



SLIGO COUNTY COUNCIL
Comhairle Chontae Shligigh

PLANNING APPLICATION FORM

BEFORE FILLING OUT THIS FORM PLEASE NOTE THE FOLLOWING:

STANDARD PLANNING APPLICATION FORM AND ACCOMPANYING DOCUMENTATION

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 application form is fully completed and signed, entering n/a (not applicable) where appropriate, and that all necessary documentation is attached to your application form.

ADDITIONAL INFORMATION

It should be noted that each planning authority has its own development plan, which sets out local development policies and objectives for its own area. The authority may therefore need supplementary information (i.e. other than that required in this form) in order to determine whether the application conforms to the development plan and may request this on a supplementary application form.

Failure to supply the supplementary information will not invalidate your planning application but may delay the decision-making process or lead to a refusal of permission. Therefore applicants should contact the relevant planning authority to determine what local policies and objectives would apply to the development proposed and whether additional information is required.

OTHER STATUTORY CODES

An applicant will not be entitled to solely by reason of a planning application to carry out the development. The applicant may need other 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. Also any works causing the deterioration or destruction of the breeding and resting places of bats, otters, natterjack toads, Kerry slugs and certain marine animals constitute a criminal offence unless covered by a derogation licence issued by the Minister for Arts, Heritage and the Gaeltacht (pursuant to Article 16 of the Habitats Directive).

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 1998 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..



SLIGO COUNTY COUNCIL
Comhairle Chontae Shligigh
PLANNING APPLICATION FORM

Planning Ref No: PL _____

Address: Sligo County Council
Planning Section
City Hall
Quay Street
Sligo

Tel: (071) 9114451
(071) 9114452
(071) 9114453
(071) 9114454

Fax: (071) 9114499

E-mail: planning@sligococo.ie

Website address: www.sligococo.ie

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**.

1. Type of Planning Permission sought (place an X in the appropriate box below):

- (a) Permission []
- (b) Permission for Retention []
- (c) *Outline Permission []
- (d) *Permission consequent on the grant of Outline Permission []

In the case of (d) above, please state:

Planning Authority Register Reference Number of Outline Permission: PL _____

Date of Outline Permission: ____/____/____

***NOTE: Permission consequent on the grant of Outline Permission** should be sought only where Outline Permission was previously granted. S.36 3(a) of the Planning and Development Act 2000 provides inter alia that applications for Permission Consequent on the Grant of Outline Permission should be made **not** later than 3 years after Outline Permission has been granted.

Outline Permission may **not be** sought for:

- (a) The retention of structures or continuance of uses, or
- (b) Developments requiring the submission of an Environmental Impact Assessment Report/IPC/Waste Licence or
- (c) Works to Protected Structures or proposed Protected Structures.

2. Location of Proposed Development:	
Postal Address OR Townland OR Location (as may best identify the land or structure in question):	Cairns Road, Sligo, Co. Sligo
Ordnance Survey Map Reference No & Grid Reference where available:	107-A, LM010, LM014+014A, SO014, SO015, SO020, SO021 ITM E 569686, ITM N 833751

3. Applicant ² :	
Name(s):	Novot Holdings Ltd. Address MUST be supplied at the end of this form (Question No 21)

4. Where Applicant is a Company (registered under the Companies Acts):	
Name(s) of Company Director(s):	Paul Maguire, Thomas Maguire, Keith Maguire
Registered Address of Company:	10 Kilvere Park, Cypress Downs, Templeogue Dublin 6w, Templeogue, Dublin

5. Where person / Agent acting on behalf of the Applicant (if any):	
Name(s):	Alan Clancy (Planning Agent, MKO) Address MUST be supplied at the end of this form (Question No 22)

6. Person responsible for preparation of drawings & plans ³ :	
Name:	Damian Meehan
Firm / Company:	Douglas Wallace Consultants

