

An
Bord
Pleanála

Strategic Housing Development

Application Form

Before you fill out this form

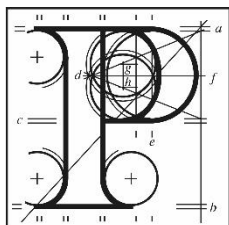
Please note that failure to complete this form or attach the necessary documentation, or the submission of incorrect information or omission of required information, will lead to An Bord Pleanála refusing to deal with your application. Therefore, ensure that each section of this request form is fully completed and signed, entering n/a (not applicable) where appropriate, and that all necessary documentation is attached to the application form. You are advised to refer to the “General Guidance Note” provided on pages 27 to 29 prior to completing this form.

Other Statutory Codes

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

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 and 2003. The Office of the Data Protection Commissioner state that the sending of marketing material to individuals without consent may result in action by the Data Protection Commissioner against the sender, including prosecution.



An
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Pleanála

Application Form in respect of a Strategic Housing Development

Contact details for sections 1 to 4 to be supplied in Section 26 of this form.

1. Applicant:

Name of Applicant:	Ardstone Homes Limited
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2. Where the Applicant is a Company (Registered under the Companies Acts):

Registered Address of Company:	No. 48 Fitzwilliam Square West, Dublin 2, D02 EF89
Company Registration No:	589251

3. Name of Person/Agent (if any) Acting on Behalf of the Applicant:

Name:	Patricia Thornton, Thornton O'Connor Town Planning
Is An Bord Pleanála to send all correspondence to the above person/agent acting on behalf of the applicant? (Please tick appropriate box)	Yes: [X] No: [] (Please note that if the answer is "No", all correspondence will be sent to the applicant's address)

4. Person Responsible for Preparation of Drawings and Plans:

Name:	John Fleming
Firm/Company:	John Fleming Architects

5. Planning Authority

Name of the Planning Authority(s) in whose functional area the site is situated:	South Dublin County Council
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6. Site of Proposed Strategic Housing Development:

Postal Address /Townland/ Location of the Proposed Development (sufficient to identify the site in question):	
Address Line 1:	'Beechpark' and 'Maryfield' (Works are also proposed to Scholarstown Road and Woodfield Junction)
Address Line 2:	Scholarstown Road,
Address Line 3:	
Town/City:	
County:	Dublin 16
Eircode:	D16 X3X8 and D16 N6V6.
Ordnance Survey Map Ref. No. (and the Grid Reference where available)	3391-16 712468, 726874
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. See JFA CD.	
Area of site to which the application relates in hectares:	Development Site = 5.35 Ha Red Line Boundary Site including works to external road network = 6.05 Ha

Site zoning in current Development Plan or Local Area Plan for the area:	Objective 'RES' – to protect and /or improve residential amenity
Existing use(s) of the site and proposed use(s) of the site:	<p>Existing: 2 No. detached residential dwellings</p> <p>Proposed: 590 No. unit residential development (110 No. Build-to-Sell units and 480 Build-to-Rent units) + ancillary residential support facilities and commercial floorspace including retail/café/restaurants.</p>

7. Applicant's Interest in the Site:

Please tick appropriate box to show the applicant's legal interest in the land or structure:	Owner	Occupier	Other
			X
Where legal interest is "Other", please expand further on the applicant's interest in the land or structure:			
<p>Development Site (5.35 Hectares)</p> <p>Ardstone Residential Partners Fund ICAV have provided a Letter of Consent for Ardstone Homes Limited to apply for the proposed development at the subject lands. Ardstone Homes Limited is a subsidiary of the owner Ardstone Residential Partners Fund ICAV. A letter of consent is provided in Appendix A.</p> <p>Roadworks</p> <p>Works are proposed to Scholarstown Road and Woodfield junction which are in the ownership of South Dublin County Council.</p> <p>A letter of consent from South Dublin County Council for these works is provided in Appendix A.</p> <p>Removal of Party Wall</p> <p>It is proposed to remove the party wall at the north-east of the site between the subject site and the adjoining Dargle Park.</p> <p>A letter of consent from South Dublin County Council for these works is provided in Appendix A.</p>			

<p>State Name and Address of the Site Owner:</p> <p>If the applicant is not the legal owner, please note that you are required to supply a letter of consent, signed by the site owner.</p>	<ol style="list-style-type: none"> 1. Ardstone Residential Partners Fund ICAV, Riverside One, Sir John Rogerson's Quay, Dublin 2 2. South Dublin County Council, County Hall, Tallaght, Dublin 24, D24 YNN5 3. South Dublin County Council, County Hall, Tallaght, Dublin 24, D24 YNN5
<p>Does the applicant own or control adjoining, abutting or adjacent lands?</p>	<p>Yes: [] No: [X]</p>
<p>If the answer is "Yes" above, identify the lands and state the nature of the control involved: N/A</p>	

8. Site History:

<p>Is the applicant aware of any valid planning applications or An Bord Pleanála decisions previously made in respect of this land / structure?</p>	<p>Yes: [X] No: []</p>	
<p>Note: If an application for permission for strategic housing development or a planning application under section 34 of the Planning and Development Act 2000 has been made in respect of this site in the 6 months prior to the submission of this application, the site notice for the current application in respect of strategic housing development must be on a yellow background.</p>		
<p>If the answer is "Yes" above, please state the planning register reference number(s) / An Bord Pleanála reference number(s) of same, if known, and details of application(s) / appeal(s):</p>		
<p>Reg. Ref. No. / An Bord Pleanála Ref. No.</p>	<p>Nature of Proposed Development</p>	<p>Final Decision by Planning Authority / An Bord Pleanála</p>
<p>SD19A/0088</p>	<p>Demolition and enabling works</p>	<p>SDCC – Decision to Grant Permission on 9th May 2019</p> <p>(Subsequently Appealed to An Bord Pleanála by Third Parties – Decision Due 17th December 2019)</p>

