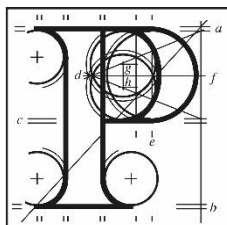


## Completed An Bord Pleanála Application Form



*This page intentionally left blank*



An  
Bord  
Pleanála

## Application Form for Permission / Approval in respect of a Strategic Infrastructure Development

1.

Please specify the statutory provision under which your application is being made:	Section 37E of the Planning and Development Act 2000, as amended.
--	---

2. **Applicant:**

Name of Applicant:	Dublin Port Company
Address:	Port Centre, Alexandra Road, Dublin 1, D01 H4C6.
Telephone No:	+353 (0)1 887 6000
Email Address (if any):	mlennon@dublinport.ie

3. **Where Applicant is a company (registered under the Companies Acts):**

Name(s) of company director(s):	Jerry Grant (Chairperson), Michael Brophy, Mairéad Ní Cheóinín, Denise Cronin, Berna Grist Michael Lennon, Michael Hand, Bernard Power.
Registered Address (of company)	Port Centre, Alexandra Road, Dublin 1, D01 H4C6
Company Registration No.	262367
Telephone No.	+353 (0)1 887 6000
Email Address (if any)	mlennon@dublinport.ie

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

Name:	Helena Gavin of RPS Group Limited.
Address:	West Pier Business Park, Dun Laoghaire, County Dublin, A96 N6T7.
Telephone No.	+353 (0)1 488 2900

Mobile No. (if any)	+353 (0)86 1723509
Email address (if any)	helena.gavin@rpsgroup.com

**Should all correspondence be sent to the above address? (Please tick appropriate box)**

(Please note that if the answer is “No”, all correspondence will be sent to the Applicant’s address)

Yes: [] No:[  ]

Contact Name and Contact Details (Phone number) for arranging entry on site if required / appropriate:

Brendan Considine +353 (0)1 887 6000

**5. Person responsible for preparation of Drawings and Plans:**

Name:	Suzanne Moloney	Mark McConnell
Firm / Company:	Darmody Architecture	RPS
Address:	91 Townend Street, Dublin 2, D02 XD92.	Elmwood House, 74 Boucher Road, Belfast, BT12 6 RZ.
Telephone No:	+353 (0)1 6729907	+44 (0)2890 667 914
Mobile No:	+353 (0)86 0761661	+44 (0)7775 670899
Email Address (if any):	suzanne@darmodyarchitecture.com	mark.mcconnell@rpsgroup.com

Details all plans / drawings submitted – title of drawings / plans, scale and no. of copies submitted. This can be submitted as a separate schedule with the application form.

Please refer to **Appendix A**, submitted with this **Application Form**, containing an overall Schedule of Documentation, including a drawing register.

**6. Site:**

<p>Site Address / Location of the Proposed Development (as may best identify the land or structure in question)</p>	<p>Development generally at: Bond Drive, Promenade Road, T10 Link Road, Tolka Quay Road, Alexandra Road, East Wall Road, North Wall Quay Extension (protected structure), Oil Berth No. 4 and Berth 52/53 in Dublin 1 and 3; east of Tom Clarke Bridge, north of the R131 and over the River Liffey; Pigeon House Road, South Bank Road, Whitebank Road and Shellybanks Road; Poolbeg Yacht &amp; Boat Club, Stella Maris Rowing Club and Marina off Pigeon House Road; Marine Terminals Limited (MTL) Lift-on Lift-off (Lo-Lo) container terminal and Berths 41-45 off Pigeon House Road, South Bank Road and Whitebank Road; quayside yards associated with South Bank Quay off Pigeon House Road; sludge jetty and Berth 47A off Pigeon House Road; Poolbeg Oil Jetty and Berth 48 off Pigeon House Road; and; a site to the south and east of South Bank Road and south of Shellybanks Road at Poolbeg, Dublin 4.</p>
<p>Ordnance Survey Map Ref No. (and the Grid Reference where available)</p>	<p>OS Map Sheet No. 3198-13, 3198-14, 3198-15, 3198-18, 3198-19, 3198-20, 319S-23, 3198-24, 3198-25, 3264-03, 3264-04, 3264-05, 3264-08, 3264-09, 3264-10, 3264-13, 3264-14, 3264-15, 3264-18, 3264-19, 3264-20, 3199-11, 3199-12, 3199-13, 3199-14, 3199-15, 3199-16, 3199-17, 3199-18, 3199-19, 3199-21, 3199-22, 3199-23, 3199-24, 3266-01, 3265-02, 3265-03, 3265-04, 3265-06, 3265-07, 3265-08, 3266-09, 3265-10, 3265-11, 3266-12, 3265-16</p>
<p>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 IREN95) co-ordinate reference system. Alternatively, a CAD file in .dwg format, with all geometry referenced to ITM, may be provided.</p> <p><b>Spatial Data is enclosed on a USB memory Stick and uploaded to the dedicated website for the 3FM Project.</b></p>	
<p>Area of site to which the application relates in hectares</p>	<p><b>1,000 ha (approx.)</b></p>
<p>Site zoning in current Development Plan for the area:</p>	<ul style="list-style-type: none"> <li>• Zone Z7 Employment (Heavy)</li> <li>• Zone Z14 Strategic Development and Regeneration Areas (SDRAs)</li> <li>• Zone Z9 Amenity/Open Space Lands/Green Network</li> </ul>
<p>Existing use of the site &amp; proposed use of the site:</p>	<ul style="list-style-type: none"> <li>• <u>Existing Uses</u> <ul style="list-style-type: none"> <li>- Port-Related Industries and Facilities Uses</li> </ul> </li> </ul>