7. Description of Proposed Development:	
Brief description of nature and extent of development⁴	<p>We, Novot Holdings Ltd., intend to apply for permission for development on a site which extends to c. 2.1ha on lands located on the Cairns Road, Sligo, Co. Sligo.</p> <p>The development will consist of:</p> <ol style="list-style-type: none"> 1) Construction of 74 no. residential units comprising: <ul style="list-style-type: none"> • 5 no. 1-bed own-door apartments, • 19 no. 2-bed own-door apartments, • 8 no. 3-bed terrace houses, • 14 no. 3-bed semi-detached houses, • 2 no. 4-bed terrace houses, • 26 no. 4-bed semi-detached houses. 2) Provision of all associated surface water and foul drainage services and connections with all associated site works and ancillary services. 3) Pedestrian, cycle, and vehicular access/egress with Cairns Road, and pedestrian and cycle access/egress with the adjoining Ardcairn residential estate. 4) Provision of public open space, communal open space, private open space, site landscaping, public lighting, refuse storage, resident and visitor car parking including electric vehicle charging points, bicycle parking, boundary treatments, and all associated site development works. 5) Demolition of existing bungalow dwellinghouse and outbuildings located to the north-east of the development site. 6) This application is accompanied with a Natura Impact Statement (NIS).

8. Legal interest of the Applicant in the Land or Structure:		
Please tick appropriate box to show the Applicant's legal interest in the Land or Structure:	A. Owner [✓]	B. Occupier
	C. Other [✓]	
Where legal interest is 'Other', please expand further on your interest in the Land or Structure.	<p>The red line boundary contains lands under ownership of Mr Paul Maguire, Novel Holdings Ltd, Maguire Asset Holdings Ltd, Knappagh Developments Limited and Martview Ltd. Please refer to Letter of Consent enclosed for further information on this matter</p>	
If you are not the legal owner, please state the name of the owner. The owner's address must be included at the end of this form (Question 24) and a letter of consent from the owner to make the application must be supplied as listed in the accompanying documentation.	<p>N/A</p>	

9. Site Area:	
<i>Area of site to which the application relates in hectares</i>	2.1ha

10. Where the application relates to a building, or buildings:	
<i>Gross floor space⁵ of any existing building(s) in m²</i>	n/a
<i>Gross floor space of proposed works in m²</i>	8674 m²
<i>Gross floor space of work to be retained in m² (if appropriate)</i>	n/a
<i>Gross floor space of any demolition in m² (if appropriate)</i>	n/a

11. 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 m²:
n/a	n/a

12. In the case of residential development please provide breakdown of residential mix:-							
Number of -:	Studio	1 Bed	2 Bed	3 Bed	4 Bed	4+ Bed	Total
Houses:				22	28		50
Apartments:		5	19				24
No of car-parking spaces to be provided:	Existing: 0		Proposed:		Total: 124		

13. Where the application refers to a material change of use of any land and / or structure, or the retention of such a material change of use, please provide:	
Existing use⁶ (or previous use where retention permission is sought):	Agricultural Greenfield
Proposed use (or use it is proposed to retain):	Residential with amenity provisions (public open space)
Nature and extent of any such proposed use (or use it is proposed to retain):	<p>The proposed development will consist of 1) Construction of 74 no. residential units comprising:</p> <ul style="list-style-type: none"> • 5 no. 1-bed own-door apartments, • 19 no. 2-bed own-door apartments, • 8 no. 3-bed terrace houses, • 14 no. 3-bed semi-detached houses, • 2 no. 4-bed terrace houses, • 26 no. 4-bed semi-detached houses. <p>2) Provision of all associated surface water and foul drainage services and connections with all associated site works and ancillary services.</p> <p>3) Pedestrian, cycle, and vehicular access/egress with Cairns Road, and pedestrian and cycle access/egress with the adjoining Ardcairn residential estate.</p> <p>4) Provision of public open space, communal open space, private open space, site landscaping, public lighting, refuse storage, resident and visitor car parking including electric vehicle charging points, bicycle parking, boundary treatments, and all associated site development works.</p> <p>5) Demolition of existing bungalow dwellinghouse and outbuildings located to the north-east of the development site.</p> <p>6) This application is accompanied with a Natura Impact Statement (NIS).</p>

14. Social & Affordable Housing:		
Please tick appropriate box	YES	NO
Is the application an application for permission for development to which Part V of the Planning & Development Act 2000 (as amended) applies? ⁷	✓	
<p>If the answer to the above question is “yes” and the development is not exempt (see below), you must specify, as part of your application, the manner in which you propose to comply with Section 96 of Part V of the Planning & Development Act 2000 (as amended). For example</p> <p>(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</p> <p>(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.</p>		
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 & 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 & 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.		

