declare that, to the best of my knowledge and belief, the information given in this form is correct and accurate and fully compliant with the Planning & Development Acts 2000, as amended, and the Regulations made there under: Where an application is made in electronic form with the consent of the Planning Authority under article 22(3) of the Principal Regulations valid login credentials will replace the need for a signature and satisfy the declaration.

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

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

Date

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