	<ul style="list-style-type: none"> <li>- Sports Facility and Recreational Uses</li> <li>- Water-Based Recreational Activities</li> <li>- General Industrial Uses</li> <li>- Open Space Uses</li> <li>• <u>Proposed Uses</u> <ul style="list-style-type: none"> <li>- Port-Related Industries and Facilities Uses</li> <li>- Sports Facility and Recreational Uses</li> <li>- Water-Based Recreational Activities</li> <li>- Open Space Uses</li> </ul> </li> </ul>
Name of the Planning Authority(s) in whose functional area the site is situated:	Dublin City Council

**7. Legal Interest of Applicant in respect of the site the subject of the application:**

Please tick appropriate box to show applicant's legal interest in the land or structure:	Owner: <input checked="" type="checkbox"/>	Occupier
	Other: <input checked="" type="checkbox"/> (see note below)	
Where legal interest is "Other", please expand further on your interest in the land or structure.		
Dublin Port Company is the freehold owner of the lands. Letters of Consent have been provided for those lands outside Dublin Port Company's control.		
<b>If you are not the legal owner</b> , please state the name and address of the owner and supply a letter from the owner of consent to make the application as listed in the accompanying documentation.		
Lands outside Dublin Port Company's control: Letters of Consent have been provided.		
With regard to the above, please refer to <b>Appendix B</b> , submitted with the <b>Application Form</b> , which contains relevant <b>Letters of Consent</b> .		
Does the applicant own or have a beneficial interest in adjoining, abutting or adjacent lands? If so, identify the lands and state the interest.		
Please refer to the Site Location Maps (Drawing Nos. CP1901_3FM-RPS_S26-PGN-XX-DR-HE-100-0007 and CP1901_3FM-RPS_S26-PGN-XX-DR-HE-100-0008), which highlight in blue the extent of lands under Dublin Port Company's control.		

## 8. Site History:

Details regarding site history (if known):		
<p>Has the site in question ever, to your knowledge, been flooded?</p> <p>Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/></p> <p>If yes, please give details e.g. year, extent:</p> <p>A review of the OPW's National Flood Hazard Mapping database (<a href="http://www.floodmaps.ie">www.floodmaps.ie</a>) revealed a recorded event in February 2002, when overtopping waves caused flooding in an area of the R131.</p> <p>Are you aware of previous uses of the site e.g. dumping or quarrying?</p> <p>Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/></p> <p>If yes, please give details:</p> <p>The study area is predominantly located with areas of reclamation, formerly the foreshore. In the early 1970s, made ground, consisting of hydraulic fill material including sands, silts, clays, and gravel, as well as some brick, glass, and cinders, was used to reclaim the land.</p> <p>Area O formally operated as a landfill known as the Irishtown Tip Head. The Irishtown Tip Head commenced operations in 1948 in Ringsend. The filling operations moved sequentially eastwards before its eventual capping in 1978. Municipal waste and construction and demolition waste materials were deposited at the landfill which was not a fully engineered landfill in line with modern best practices and standards.</p>		
Are you aware of any valid planning applications previously made in respect of this land / structure?		
<p>Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/></p> <p>If yes, please state planning register reference number(s) of same if known and details of applications</p>		
Reg. Ref. No:	Nature of Proposed Development	Nature of Final Decision of Application Grant of Refusal by Planning Authority / An Bord Pleanála
PL29N.PA0007	Port facilities on 21 ha of reclaimed land	Refused permission by An Bord Pleanála
PL29N.PA034	Alexandra Basin Redevelopment Project	Granted permission by An Bord Pleanála
3084/16	Dublin Port Internal Road Network	Granted permission by Dublin City Council
PL29N.308444	MP2 Project	Granted permission by An Bord Pleanála
ABP-312692-22	Liffey-Tolka Public Realm Project	Granted permission by An Bord Pleanála
Reg. Ref. 3773/20	Dublin Port Internal Road Network revisions and additions	Granted permission by An Bord Pleanála