15. Development Details:		
Please tick appropriate box	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?		✓
Does the proposed development consist of work to the exterior of a structure which is located within an Architectural Conservation Area (ACA)?		✓
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 ¹⁰ ?	✓	

Does the application relate to work within or close to a European Site (under SI No 94 of 1997) or a Natural Heritage Area?		✓
Does the proposed development require the preparation of an Environmental Impact Assessment Report ¹¹ ?		✓
Does the application relate to a development which comprises or is for the purposes of an activity requiring an integrated pollution prevention and control licence?		✓
Does the application relate to a development which comprises or is for the purposes of an activity requiring a waste licence?		✓
Do the Major Accident Regulations apply to the proposed development?		✓
Does the application relate to a development in a Strategic Development Zone?		✓
Does the proposed development involve the demolition of any structure ¹² ?		✓

16. Site History - details regarding Site History (if known):
<p>Has the site in question ever, to your knowledge, been flooded?</p> <p>Yes [<input type="checkbox"/>] No [<input checked="" type="checkbox"/>] (if yes, please give details below)</p> <p>_____</p> <p>_____</p> <p>_____</p>
<p>Are you aware of any previous uses of the site ie quarrying / dumping?</p> <p>Yes [<input type="checkbox"/>] No [<input checked="" type="checkbox"/>] (if yes, please give details below)</p> <p>_____</p> <p>_____</p> <p>_____</p>

<p>Are you aware of any valid planning applications previously made in respect of this land / structure?</p> <p>Yes [<input checked="" type="checkbox"/>] No [<input type="checkbox"/>]</p> <p>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> <p>Reference No: _____ Date: _____</p> <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 & Development Regulations 2001 (as amended).</p>

Is the site of the proposal subject to a current appeal to An Bord Pleanála in respect of a similar development¹³?

Yes [] No []

An Bord Pleanála Reference No: _____ n/a _____

17. Pre-planning Consultation:

Has a pre-planning consultation taken place in relation to the proposed development¹⁴?

Yes [] No [] (if yes, please give details below)

An initial pre-application consultation with Sligo County Council planners Mairead O'Hara and Ian Bailey took place on Wednesday the 17th of November 2021 via Microsoft Teams. A second pre-application consultation with Sligo County Council took place on Thursday the 16th December 2021 via Microsoft Teams.

Reference No (if any): _____ n/a _____
_ 17 _ / _ 11 _ / _ 2021 _ 16 _ / _ 12 _ / _ 2021

Date(s) of consultation(s):

Persons involved in consultation: Mairead O'Hara and Ian Bailey _____

18. Services:

- Proposed Source of Water Supply:

Existing Connection [] New Connection [] (please tick as appropriate)

Type:

- | | |
|------------------------|--|
| (a) Public Mains | [<input checked="" type="checkbox"/>] |
| (b) Group Water Scheme | [<input type="checkbox"/>] |
| (c) Private Well | [<input type="checkbox"/>] |
| (d) Other | [<input type="checkbox"/>] Please specify: _____ |

Name of Group Water Scheme (where applicable): _____

(Please submit proof of GWS connection with application)

- Proposed Wastewater Management / Treatment:

Existing Connection [] New Connection [] (please tick as appropriate)

Type:

- | | |
|-------------------------------------|--|
| (a) Public Sewer | [<input checked="" type="checkbox"/>] |
| (b) Conventional septic tank system | [<input type="checkbox"/>] |
| (c) Other on-site treatment system | [<input type="checkbox"/>] Please specify: _____ |

