



## Planning Department

Supplementary Planning Application Form  
to be included with an application for permission for a  
**Large-scale Residential Development**

(Form No. 19 – Article 22 of the Planning and Development Regulations 2001 to 2021)

### BEFORE FILLING OUT THIS FORM PLEASE NOTE THE FOLLOWING

Failure to complete this form or attach the necessary documentation, or the submission of incorrect information or omission of required information will lead to the invalidation of your application. Therefore, please ensure that each section of this form is fully completed and signed, entering n/a (not applicable) where appropriate, and that all necessary documentation is attached to the application form.

### 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 to 2018. The Office of the Data Protection Commissioner states that the sending of marketing material to individuals without consent may result in action by the Data Protection Commissioner against the sender including prosecution.

Form no. 19



**Supplementary information to accompany an application for a  
Large-scale Residential Development**

**Prospective Applicant Name:** Noel Frisby Construction Ltd.

**Contact details of person authorised to operate on behalf of the Prospective Applicant  
(Applicant or Agent): (Not for Public release)**

**Name:** Tom Halley, McCutcheon Halley Planning Consultants.

**Correspondence Address:** 6 Joyce House, Barrack Square, Ballincollig, Co. Cork

**Telephone:** 021 420 8211

**Email:** thalley@mhplanning.ie

**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 Planning and Development Act 2000, as amended, and the Regulations made thereunder.

**Signature of person authorised to operate on behalf of the Prospective Applicant:**

(Tom Halley)

**Date:** 22/02/2024

**Address of the proposed Large-scale Residential Development:**

Cork Road, Kilbarry Road and Ballybeg Drive at Kilbarry, Cork Road, Waterford

**Zoning:**

Site zoning in current Development Plan or Local Area Plan for the area: Regeneration

Existing use(s) of the site and proposed use(s) of the site: Greenfield

<b>Supporting documents</b>	<b>Enclosed</b>		
Site location map sufficient to identify the land, at appropriate scale.	Yes [ X ]	No: [ ]	
Layout plan of the proposed development, at appropriate scale.	Yes [ X ]	No: [ ]	
Statement of consistency with the Development Plan	Yes [ X ]	No: [ ]	
Where the planning authority notified the applicant of its opinion that the documents enclosed with the request for LRD meeting required further consideration and amendment in order to constitute a reasonable basis for an application for permission, a statement of response to the issues set out in the LRD Opinion.	Yes [ X ]	No: [ ]	N/A: [ ]
Where the planning authority 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.	Yes [ X ]	No: [ ]	N/A: [ ]
<b>Design</b>	<b>Enclosed</b>		
A design statement that addresses the sites location and context and the proposed design strategy.	Yes [ X ]	No: [ ]	
A schedule of accommodation that details the number and type of housing units proposed, the individual unit floor areas, bedrooms and bed spaces, private amenity space associated with each unit, the storage space associated with each unit, the principal dimensions and in the case of apartments the aggregate floor area of each room and whether the unit is dual or single aspect.	Yes [ X ]	No: [ ]	
<b>Water Services:</b>	<b>Enclosed</b>		
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.	Yes [ X ]	No: [ ]	
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.	Yes [ X ]	No: [ ]	Refer to Appendix F of Malone O Regan Engineering Planning Report
A Statement of Compliance with Irish Water's Standard Details and Codes of Practice for water and/or wastewater infrastructure proposals (designs, layouts, etc.).	Yes [ X ]	No: [ ]	Refer to Section 6 of Malone O Regan Engineering Planning Report
An indication of timelines and phasing for water demand or wastewater collection requirements, or both, as appropriate.	Yes [ X ]	No: [ ]	
Where the proposed development will impact on assets of Irish Water, details of proposals for protection or diversion of such assets.	Yes [ X ]	No: [ ]	

<b>Traffic and Transport:</b>	<b>Enclosed</b>		
Is a Traffic / Transportation Impact Assessment included with the application, having regard to the relevant Development Plan / Local Area Plan requirements and the Traffic and Transport assessment Guidelines (TII)?	Yes [ X ]	No: [ ]	
Is a Travel Plan included with the application, having regard to the relevant Development Plan / Local Area Plan requirements?	Yes [ X ]	No: [ ]	N/A: [ ]
<b>Taking in Charge:</b>	<b>Enclosed</b>		
Is it intended that any part of the proposed development will be taken in charge by the planning authority? If the answer is "Yes", please attach site plan clearly showing area(s) intended for taking in charge.	Yes [ X ]	No: [ ]	
<b>Maps, Plans and Drawings</b>	<b>Enclosed</b>		
List in a schedule accompanying this application all maps, plans and drawings enclosed with the application, stating title, scale and number.	Yes [ X ]	No: [ ]	