Is the site of the proposed development subject to a current appeal to An Bord Pleanála?	Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]
If the answer is "Yes" above, please specify the An Bord Pleanála reference no.: ABP-305147-19	
Is the applicant aware of any other relevant recent planning applications or decisions by An Bord Pleanála in relation to adjoining or adjacent sites?	Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]
If the answer is "Yes" above, please state the planning register reference number(s) / An Bord Pleanála reference number(s) of same, if known, and details of application(s) / appeal(s):	
<p>SDCC Reg. Ref. SD15A/0017 [ABP Ref. PL06S.244732] (as amended) - Scholarstown Road, Rathfarnham, Dublin 16. 10 year permission for 317 No. dwelling units (247 No. houses, 70 No. apartments, creche and all associated site works).</p> <p>SDCC Reg. Ref. SD18A/0227 [ABP Ref. ABP-304162-19] - Mount Michael & Wits End, The Rookery, Scholarstown, Dublin 1. Application for 8 No. dwellings (6 No. Granted).</p>	
Is the applicant aware of the site ever having been flooded?	Yes: [<input type="checkbox"/>] No: [<input checked="" type="checkbox"/>]
If the answer is "Yes" above, please give details e.g. year, extent:	
Is the applicant aware of previous uses of the site e.g. dumping or quarrying?	Yes: [<input type="checkbox"/>] No: [<input checked="" type="checkbox"/>]
If the answer is "Yes" above, please give details:	

9. Description of the Proposed Strategic Housing Development:

Please provide a brief description of the nature and extent of the proposed development, including-

- the proposed types and numbers of houses, student accommodation or both,
- in the case of student accommodation units, the combined number of bedspaces, and any other uses to which those units may be put,
- proposed services ancillary to residential development,
- other proposed uses in the development of the land, the zoning of which facilitates such use, and
- where an Environmental Impact Assessment Report or Natura Impact Statement has been prepared in respect of the application, an indication of that fact.

Ardstone Homes Limited intend to apply to An Bord Pleanála for permission for a strategic housing development at a 5.35 hectare site located north of Scholarstown Road incorporating dwellings known as 'Beechpark' and 'Maryfield', Scholarstown Road, Dublin 16, D16 X3X8 and D16 N6V6. Works are also proposed to Scholarstown Road and Woodfield junction including new traffic signals, the elimination of the left-turn slip-lane into Woodfield off Scholarstown Road, upgraded public lighting and upgraded cycle and pedestrian facilities on an area measuring 0.7 hectares, providing a total application site area of 6.05 hectares.

The development will principally consist of: the demolition of all existing structures on site which include a single story dwelling known as 'Beechpark' (172 sq m), a 2 No. storey dwelling known as 'Maryfield' (182 sq m), with associated garage/shed (33.5 sq m) and associated outbuildings (47.1 sq m); and the construction of 590 No. residential units (480 No. Build-to-Rent apartment units and 110 No. Build-to Sell duplex units and apartments), ancillary residential support facilities and commercial floorspace. The total gross floor space of the development is 51,252 sq m over a partial basement of 5,888 sq m (which principally provides car and bicycle parking, plant and bin stores).

The 480 No. 'Build-to-Rent' units will be provided in 8 No. blocks as follows: 7 No. blocks ranging in height from part 5 to part 6 No. storeys (Blocks B1 – B5, C1 and C3) and 1 No. block ranging in height from part 4 to part 6 No. storeys (Block C2) and will comprise 246 No. one bed units and 234 No. two bed units. The 110 No. 'Build-to-Sell' units will be provided in 9 No. duplex blocks which will be 3 No. storeys in height (Blocks A1 – A9) and will comprise 55 No. two bed units and 55 No. three bed units.

The development will also consist of the provision of a part 1 to part 2 No. storey ancillary amenity block (Block D1) (414 sq m) within the central open space which comprises a gymnasium, lobby, kitchenette and lounge at ground floor level and lounge at first floor level in addition to a roof terrace (facing north, south and west) to serve the Build-to-Rent residents; a 2 No. storey retail/café/restaurant building (Block D2) (657 sq m) comprising 2 No. retail units at ground floor level (328.5 sq m) and a café/restaurant unit at first floor level (328.5 sq m); a creche (438 sq m) within Block C2 at ground floor level; and a management suite (261 sq m) and café/restaurant (288 sq m) within Block C3 at ground floor level.

The development provides a vehicular access off Scholarstown Road between Blocks C1 and C3 towards the south-east corner of the site; a separate pedestrian access and emergency vehicular access off Scholarstown Road between Blocks A9 and C2 towards the south-west corner of the site; the facilitation of a pedestrian connection from the north-east corner of the subject site to the public open space in Dargle Park; 459 No. car parking spaces (178 No. at basement level and 281 No. at surface level); bicycle parking; bin storage; boundary treatments; private balconies and terraces; hard and soft landscaping; plant; services; sedum roofs; PV panels; substations; lighting; and all other associated site works above and below ground.

Please submit a site location map sufficient to identify the land, at appropriate scale.	Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]
Please submit a layout plan of the proposed development, at appropriate scale.	Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]

10. Pre-Application Consultations

<p>(A) Consultation with Planning Authority:</p> <p>State the date(s) and planning authority reference number(s) of the consultation meeting(s) held with the planning authority under section 247 of the Planning and Development Act 2000:</p>	
Planning Authority reference number:	SHD1SPP001/19
Meeting date(s):	7th February 2019 14th March 2019
<p>(B) Consultation with An Bord Pleanála:</p> <p>State the date(s) and An Bord Pleanála reference number(s) of the pre-application consultation meeting(s) with An Bord Pleanála:</p>	
An Bord Pleanála reference number:	ABP-304381-19
Meeting date(s):	7th June 2019

(C) Any Consultation with Prescribed Authorities or the Public:

Provide details of any other consultations the applicant had with authorities prescribed under section 8(1)(b) and (c) of the Act of 2016 or with the public:

Consultation with Irish Water by way of pre connection enquiry and submission of designs including responses to queries during the “Statement of Compliance” process (see Appendix B).

We also note that full details of correspondence between DBFL Consulting Engineers and Irish Water are set out in the Technical Note as part of the Response to ABP Opinion Document. The technical note details all correspondence with Irish Water and South Dublin County Council.

11. Application Requirements

(a) Is a copy of the page from the newspaper containing the notice relating to the proposed strategic housing development enclosed with this application?	Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]
If the answer to above is “Yes”, state name(s) of newspaper(s) and date(s) of publication:	Irish Daily Star Date : 8th November 2019
(b) Is a copy of the site notice relating to the proposed development enclosed with this application?	Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]
If the answer to above is “Yes”, state date on which the site notice(s) was erected:	8th November 2019
Note: The location of the site notice(s) should be shown on the site location map enclosed with this application.	
(c) Is an Environmental Impact Assessment Report (EIAR) required for the proposed development?	Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]
If the answer to above is “Yes”, is an EIAR enclosed with this application?	Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]

