PLANNING & DEVELOPMENT REGULATIONS 2001, as amended
Notification of Intention to avail of Article 10(6)(a) exemption
Change of use from Commercial to Residential

1. APPLICANTS NAME

Applicant:	

2. AGENT'S NAME

Agent	

3. DETAILS OF PROPOSED DEVELOPMENT SITE

Site Address: (including townland)	
Eircode	
Site Size (Hectares):	
Existing Use & Area (per floor):	
Proposed Use & Area (per floor):	

Details [1]	Size of Unit (m²)	No. of Bedrooms	Storage Area (m²)	Natural Light[2]	Open Space
Unit No. 1					
Unit No. 2					
Unit No. 3					
Unit No. 4					
Unit No. 5					
Unit No. 6					
Unit No. 7					
Unit No. 8					
Unit No. 9[3]					

[1] [1]Floor areas must comply with current Design Standards for New Apartments.
[2] Natural Light must serve each living room/bedroom (does not include kitchen) [3] Provision of 9 units is the maximum allowable under Article 10(6)(a).

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4. DETAILS OF LAND INTERESTS

Applicant (s) legal interest in site of proposed development:	
Proposed date of commencement of works:[4]	
Period of time structure has been vacant:	

5. DECLARATION

I/We confirm the following to be true in the provision of this Notification to the Planning Authority;

Qualifying Details	Please tick
The change of use, and any related works, will occur between 8 February 2018 and 31 December 2028	☐
The structure has been vacant for a period of two years immediately prior to when the development takes place.	☐
The works shall: (i) primarily affect the interior of the structure (ii) retain 50 per cent or more of the existing external fabric of the building, and (iii) not materially affect the external appearance of the structure so as to render its appearance inconsistent with the character of the structure or of neighbouring structures.	☐
Any related works for the alteration of existing ground floor shop fronts shall be consistent with the fenestration details and architectural and streetscape character of the remainder of the structure or of neighbouring structures.	☐
No development shall consist of or comprise the carrying out of works to the ground floor area of any structure which conflicts with any objective of the relevant local authority development plan or local area plan for such to remain in retail use, with the exception of any works the purpose of which is to solely provide on street access to the upper floors of the structure concerned.	☐
No development shall consist of or comprise the carrying out of works which exceeds the provision of more than 9 residential units in any structure.	☐
Dwelling floor areas and storage spaces shall comply with the minimum floor area requirements and minimum storage space requirements of the "Sustainable Urban Housing: Design Standards for New Apartments – Guidelines for Planning Authorities" issued under section 28 of the Act or any subsequent updated or	☐

[4] Minimum of 2 weeks' notice is required to be furnished to the Planning Authority prior to commencement of works

replacement guidelines.	
Rooms for use, or intended for use, as habitable rooms shall have adequate natural lighting.	☐
No development shall consist of or comprise the carrying out of works to a protected structure save where the planning authority has issued a declaration under section 57 of the Act to the effect that the proposed works would not materially affect the character of the structure or any element of the structure.	☐
No development shall contravene a condition attached to a permission under the Act or be inconsistent with any use specified or included in such a permission.	☐
No development shall relate to any structure in any of the following areas: An area to which a special amenity area order [5]relates; An area of special planning control; Within the relevant perimeter distance area, as set out in Table 2 of Schedule 8[6], of any type of establishment to which the Major Accident Regulations apply.	☐
No development shall relate to matters in respect of which any of the restrictions set out in subparagraph (iv), (vii), (viiA), (ViiB), (ViiC), (viii) or (ix) of article 9 (1) (a), or paragraph (c) or (d) of article (9) (1), would apply[7].	☐
No development shall consist of or comprise the carrying out of works for the provision of an onsite wastewater treatment and disposal system to which the code of practice made by the Environmental Protection Agency pursuant to section 76 of the Environmental Protection Agency Act 1992 relates and entitled Code of Practice – Wastewater Treatment and Disposal Systems Serving Single Houses.	☐

I hereby certify that the information given in this form is correct:

Signature of Applicant(s) _____ Date: _____

_____ Date: _____

Howth and Liffey Valley have Special Amenity Area Orders (SAAO). Please consult the Fingal Development 2023 – 2029.

6 Planning and Development Regulations, 2001 (as amended)

7 Planning and Development Regulations, 2001 (as amended

This application form must be accompanied by:

Copy of location map, scale not less than 1:1000 in built up areas and 1:2500 in all other areas (which shall be marked thereon), clearly outlining in red the land to which the application relates and the boundaries thereof.

Evidence of a minimum of 2 years preceding proposed date of commencement that structure has been vacant

And submitted to:

Send Application to:
Development Management Section
Planning & Strategic Infrastructure Department.
Fingal County Council, County Hall,
Main Street, Swords, Co Dublin, K67 X8Y2.

Enquires:
Ph: 01 - 8905000
E-mail: Specialapps@fingal.ie

CONTACT DETAILS

6. APPLICANTS DETAILS

Applicant:		
Company Details (where relevant):	Company Registration No.	Directors Names
Address		
Telephone No		
E-mail		

7. AGENT'S DETAILS

Agent	
Address	
Telephone No.	
E-mail	
Please advise where all correspondence in relation to this application is to be sent; Applicant (☐) Agent (☐)	