PWSDZ3890/24	Continuation of use of an existing concrete batching plant	Submitted to Dublin City Council for assessment.
PA29S.301798	Revisions to Ringsend WwTP Board Ref. YA0010.	Granted permission by An Bord Pleanála
3624/20	Construction of a 75MW gas-fired turbine	Granted permission by Dublin City Council
3041/24	Revisions and development at Ecocem	Submitted to Dublin City Council for assessment.
With regard to the above, please refer to <b>Appendix B</b> , submitted with the <b>Planning Report</b> for further details on planning applications.		
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 any required site notice must be on a yellow background in accordance with Article 19(4) of the Planning and Development regulations 2001 as amended.		
DCC Reg. Ref. PWSDZ3890/24 and PWSDZ3890/24 being assessed		
<b>Is the site of the proposal subject to a current appeal to An Bord Pleanála in respect of a similar development?</b>		
Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>		
If yes please specify		
An Bord Pleanála Reference No.: _____		

**9. Description of the Proposed Development:**

Brief description of nature and extent of development	Please refer to <b>Appendix C</b> of this <b>Application Form</b> . It includes a <b>Summary Development Description</b> .
---	--

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

Class of Development:	Gross Floor Area in m <sup>2</sup>
Class 4	Please refer to <b>Appendix D</b> of this <b>Application Form</b> for <b>Schedule of Areas</b> .

**11. Where the application relates to a building or buildings:**

Gross floor space of any existing buildings(s) in m2	<b>11,241.2 m2</b>
Gross floor space of proposed works in m2	<b>10,948 m2</b>



Gross floor space of work to be retained in m2 (if appropriate)	<b>0 m2</b>
Gross floor space of any demolition in m <sup>2</sup> (if appropriate)	<b>11,241.2 m2</b>  Note: An additional 8,921.9 m2 of ancillary structures (i.e. containers, tanks, etc.) will be removed/cleared from the application site.  Please refer to <b>Appendix D</b> of this <b>Application Form</b> , which contains a <b>Summary Schedule of Areas</b> .

**12. In the case of residential development please provide breakdown of residential mix:**

Not Applicable

Number of	Studio	1 Bed	2 Bed	3 Bed	4 Bed	4 + Bed	Total
Houses							
Apartments							
Number of car-parking spaces to be provided		Existing:	Proposed:			Total:	

**13. Social Housing:**

Not Applicable

Please tick appropriate box:	Yes	No
<i>Is the application an application for permission for development to which Part V of the Planning and Development Act 2000 applies?</i>		<b>X</b>

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.

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, 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, details indicating the basis on which section 96 (13) is considered to apply to the development should be submitted.

**14. 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 (or previous use where retention permission is sought)
With respect to proposed Port Park current use: General Industrial Uses, and Port-Related Industries and Facilities Uses.
Proposed use (or use it is proposed to retain)
With respect to proposed Port Park proposed use: Sports Facility and Recreational Uses, and Open Space Uses.
Nature and extent of any such proposed use (or use it is proposed to retain).
Please refer to <b>Appendix C</b> of this <b>Application Form</b> which includes a <b>Summary Development Description</b> regarding that part of the site where a change of use is proposed, Port Park will comprise: <i>“Site clearance and demolition works to include existing buildings (c.1,039sq.m) and structures; construction of Port Park (2.5ha) generally to the south and east of South Bank Road to include a sport pitch with floodlighting, parkland, wildflower meadow, active travel pathway stops and linkages into the wider network, landscaping, toilets, play tower, park furniture, all ancillary site works; planting to existing berm to provide screening to port-related uses and proposed Coastal Park (1.6ha); and; an extension of the existing Irishtown Nature Park (c.1.1ha).”</i>

**15. Development Details:**

<b>Please tick appropriate box:</b>	<b>If answer is yes please give details</b>	<b>YES</b>	<b>NO</b>
Does the proposed development involve the demolition of a Protected Structure(s), in whole or in part?		<b>X</b>	
Does the proposed development consist of work to a protected structure and / or its curtilage or proposed protected structure and / or its curtilage?		<b>X</b>	
Does the proposed development consist of work to the exterior of a structure which is located within an architectural conservation area (ACA)?			<b>X</b>

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.	X	
Does the application relate to work within or close to a European Site or a Natural Heritage Area?	X	
Does the development require the preparation of a Natura Impact Statement?	X	
Does the proposed development require the preparation of an Environmental Impact Assessment Report?	X	
Do you consider that the proposed development is likely to have significant effects on the environment in a transboundary state?		X
Does the application relate to a development which comprises or is for the purpose of an activity requiring an integrated pollution prevention and control license		X
Does the application relate to a development which comprises or is for the purpose of an activity requiring a waste license?	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 habitable house?		X