<p>Please provide a copy of the Confirmation Notice obtained from the EIA Portal where an EIAR accompanies the application.</p>	<p>Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]</p> <p>Please see Appendix C</p>
<p>(d) Is the proposed development, in whole or in part, within or close to a European site or Natural Heritage Area?</p>	<p>Yes: [<input type="checkbox"/>] No: [<input checked="" type="checkbox"/>]</p>
<p>(e) Is a Natura Impact Statement (NIS) required for the proposed development?</p>	<p>Yes: [<input type="checkbox"/>] No: [<input checked="" type="checkbox"/>]</p>
<p>If the answer to above is “Yes”, is an NIS enclosed with this application?</p>	<p>Yes: [<input type="checkbox"/>] No: [<input type="checkbox"/>]</p> <p>N/A</p>
<p>(f) Has a copy of this application and any EIAR and/or NIS required, been sent to the relevant planning authority, in both printed and electronic form?</p>	<p>Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]</p>
<p>(g) Has a copy of this application and any EIAR and/or NIS required, together with a notice stating that submissions or observations may be made in writing to An Bord Pleanála (ABP) during the period of 5 weeks from the receipt by ABP of the application, been sent to the relevant prescribed authorities, in both printed and electronic format?</p>	<p>Yes: [<input checked="" type="checkbox"/>]</p> <p>No: [<input type="checkbox"/>]</p> <p>N/A: [<input type="checkbox"/>]</p>
<p>If the answer to the above is “Yes”, list the prescribed authorities concerned:</p>	<ol style="list-style-type: none"> 1. Irish Water 2. National Transport Authority 3. Transport Infrastructure Ireland 4. The Minister for Culture, Heritage and the Gaeltacht 5. The Heritage Council 6. An Taisce 7. South Dublin County Childcare Committee <p>[Electronic copies only have been sent in some cases where advised by the prescribed Authorities]</p> <p>[Please see Cover Letters enclosed as Appendix D dated 11th November 2019]</p>
<p>If the answer to the above is “Yes”, state the date on which the required documents and electronic copy were sent to the relevant prescribed authorities:</p>	<p>11th November 2019</p>

<p>(h) Is the proposed development likely to have significant effects on the environment of a Member State of the European Union or a state that is a party to the Transboundary Convention?</p>	<p>Yes: [] No: [X]</p>
<p>If the answer to the above is “Yes”, has a copy of this application, and the accompanying EIAR, together with a notice stating that submissions or observations may be made in writing to An Bord Pleanála (ABP) during the period of 5 weeks from the receipt by ABP of the application, been sent to the relevant authority in the state or states concerned, in both printed and electronic format?</p>	<p>Yes: [] No: [] N/A</p>
<p>If the answer to the above is “Yes”, list the state(s) and the prescribed authorities concerned:</p>	<p>N/A</p>
<p>If the answer to the above is “Yes”, state the date on which the required documents and electronic copy were sent to the relevant prescribed authorities:</p>	<p>N/A</p>

12. Statements Enclosed with the Application Which:

<p>(a) Set out how the the proposed strategic housing development is consistent with the relevant objectives of the relevant development plan:</p>	<p>Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>] Please see Statement of Consistency prepared by Thornton O'Connor Town Planning.</p>
<p>Note: The statement should be accompanied by a list of each relevant development plan objective considered by the prospective applicant in making the statement and proposals forming part of the application that demonstrate the consistency of the proposed development with that objective.</p>	
<p>(b) Set out, where applicable how the proposed strategic housing development will be consistent with the objectives of the relevant local area plan:</p>	<p>Enclosed: Yes: [<input type="checkbox"/>] No: [<input type="checkbox"/>] N/A</p>
<p>Note: The statement should be accompanied by a list of each relevant local area plan objective considered by the prospective applicant in making the statement and any proposals forming part of the application that demonstrate the consistency of the proposed development with that objective.</p>	
<p>(c) Set out, where applicable that the proposed strategic housing development is, in the applicant's opinion, consistent with the planning scheme for a strategic development zone:</p>	<p>Enclosed: Yes: [<input type="checkbox"/>] No: [<input type="checkbox"/>] N/A: [<input checked="" type="checkbox"/>]</p>
<p>Note: The statement should be accompanied by a list of the principal provisions of the planning scheme considered by the prospective applicant in making the statement.</p>	
<p>(d) Set out how the the proposed strategic housing development is, in the applicant's opinion, consistent with any relevant guidelines issued by the Minister under section 28 of the Act of 2000:</p>	<p>Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>] N/A: [<input type="checkbox"/>] Please see Statement of Consistency prepared by Thornton O'Connor Town Planning.</p>
<p>Note: The statement should be accompanied by a list of the guidelines considered by the applicant in making the statement and proposals forming part</p>	

of the application that demonstrate the consistency of the proposed development with the guidelines.	
(e) Where An Bord Pleanála notified the applicant of its opinion that the documents enclosed with the request for pre-application consultations required further consideration and amendment in order to constitute a reasonable basis for an application for permission, a statement setting out any changes made to the proposals in consequence.	<p>Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>] N/A: [<input type="checkbox"/>]</p> <p>Please see Response to ABP Opinion Document prepared by Thornton O'Connor Town Planning.</p>
(f) Where An Bord Pleanála 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.	<p>Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>] N/A: [<input type="checkbox"/>]</p> <p>Please see Response to ABP Opinion Document prepared by Thornton O'Connor Town Planning.</p>

13. Material Contravention of Development Plan/Local Area Plan:

Where the proposed strategic housing development materially contravenes the relevant development plan or local area plan other than in relation to the zoning of land, is a statement included with the application indicating the plan objective concerned and why permission should, nonetheless, be granted, having regard to a consideration specified in section 37(2)(b) of the Act of 2000?	<p>Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]</p> <p>Please see Material Contravention Statement prepared by Thornton O'Connor Town Planning.</p>
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14. Proposed Residential Development:

- (a) Provide a breakdown of the proposed residential content of the strategic housing development, as follows:

Houses N/A		
Unit Type	No. of Units	Gross floor space in m²
1-bed		
2-bed		
3-bed		
4-bed		
4+ bed		
Total		

Apartments		
Unit Type	No. of Units	Gross floor space in m²
Studio		
1-bed	246 No. 1 beds (Build-to-Rent)	12,381.4
2-bed	234 No. 2 beds (Build-to-Rent)	17,513.9
	55 No. 2 beds (Build-to-Sell)	4,882.4
3-bed	55 No. 3 beds (Build-to-Sell)	6,467.4
4-bed		
4+ bed		
Total		41,245.1

Student Accommodation N/A			
Unit Types	No. of Units	No. of Bedspaces	Gross floor space in m²
Studio			
1-bed			
2-bed			
3-bed			
4-bed			
4+ bed			
Total			

(b) State total number of residential units in proposed development:	590 No. (480 No. Build-to-Rent and 110 No. Build-to-Sell units)
(c) State cumulative gross floor space of residential accommodation, in m ² :	49,194 sq m (includes all apartments, corridors, cores etc).