#### **Large-scale Residential Development Details:**

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

<b>Please tick appropriate box:</b>	<b>Yes</b>	<b>No</b>
(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 involve the demolition of a Protected Structure(s), in whole or in part? If "Yes", an explanation as to the need for the demolition of a Protected Structure(s) should be enclosed with this application.		X

(f) 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
(g) Is information specified by the planning authority as necessary for inclusion in any application for permission for the proposed LRD, so included? If "Yes", give details of the specified information accompanying this application.	X refer to response to WCCC Opinion Report	

**Breakdown of Housing units:**

Houses		
Unit Type	No. of Units	Gross floor space in m <sup>2</sup>
1-bed	N/A	
2-bed		
3-bed		
4-bed		
4+ bed		
<b>Total</b>		

Apartments		
Unit Type	No. of Units	Gross floor space in m <sup>2</sup>
Studio	N/A	
1-bed		
2-bed		
3-bed		
4-bed		
4+ bed		
<b>Total</b>		

Student Accommodation			
Unit Types	No. of Units	No. of Bedspaces	Gross floor space in m <sup>2</sup>
Studio			
1-bed			
2-bed			
3-bed			
4-bed			
4+ bed	85	582	16,898m <sup>2</sup>
<b>Total</b>	85	582	16,898m <sup>2</sup>

State total number of residential units in proposed development	85
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<b>LRD Floor Space</b>	<b>Gross Floor Space in m<sup>2</sup></b>
(a) State the cumulative gross floor space of residential accommodation, in m <sup>2</sup> :	16,924m <sup>2</sup>
(b) State the cumulative gross floor space of the development proposed which is disregarded on foot of the LRD floor space definition in section 2 of the Act and provide the details of the different classes of disregarded floor space below:	195.9m <sup>2</sup> (communal areas)
(i) e.g. Parking	n/a
(ii) e.g. Childcare	n/a
(iii)	n/a
(c) State the cumulative gross floor space of the non-residential development proposed in m <sup>2</sup> including any ancillary non-residential development (excluding disregarded floor space for the purposes of (b) above) and provide the details of the different classes below:	139.75 m <sup>2</sup> (retail)
<b>Class of Development</b>	<b>Gross Floor Space in m<sup>2</sup></b>
(i) Retail/Cafe Unit	139.75m <sup>2</sup>
(ii)	
(iii)	
(d) State the total LRD Floor space as per the definition in section 2 of the Act ((a) plus (c))	139.75 m <sup>2</sup>
	<b>Percentage</b>
(e) Express (a) as a percentage of (d):	99.18%
(f) Express (c) as a percentage of (d):	0.82%
(e) plus (f)	<b>100%</b>

<b>Planning Authority Official Use Only:</b>
<b>Planning Reference:</b>
<b>Planning Authority Stamp:</b>

**Fees payable to the Planning Authority:**

<b>Class of Development - 14 The provision of a large-scale residential development</b>	<b>Amount of Fee</b>	<b>Amount of Fee fro Retention Permission</b>
a) Pre-Application Consultation	€1,500	
b) Basic fee structure: Each Housing Unit  <b>Note:</b> In respect of an application comprising student accommodation, or shared accommodation the above structure range and fee per unit should be applied on the pro rata basis of the fee for 1 housing unit = the fee for 2 bed spaces of student accommodation or shared accommodation.	€130 per housing unit	€390 per housing unit
c) Fee Structure for other uses on the land, the zoning of which facilitates such use: per square metre of gross floor space to a maximum of 30% of floor space of the entire development	€7.20 per square metre to a maximum of €32,400	€15.00 per square metre to a maximum of €65,000
d) Submission of an EIS/NIS		
Submission of EIS	€10,000	€10,000
Submission of NIS	€10,000	€10,000

**Note:**

The maximum fee payable to a planning authority by an applicant in respect of an application for permission for a large scale residential development shall be €80,000

## Large-scale Residential Development (LRD)

'Large-scale residential development' means a development that includes—

- (a) the development of 100 or more houses,
- (b) the development of student accommodation that includes 200 or more bed spaces,
- (c) both the development of 100 or more houses and of student accommodation, or
- (d) both the development of student accommodation that includes 200 or more bed spaces and of houses,

where the LRD floor space of—

- (i) in the case of paragraph (a), the buildings comprising the houses,
- (ii) in the case of paragraph (b), the student accommodation,
- (ii) in the case of paragraphs (c) and (d), the buildings comprising the houses and the student accommodation,

is not less than 70 per cent, or such other percentage as may be prescribed, of the LRD floor space of the buildings comprising the development;