#### 16. Services:

<b>Proposed Source of Water Supply:</b>
Existing connection: <input checked="" type="checkbox"/> New Connection: <input checked="" type="checkbox"/> Public Mains: <input checked="" type="checkbox"/> Group Water Scheme: [ ] Private Well:[ ] Other (please specify): _____
Name of Group Water Scheme (where applicable): _____
<b>Proposed Wastewater Management / Treatment:</b>
Existing: <input checked="" type="checkbox"/> New: <input checked="" type="checkbox"/> Public Sewer: <input checked="" type="checkbox"/> Conventional septic tank system: [ ] Other on site treatment system: [ ] Please Specify:

<b>Proposed Surface Water Disposal:</b>
Public Sewer / Drain:[ <input type="checkbox"/> ] Soakpit:[ <input type="checkbox"/> ] Watercourse: [ <input checked="" type="checkbox"/> ] Other: [ <input type="checkbox"/> ] Please specify:

**17. Notices:**

Details of public newspaper notice – paper(s) and date of publication
Copy of page(s) of relevant newspaper enclosed Yes: [ <input checked="" type="checkbox"/> ] No:[ <input type="checkbox"/> ] <b>As published in the Irish Times and Irish Daily Star on 22 July 2024</b>
Details of site notice, if any, - location and date of erection
Copy of site notice enclosed Yes: [ <input checked="" type="checkbox"/> ] No:[ <input type="checkbox"/> ] Please refer to Site Location Maps (Drawing Nos. CP1901_3FM-RPS_S26-PGN-XX-DR-HE-100-0007 and CP1901_3FM-RPS_S26-PGN-XX-DR-HE-100-0008), indicating the location of the erected site notices.
Details of other forms of public notification, if appropriate e.g. website
<a href="http://www.dublinport3fm.ie">www.dublinport3fm.ie</a>

**18. Pre-application Consultation:**

<b>Date(s) of statutory pre-application consultations with An Bord Pleanála</b>
8 no. pre-application consultation meetings with An Bord Pleanála: 13th July 2021, 21st October 2021, 22nd February 2022, 23rd June 2022, 23rd November 2022, 26th April 2023, 19th December 2023 and 25th March 2024. Please refer to <b>Appendix E</b> of this <b>Application Form</b> , which contains records of <b>Pre-Application Consultations</b> with An Bord Pleanála.  <b>Schedule of any other pre-application consultations—the name of the person/body and date of the consultation will be provided as appropriate. Also, details of any general public consultations, i.e. methods, dates, venues, etc., can be submitted as a separate schedule with the application form.</b> Enclosed: Yes: [ <input checked="" type="checkbox"/> ] No:[ <input type="checkbox"/> ] Please refer to <b>Appendix F</b> of the <b>Application Form</b> and to <b>EIAR (Chapter 3 and Appendix 3-1)</b> submitted with the application which provides details of pre-application consultations and general public consultations.  <b>Schedule of prescribed bodies to whom notification of the making of the application has been sent and a sample copy of such notification.</b> Enclosed:

Yes: [] No:[  ]

Please refer to **Appendix F** of this **Application Form**, which contains A **Schedule of Prescribed Bodies & Notifications**, to whom notification of the application's making has been sent and a sample copy of such notification.

**19. Confirmation Notice:**

**Copy of Confirmation Notice**

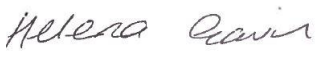
Attach a copy of the confirmation notice in relation to the EIA Portal where an EIAR accompanies the application.

Please refer to **Appendix G** of this **Application Form**, which includes a copy of the confirmation notice regarding the **EIA Portal Notification**.

**20. Application Fee:**

Fee Payable	€100,000.00
-------------	-------------

I hereby declare that, to the best of my knowledge and belief, the information given in this form is correct and accurate and that the application documents being deposited at the planning authority offices, and any other location specified by the Board in pre application consultations, including a website (if any) will be identical to the application documents being deposited with the Board.

Signed: (Applicant or Agent as appropriate)	  (Agent) RPS Group Limited, West Pier Business Campus, Dún Laoghaire, County Dublin, A96 N6T7.
Date:	22nd July 2024

**General Guidance Note:**

The range and format of material required to be compiled / submitted with any application in respect of a proposed strategic infrastructure development shall generally accord with the requirements for a planning application as set out in the Planning and Development Regulations, 2001 to 2018 and those Regulations should therefore be consulted prior to submission of any application.

September 2018