15. Proposed Ancillary and Other Uses in the Proposed Strategic Housing Development:

(a) Please provide details of the different classes of development proposed as ancillary to residential development and other uses on the land, the zoning of which facilitates such uses, as follows:	
Class of Development:	Gross Floor Space in m²
Crèche	438 sq m
2 No. Café/Restaurant units	616.5 sq m
2 No. Retail units	328.5 sq m

Note: Where it is not proposed to provide one childcare facility for each 75 houses in the proposed development, the application should be accompanied by a statement of the rationale for this.

(b) State cumulative gross floor space of non-residential development in m ² :	1,383 sq m
(c) State cumulative gross floor space of residential accommodation and other uses in m ² :	<p>Residential: 49,869 sq m (includes all apartments, cores, circulation, management suite and residential amenity building)</p> <p>Commercial: 1,383 sq m</p> <p>Total gross floor space of 51,252 sq m (over basement of 5,888 sq m)</p>
(d) Express 15(b) as a percentage of 15(c):	2.7%

16. Strategic Housing Development Details:

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

Please tick appropriate box:	Yes	No
(a) Are details of housing density, plot ratio, site coverage, building heights, proposed layout and aspect enclosed with the application?	<p>X</p> <p>In suite of documents including Planning Report and Statement of Consistency</p>	

(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 In suite of documents including Landscaping and Traffic Engineering documents	
(c) Are details of any proposals to address or, where relevant, integrate the proposed development with surrounding land uses enclosed with the application?	X In suite of documents including Planning Report, Traffic Engineering and Landscaping Documents	
(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 In EIAR	
(e) Does the proposed development include an activity requiring an integrated pollution control licence or a waste licence? If "Yes", enclose a brief explanation with this application.		X
(f) Does the proposed development involve the demolition of any structure (including a habitable house), in whole or in part? If "Yes", enclose a brief explanation with this application.	X	
(g) Does the proposed development involve the demolition of a Protected Structure(s), in whole or in part?		X

<p>If "Yes", an explanation as to the need for the demolition of a Protected Structure(s) should be enclosed with this application.</p>		
<p>(h) Does the proposed development consist of work to a Protected Structure and/or its curtilage or proposed Protected Structure and/or its curtilage?</p> <p>If "Yes", provide photographs, plans and other particulars necessary to show how the proposed development would affect the character of the structure.</p>		X
<p>(i) Does the proposed development consist of work to the exterior of a structure which is located within an architectural conservation area (ACA)?</p> <p>If "Yes", provide photographs, plans and other particulars necessary to show how the proposed development would affect the character of the structure.</p>		X
<p>(j) Does the proposed application development affect, or is close to, a national monument or place in the ownership or guardianship of the Minister for Culture, Heritage and the Gaeltacht or a local authority, or is it the subject of a preservation order or temporary preservation order under the National Monuments Acts 1930 to 2014?</p> <p>If "Yes", enclose a brief explanation with this application.</p>		X
<p>(k) Is the proposed development in a Strategic Development Zone?</p> <p>If "Yes", enclose a statement of how the proposed development is consistent with the planning scheme for the Zone.</p>		X
<p>(l) 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?</p> <p>If "Yes", enclose details with this application.</p>		X

<p>(m) Do the Major Accident Regulations apply to the proposed development?</p>		<p>X</p>
<p>(n) Is information specified by An Bord Pleanála as necessary for inclusion in any application for permission for the proposed development, so included?</p> <p>If “Yes”, give details of the specified information accompanying this application.</p>	<p>X</p> <p>Please see Response to ABP Opinion prepared by Thornton O’Connor Town Planning</p>	

17. Where the Proposed Development Relates to Existing Building(s) / Structure(s):

State gross floor space of any existing building(s) / structure(s) in m ² :	434.6 sq m
State gross floor space of any proposed demolition, in m ² :	434.6 sq m
State gross floor space of any building(s) / structure(s) to be retained in m ² :	0 sq m
State total gross floor space of proposed works in m ² :	51,252 sq m (over 5,888 sq m basement)

18. Where the Application relates to Material Change of Use of Land or Structure:

(a) State existing use of land or structure:	2 No. dwellings
(b) Where the existing land or structure is not in use, state the most recent authorised use of the land or structure:	N/A
(c) State proposed use(s):	Residential and Commercial
(d) State nature and extent of any such proposed use(s):	590 No. residential units, 2 No. café / restaurant units, 2 No. retail units, creche and ancillary residential floor area including management suite and amenity building.
(e) Plans (including a site or layout plan and drawings of floor plans, elevations and sections that comply with the requirements of Article 297 and 298) and other particulars required describing the works proposed should be enclosed with this application: Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>] N/A: [<input type="checkbox"/>]	

19. Social Housing (Part V)

Please tick appropriate box:	Yes	No
(a) Does Part V of the Planning and Development Act 2000 apply to the proposed development?	X	
<p>(b) If the answer to Question 19(A) is “Yes”, are details enclosed as to how the applicant proposes to comply with section 96 of Part V of the Act including, for example—</p> <p>(i) details of such part or parts of the land for the proposed development 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>X</p> <p>The entirety of Block C2 is the proposed Part V Block. Please see Part V Site Layout Plan and full set of Block C2 Plans and Elevations in drawing pack.</p> <p>Please see Letter and Costings prepared by Ardstone Homes Limited attached as Appendix E of this Application Form.</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, and</p>	<p style="text-align: center;">X</p> <p style="text-align: center;">Please see Letter and Costings prepared by Ardstone Homes Limited attached as Appendix E of this Application Form.</p>	
<p>(iii) a layout plan showing the location of proposed Part V units in the development?</p>	<p style="text-align: center;">X</p> <p style="text-align: center;">Please see drawing No. P-S-R-003 prepared by John Fleming Architects.</p>	
<p>(c) If the answer to Question 19(A) is “No” by virtue of section 96(13) of the Planning and Development Act 2000, details must be enclosed with this application form indicating the basis on which section 96(13) is considered to apply to the development.</p>	<p style="text-align: center;">N/A</p>	

20. Water Services:

(A) Proposed Source of Water Supply:
<p>Please indicate as appropriate:</p> <p>(a) Existing Connection: <input type="checkbox"/> New Connection: <input checked="" type="checkbox"/> [X]</p> <p>(b) Public Mains: <input checked="" type="checkbox"/> [X]</p> <p>Group Water Scheme: <input type="checkbox"/> Name of Scheme: _____</p> <p>Private Well: <input type="checkbox"/> []</p> <p>Other (please specify): _____</p>
(B) Proposed Wastewater Management / Treatment:

Please indicate as appropriate:

(a) Existing Connection: [] New Connection: [**X**]

(b) Public Sewer: [**X**]

Conventional septic tank system: []

Other on-site treatment system (please specify): _____

Where the disposal of wastewater for the proposed development is other than to a public sewer, provide information on the on-site treatment system proposed and evidence as to the suitability of the site for the system proposed:

(C) Proposed Surface Water Disposal:

Please indicate as appropriate:

(a) Public Sewer/Drain: [**X**]

Soakpit: []

Watercourse: []

Other (please specify): _____

(D) Irish Water Requirements:

Please submit the following information:

(a) 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.