In the case of (b) or (c) above please state the name and address of the person who carried out the site assessment: _____

<p style="text-align: center;">_____</p> <p style="text-align: center;">_____</p>	
- Proposed Surface Water disposal:	
(a) Public Sewer / Drain	<input type="checkbox"/>
(b) Soakpit	<input checked="" type="checkbox"/>
(c) Watercourse	<input type="checkbox"/>
(d) Other	<input type="checkbox"/> Please specify: _____

19. Details of Public Notice:	
Approved Newspaper¹⁵ in which notice was published:	The Sligo Champion
Date of publication:	9 th March 2022
Date on which Site Notice was erected:	11 th March 2022

20. Application Fee:	
Fee Payable:	€4,810
Basis of Calculation:	Please refer to Cover Letter

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 Act 2000 (as amended) and the Regulations made thereunder:

Signed: (Applicant or Agent, as appropriate)	 Alan Clancy - MKO
Date:	11 th March 2022

An applicant will not be entitled solely by reason of a planning permission to carry out the development. The applicant may need other 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.

ADDITIONAL CONTACT INFORMATION - NOT TO BE MADE AVAILABLE WITH APPLICATION

Please note:

- The applicant's address **must** be submitted on this page.
- If the applicant/agent wishes to submit additional contact information, this may be included here.
- This page will not be published as part of the planning file.

21. Applicant²:	
Name:	Novot Holdings Ltd
Address (required):	10 Kilvere Park, Cypress Downs, Templeogue Dublin 6w, Templeogue, Dublin
Telephone No:	086 871 0034
Fax No (if any):	n/a
Email address (if any):	maquire.paul@gmail.com

22. Person / Agent Acting on behalf of the Applicant (if any):	
Name:	Alan Clancy - MKO
Address:	MKO, Tuam Road, Galway.
Telephone No:	091-735 611
Fax No (if any):	n/a
Email address (if any):	aclancy@mkoireland.ie
Should all correspondence be sent to the above address? Please tick appropriate box below:	
Yes [<input checked="" type="checkbox"/>]	No [<input type="checkbox"/>]
(Please note: If the answer is 'No', all correspondence will be sent to the Applicant's address)	

23. Person responsible for preparation of Drawings & Plans:	
Name:	Damian Meehan
Address:	Douglas Wallace Consultants, St. Kevin's Female School 1 Grantham Street Dublin 8 D08 A49Y
Telephone No:	+353 (0)1 4787 500
Fax No (if any):	n/a
Email address (if any):	info@douglaswallace.com

24. Owner (required where the Applicant is not the owner):	
Name:	n/a
Address (required):	

Telephone No:	
Fax No (if any):	
Email address (if any):	

This form should be accompanied by the following documentation:

Please note that if the appropriate documentation is not included, your application will be deemed invalid.

A. ALL Planning Applications

- The relevant page of newspaper that contains notice of your application
- A copy of the site notice
- 6 copies of site location map¹⁶
- 6 copies of site or layout plan¹⁶⁺¹⁷
- 6 copies of plans and other particulars required to describe the works to which the development relates (include detailed drawings of floor plans, elevations and sections – except in the case of outline permission)
- The appropriate Planning Fee

B. Where the applicant is not the legal owner of the land or structure in question:

- The written consent of the owner to make the application

C. Where the application is for residential development that is subject to Part V of the Planning & Development Act 2000 (as amended):

- Specification of the manner in which it is proposed to comply with Section 96 of Part V, 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 calculation 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.

Or

- A Certificate of Exemption from the requirements of Part V

Or

- A copy of the application submitted for a Certificate of Exemption.

D. Where the application is for residential development that is not subject to Part V of the Planning & Development Act 2000 (as amended), by virtue of Section 96 (13) of the Planning & Development Act 2000 (as amended):

- Information setting out the basis on which section 96(13) is considered to apply to the development.

E. Where the disposal of wastewater for the proposed development is other than to a public sewer:

- Information on the on-site treatment system proposed and evidence as to the suitability of the site for the system proposed.