Enclosed:

Yes: [**X**] No: []

Yes – See Appendix B

(b) 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.

Enclosed:

Yes: [**X**] No: []

Yes – See Appendix B

<p>(c) A Statement of Compliance with Irish Water’s Standard Details and Codes of Practice for water and/or wastewater infrastructure proposals (designs, layouts, etc.).</p>	<p>Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>] Yes – See Appendix B</p>
<p>(d) An indication of timelines and phasing for water demand or wastewater collection requirements, or both, as appropriate.</p>	<p>Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>] See enclosed Response to ABP Opinion (Technical Note - Item No. 1)</p>
<p>(e) Where the proposed development will impact on assets of Irish Water, details of proposals for protection or diversion of such assets.</p>	<p>Enclosed: Yes: [<input type="checkbox"/>] No: [<input checked="" type="checkbox"/>] N/A</p>

21. Traffic and Transportation

<p>(a) Is a Traffic / Transportation Impact Assessment included with the application, having regard to the relevant Development Plan / Local Area Plan requirements and the Traffic Management Guidelines (DoT / DoEHLG / DTO, 2003)?</p>	<p>Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]</p>
<p>(b) Is a Travel Plan included with the application, having regard to the relevant Development Plan / Local Area Plan requirements?</p>	<p>Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>] Mobility Management Plan enclosed.</p>
<p>(c) Is a Road Safety Audit included with the application, having regard to the relevant Development Plan / Local Area Plan requirements?</p>	<p>Enclosed: Yes: [<input type="checkbox"/>] No: [<input checked="" type="checkbox"/>] No requirement to carry out Road Saefty Audit.</p>

22. Taking in Charge

Is it intended that any part of the proposed development will be taken in charge by the planning authority?	Yes: [<input type="checkbox"/>] No: [<input checked="" type="checkbox"/>]
If the answer is "Yes", please attach site plan clearly showing area(s) intended for taking in charge.	

23. Maps, Plans and Drawings

List in a schedule accompanying this application all maps, plans and drawings enclosed with the application, stating title, scale and number. **(Please see Appendices F for list of drawings, Appendix G for list of documents and Appendix H for Other Statutory Documents)**

24. Application Fee:

(a) State fee payable for application:	€80,000
(b) Set out basis for calculation of fee:	Maximum Fee Payable
(c) Is the fee enclosed with the application?	Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]

25. Universal Design:

Please provide a statement as to how the proposed Strategic Housing Development has sought to comply with the principles of Universal Design (to encourage access and use of the development regardless of age, size, ability or disability). For assistance and general information on such matters please refer for example to the National Disability Authority's "Building for Everyone: A Universal Design Approach" and "Universal Design Guidelines for Homes in Ireland" at www.universaldesign.ie	Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>] Please see Universal Access Statement enclosed as separate document.
--	--

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 requirements of the Planning and Development Act 2000 and Chapter 1 of Part 2 of the Planning and Development (Housing) and Residential Tenancies Act 2016 and the Regulations made thereunder. In this regard, I also hereby declare that, to the best of my knowledge and belief, the copies of the application documents sent to the planning authority, prescribed bodies, etc., and displayed on any website under the applicant's control are identical to the application documents being deposited with An Bord Pleanála.

Signed: (Applicant or Agent as appropriate)	<i>Patricie Thornton</i>
Date:	11th November 2019

26. Contact Details- Not to be Published

Applicant(s):

First Name:	Ardstone Homes Limited
Surname:	
Address Line 1:	No. 48 Fitzwilliam Square
Address Line 2:	Dublin 2
Address Line 3:	
Town / City:	
County:	Dublin
Country:	Ireland
Eircode:	D02 EF89
E-mail address (if any):	john.white@ardstone.com
Primary Telephone Number:	(01) 6141400
Other / Mobile Number (if any):	

Where the Applicant(s) is a Company:

Name(s) of Company Director(s):	Ciaran Burns, Donal O'Neill, Donal Mulcahy, Steve Cassidy
Company Registration Number (CRO):	589251
Contact Name:	Ciaran Burns
Primary Telephone Number:	(01) 6141400
Other / Mobile Number (if any):	
E-mail address:	ciaran.burns@ardstone.com / john.white@ardstone.com

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

First Name:	Patricia
Surname:	Thornton
Address Line 1:	Thornton O'Connor Town Planning
Address Line 2:	No. 1 Kilmacud Road Upper
Address Line 3:	Dundrum
Town / City:	Dublin 14
County:	Dublin
Country:	Ireland
Eircode:	D14EA89
E-mail address (if any):	patricia@toctownplanning.ie
Primary Telephone Number:	01 2051490
Other / Mobile Number (if any):	0861004652

Person responsible for preparation of maps, plans and drawings:

First Name:	John
Surname:	Fleming
Address Line 1:	John Fleming Architects
Address Line 2:	No. 103 Upper Leeson Street
Address Line 3:	Dublin 4
Town / City:	Dublin
County:	Ireland
Country:	
Eircode:	D04 TN84
E-mail address (if any):	johnf@jfa.ie
Primary Telephone Number:	01 6689888
Other / Mobile Number (if any):	

Contact for arranging entry on site, if required:

Name:	Patricia Thornton
Mobile Number:	0861004652
E-mail address:	patricia@toctownplanning.ie

General Guidance Note:

1. In this form, “applicant” means the person seeking the planning permission, not an agent acting on his or her behalf. Where there is more than one applicant, the details of all applicants should be inserted, as required, on the form.
2. 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 the firm/company, should be stated.
3. In this form, “planning authority” means the planning authority in whose area the proposed strategic housing development would be situated. Where the proposed development would be situated in the area of more than one planning authority, the relevant details should be supplied separately in respect of each such authority.
4. The site location map shall be drawn to a scale (which shall be indicated thereon) of not less than 1:1000 in built up areas and 1:2500 in all other areas. The draft layout plan shall be drawn to a scale (which shall be indicated thereon) of not less than 1:500, shall show buildings, roads, boundaries, septic tanks and percolation areas, bored wells, significant tree stands and other features on, adjoining or in the vicinity of the land or structure to which the application relates.
5. Gross floor space means the area ascertained by the internal measurement of the floor space on each floor of a building (including internal walls and partitions), i.e. floor areas must be measured from inside the external wall, disregarding any floor space provided for the parking of vehicles by persons occupying or using the building or buildings where such floor space is incidental to the primary purpose of the building.

6. An Environmental Impact Assessment Report (EIAR) is required to accompany an application for permission for strategic housing development of a class set out in Schedule 5 of the Planning and 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 will be required in respect of sub-threshold strategic housing development where An Bord Pleanála considers that the proposed development would be likely to have significant effects on the environment. Under section 7(1)(a)(i)(I) of the Act of 2016, a prospective applicant may request An Bord Pleanála to make an EIA screening determination in respect of a proposed strategic housing development. Where an EIAR is being submitted with an application, it must be accompanied with a copy of the confirmation notice received from the EIA portal in accordance with article 97B(2) of the permission regulations that certain information in respect of the EIAR has been entered onto the portal.
7. An appropriate assessment (AA) is required to accompany an application for permission for strategic housing development in cases where it cannot be excluded that the proposed development would have a significant effect on a European site. Under section 7(1)(a)(i)(II) of the Act of 2016, a prospective applicant may request An Bord Pleanála to carry out an AA screening in respect of a proposed strategic housing development.
8. A list of national monuments in the ownership or guardianship of the Minister for Culture, Heritage and the Gaeltacht is available for download from the National Monuments Service website (www.archaeology.ie) under “National Monuments in State Care”. A list of preservation orders is similarly available from this website (under “Monument Protection”). The relevant local authority should be contacted in relation to national monuments in its ownership or guardianship. If a proposed development affects or is close to a national monument that 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 for the development is required from that Minister under the National Monuments Acts.

9. The Record of Monuments and Places (RMP), established under section 12 of the National Monuments (Amendment) Act 1994, is available for each county in the public libraries and principal local authority offices in that county. It is also available for download from the National Monuments Service website (www.archaeology.ie) under “Publications, Forms & Legislation”. If a proposed development affects or is close to a monument listed in the RMP, there is a separate requirement to give two months advance notice of any proposed work to the Minister for Culture, Heritage and the Gaeltacht. No work may commence within the two month period except in the case of urgent necessity and with the consent of that Minister.
10. Part V of the Planning and 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.
11. Under section 96(13) of the Planning and Development Act 2000, 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.

12. All maps, plans and drawings, should, insofar as possible, comply with articles 297 and 298 of the Planning and Development Regulations 2001 to 2017.

Appendix A – Letters of Consent

*Ardstone Residential Partners Fund ICAV
Riverside One, Sir John Rogerson's Quay, Dublin 2*

Ardstone Homes Limited
48 Fitzwilliam Square West
Dublin 2
D02 EF89

Ardstone Residential Partners Fund ICAV
Riverside One
Sir John Rogerson's Quay
Dublin 2

Monday 30th September 2019

To whom it may concern

Re: Planning Application at lands located north of Scholarstown Road incorporating dwellings known as 'Beechpark' and 'Maryfield', Scholarstown Road, Dublin 16 (D16 X3X8 and D16 N6V6).

We, Ardstone Residential Partners Fund ICAV, hereby consent to Ardstone Homes Limited making a planning application for a strategic housing development on our lands (5.35 hectares) to the North of Scholarstown Road incorporating dwellings Known as 'Beechpark' and 'Maryfield', Scholarstown Road, Dublin 16 (D16 X3X8 and D16 N6V6).

Yours Faithfully,

A handwritten signature in black ink, appearing to read 'C. Burns', is written over a horizontal line. The signature is stylized and extends upwards and to the right.

Ciaran Burns,
Director,
Ardstone Residential Partners Fund ICAV

Authorised by the Central Bank of Ireland
Directors: C. Burns, N. Clifford, C. Murphy

Economic, Enterprise & Tourism Development Department

Ms Patricia Thornton
Director
Thornton O'Connor Town Planning
1 Kilmacud Road Upper
Dundrum
Dublin 14

Date: 11 Jun 2019

**WITHOUT PREJUDICE
SUBJECT TO CONTRACT/CONTRACT DENIED**

Dear Patricia

Re: Proposed permeable link from residential development on site north of Scholarstown Road., Dublin 16 to public open space in Dargle Park - Grant of Consent to Thornton O'Connor Town Planning to apply for planning permission

I refer to your request to include lands in Council ownership in a proposed planning application.

I now wish to confirm that South Dublin County Council hereby grants its consent to include a portion of the lands coloured red on Indicative Drawing No. 50043076_1 in a planning application for the purposes of providing a permeable link from residential development on site north of Scholarstown Road, Dublin 16 to public open space in Dargle Park.

Please note that this consent does not convey to Thornton O'Connor Town Planning or its clients any interest whatsoever in the subject lands and is for the sole purpose of allowing a planning application to be made.

This consent is valid for a period of twelve months from date of this letter.

The consent is conditional on no development taking place until full planning permission has been granted and the Council is in a position to enter into an appropriate agreement with Thornton O'Connor Town Planning or their clients in respect of the lands.