F. Where the application refers to a protected structure/ proposed protected structure/ or the exterior of a structure which is located within an architectural conservation area (ACA):

- Photographs, plans and other particulars necessary to show how the development would affect the character of the structure.

G. Applications that refer to a material change of use or retention of such a material change of use:

- Plans (including a site or layout plan and drawings of floor plans, elevations and sections which comply with the requirements of Article 23) and other particulars required describing the works proposed.

H. Where an application requires an Environmental Impact Assessment Report:

- An Environmental Impact Statement
- A copy of the confirmation notice received from the EIA portal in accordance with Article 97(B)(2) of the permission regulations

I. Applications that are exempt from planning fees:

- Proof of eligibility for exemption¹⁸

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DIRECTIONS FOR COMPLETING THIS FORM

1. Grid reference in terms of the Irish Transverse Mercator.
2. The 'applicant' means the person seeking the planning permission, not an agent acting on his or her behalf.
3. 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 that firm/company, should be given.
4. A brief description of the nature and extent of the development, including reference to the number and height of buildings, protected structures, etc.
5. Gross floor space means the area ascertained by the internal measurement of the floor space on each floor of a building; i.e. Floor areas must be measured from inside the external wall.
6. Where the existing land or structure is not in use, please state most recent authorised use of the land or structure.
7. Part V of the Planning & 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.

8. Under Section 97 of the Planning & Development Act 2000 applications involving development of 9 or fewer houses or development on land of less than 0.1 hectare may be exempt from Part V.
9. Under Section 96 (13) of the Planning & Development Act 2000 (as amended), 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.
10. The Record of Monuments and Places, under Section 12 of the National Monuments Amendment Act 1994, is available, for each county, in the local authorities and public libraries in that county. Please note also that if the proposed development affects or is close to a national monument which, under the National Monuments Acts 1930 to 2004, 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 is required, under the National Monuments Acts, from the Minister for Culture Heritage and the Gaeltacht. For information on whether national monuments are in the ownership or guardianship of the Minister for Culture, Heritage and the Gaeltacht or a local authority or are the subject of preservation orders, contact the National Monuments Section, Department of Culture Heritage and the Gaeltacht.
11. An Environmental Impact Assessment Report (EIAR) and the confirmation notice from the EIA portal are required to accompany a planning application for development of a class set out in Schedule 5 of the Planning & 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 and confirmation notice from the EIA portal will also be required by the Planning Authority in respect of sub-threshold development where the authority considers that the development would be likely to have significant effects on the environment (Article 103).
12. An Appropriate Assessment of proposed developments is required in cases where it cannot be excluded that the proposed development would have a significant effect on a European site. It is the responsibility of the Planning Authority to screen proposed developments to determine whether an appropriate assessment is required, where the Authority determines that an appropriate assessment is required, the Authority will normally require the applicant to submit a Natura Impact Statement (NIS). Where the applicant considers that the proposed development is likely to have a significant effect on a European site it is open to him/her to submit a NIS with the planning application.
13. The appeal must be determined or withdrawn before another similar application can be made.
14. A formal pre- application consultation may only occur under Section 247 of the Planning & Development Act 2000. An applicant should contact his/her Planning Authority if he/she wishes to avail of a pre-planning consultation. In the case of residential development to which Part V of the 2000 Act applies, the applicants are advised to avail of the pre-planning consultation facility in order to ensure that a Part V agreement in principle can be reached in advance of the planning application being submitted.
15. The list of approved newspapers, for the purpose of giving notice of intention to make a planning application, is available from the Planning Authority to which the application will be submitted.
16. All plans, drawings and maps submitted to the Planning Authority should be in accordance with the requirements of the Planning & Development Regulations 2001-2018.
17. The location of the site notice(s) should be shown on site location map.
18. See Schedule 9 of Planning & Development Regulations 2001. If a reduced fee is tendered, details of previous relevant payments and planning permissions should be given. If exemption from payment of fees is being claimed under Article 157 of the 2001 Regulations, evidence to prove eligibility for exemption should be submitted.