Yours sincerely



Brian Martin
Administrative Officer
Development Section

Encl

Planning Pack Map

CENTRE COORDINATES:
ITM 712512,726918

PUBLISHED: 23/01/2019
ORDER NO.: 50043076_1

MAP SERIES: 1:1,000
1:1,000
1:1,000
1:1,000
MAP SHEETS: 3391-16
3391-17
3391-21
3391-22

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of a road, track or footpath
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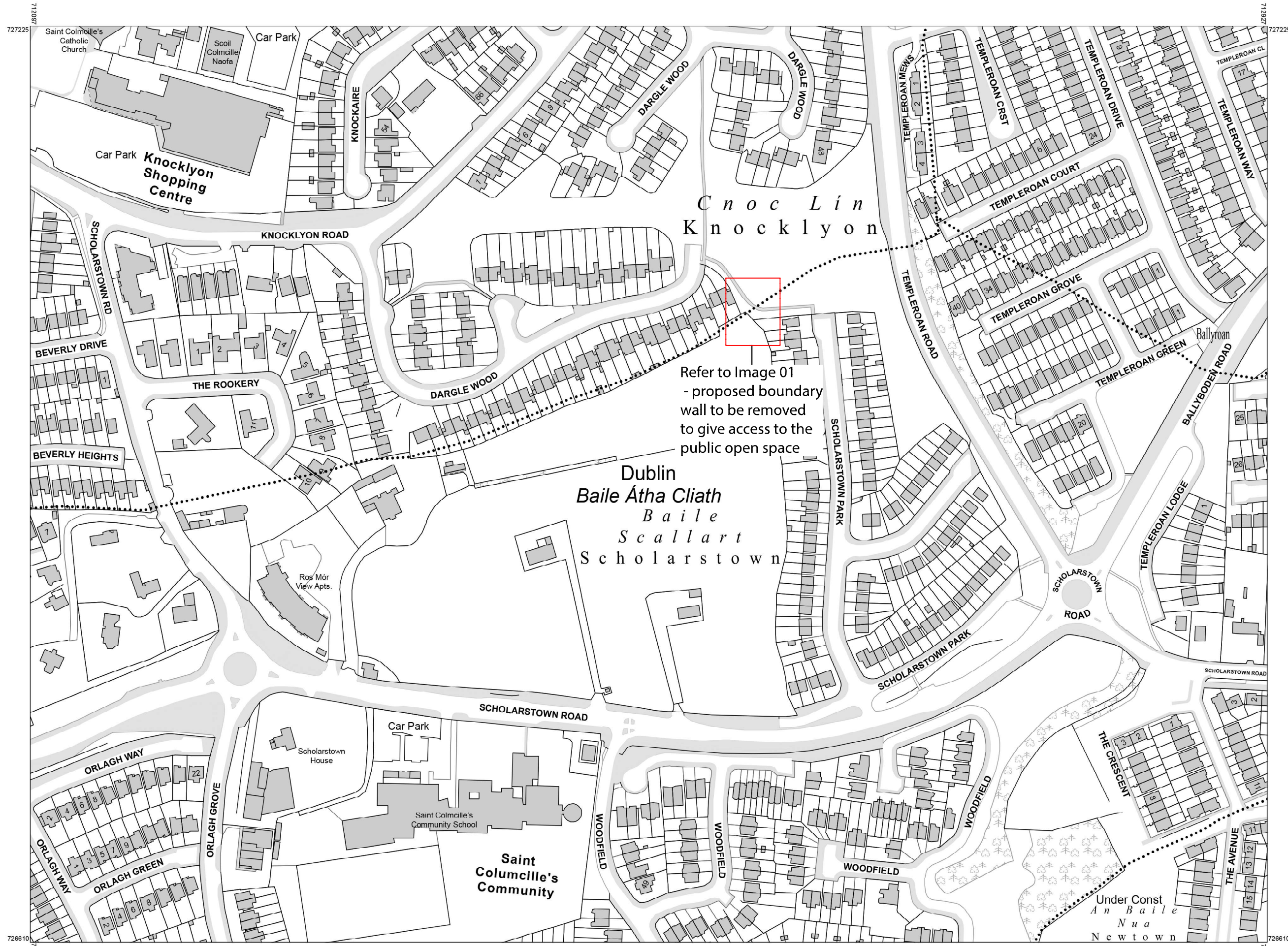
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LEGEND:

[http://www.osi.ie/search/Large Scale Legend'](http://www.osi.ie/search/Large%20Scale%20Legend)



Refer to Image 01
- proposed boundary
wall to be removed
to give access to the
public open space

Dublin
Baile Átha Cliath
Baile
Scallart
Scholarstown

Under Const
An Baile
Nua
Newtown



OUTPUT SCALE: 1:2,500

CAPTURE RESOLUTION:
The map objects are only accurate to the
resolution at which they were captured.
Output scale is not indicative of data capture scale.
Further information is available at:
[http://www.osi.ie/search 'Capture Resolution'](http://www.osi.ie/search/Capture%20Resolution)





Proposed boundary wall to be removed to give access to public open space

IMAGE 01

Brendan Keogh
DBFL Consulting Engineers
17/06/2019

Subject: Planning SD17A/0232 - Two Oaks, Scholarstown Road

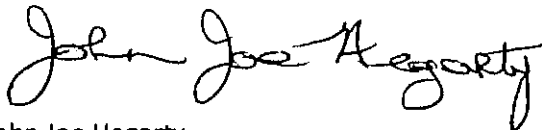
Dear Brendan,

I refer to your email requesting consent to carry out works in the public Domain on infrastructure in the charge of South Dublin County Council. The R113, Scholarstown road, footpaths and cycle tracks are in the charge of SDCC.

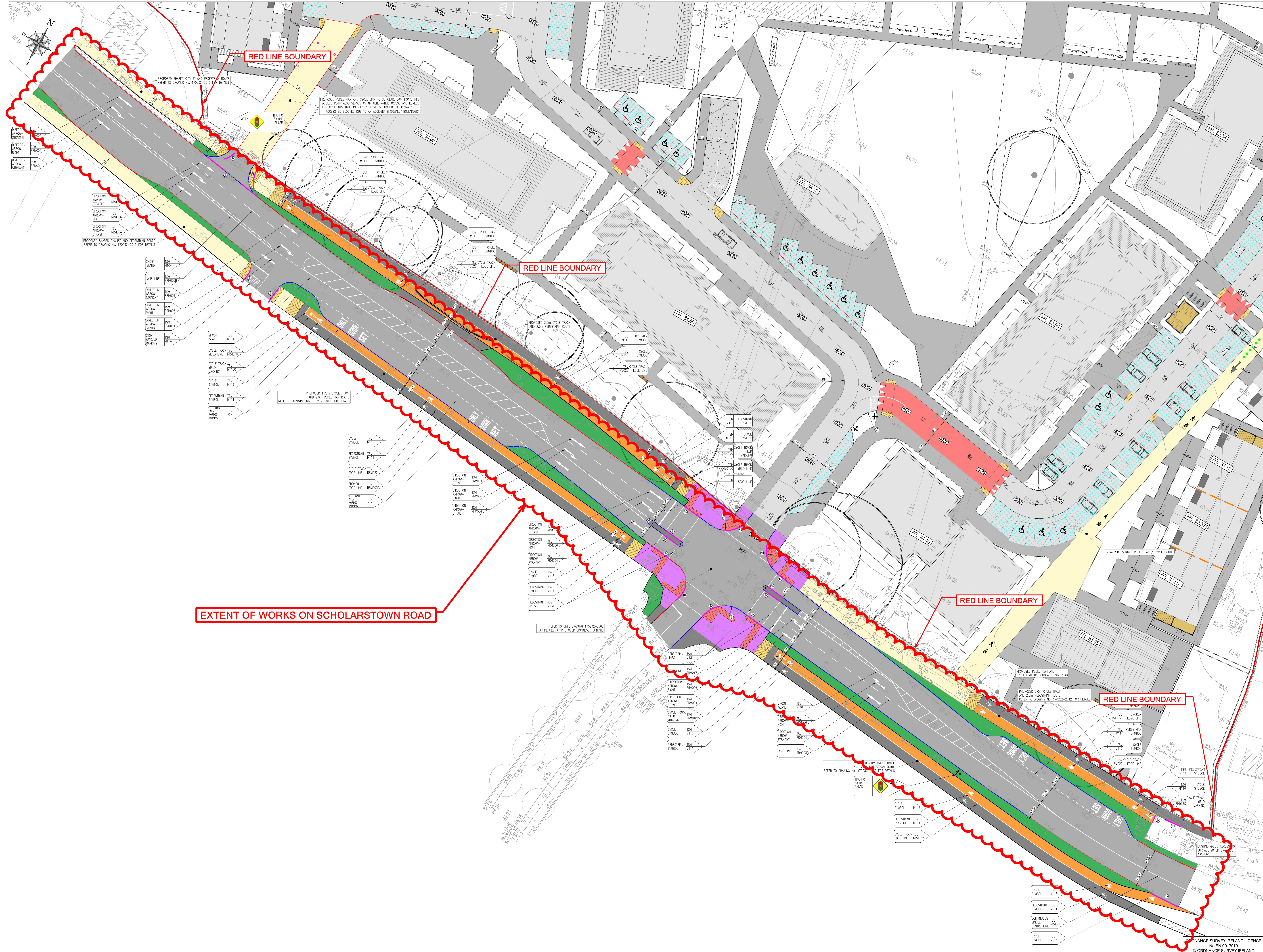
In particular, I refer to the works detailed on drawing SCH-DBF-ZZ-XX-DR-C-2001.
On behalf of the Roads Department of SDCC, I give you permission to carry out the works on this SDCC infrastructure specified on the above named drawing and in particular the pedestrian crossings, cycle tracks and verge improvements to serve the proposed development.

You will note that you will also need to apply for a road opening licence to carry out works in the public domain.

Yours sincerely,



John Joe Hegarty
Roads and Transportation
South Dublin County Council
0838937229



RED LINE BOUNDARY

RED LINE BOUNDARY

RED LINE BOUNDARY

RED LINE BOUNDARY

EXTENT OF WORKS ON SCHOLARSTOWN ROAD

- GENERAL NOTES:
1. ALL WORKS TO BE CONSTRUCTED IN ACCORDANCE WITH THE SPECIFICATIONS FOR ROAD WORKS, PUBLISHED BY THE LOCAL OVERSIGHTING AUTHORITY'S STANDARDS.
 2. ALL ROAD MARKINGS & SIGNS SHALL COMPLY FULLY WITH THE TRAFFIC SIGNS MANUAL PUBLISHED BY THE DEPARTMENT OF TRANSPORT, ROADWORKS DIVISION.
 3. SIGNS & MARKINGS CONTRACTOR TO COVER PROTECTIVE SETTING OUT WITH EMPLOYER REPRESENTATIVE PRIOR TO COMMENCEMENT.
 4. ALL EXISTING SIGNS INCLUDING SIGNS AND MARKINGS TO BE TAKEN UP OR COVERED AND TEMPORARY MEASURES INSTALLED IN ACCORDANCE WITH THE CONTRACTOR'S TRAFFIC MANAGEMENT PLAN. THE CONTRACTOR MAY USE EXISTING SIGNS AS PART OF THEIR TRAFFIC MANAGEMENT PLAN.
 5. ALL EXISTING CHAMBERS AND ACCESS POINTS TO REMAIN CLEAR OF OBSTRUCTION THROUGHOUT WORKS. CHAMBERS SHALL BE REBUILT/REPAIRED IN POSITION IDENTIFIED ON FINISHING WORKS DRAWING.
 6. ALL EXISTING CHAMBERS AND ACCESS POINTS TO REMAIN CLEAR OF OBSTRUCTION THROUGHOUT WORKS. CHAMBERS SHALL BE REBUILT/REPAIRED IN POSITION IDENTIFIED ON FINISHING WORKS DRAWING.
 7. ALL EXISTING CHAMBERS AND ACCESS POINTS TO REMAIN CLEAR OF OBSTRUCTION THROUGHOUT WORKS. CHAMBERS SHALL BE REBUILT/REPAIRED IN POSITION IDENTIFIED ON FINISHING WORKS DRAWING.
 8. ALL EXISTING CHAMBERS AND ACCESS POINTS TO REMAIN CLEAR OF OBSTRUCTION THROUGHOUT WORKS. CHAMBERS SHALL BE REBUILT/REPAIRED IN POSITION IDENTIFIED ON FINISHING WORKS DRAWING.
 9. ALL EXISTING CHAMBERS AND ACCESS POINTS TO REMAIN CLEAR OF OBSTRUCTION THROUGHOUT WORKS. CHAMBERS SHALL BE REBUILT/REPAIRED IN POSITION IDENTIFIED ON FINISHING WORKS DRAWING.
 10. ALL EXISTING CHAMBERS AND ACCESS POINTS TO REMAIN CLEAR OF OBSTRUCTION THROUGHOUT WORKS. CHAMBERS SHALL BE REBUILT/REPAIRED IN POSITION IDENTIFIED ON FINISHING WORKS DRAWING.
 11. ALL EXISTING CHAMBERS AND ACCESS POINTS TO REMAIN CLEAR OF OBSTRUCTION THROUGHOUT WORKS. CHAMBERS SHALL BE REBUILT/REPAIRED IN POSITION IDENTIFIED ON FINISHING WORKS DRAWING.
 12. ALL EXISTING CHAMBERS AND ACCESS POINTS TO REMAIN CLEAR OF OBSTRUCTION THROUGHOUT WORKS. CHAMBERS SHALL BE REBUILT/REPAIRED IN POSITION IDENTIFIED ON FINISHING WORKS DRAWING.
 13. ALL EXISTING CHAMBERS AND ACCESS POINTS TO REMAIN CLEAR OF OBSTRUCTION THROUGHOUT WORKS. CHAMBERS SHALL BE REBUILT/REPAIRED IN POSITION IDENTIFIED ON FINISHING WORKS DRAWING.
 14. ALL EXISTING CHAMBERS AND ACCESS POINTS TO REMAIN CLEAR OF OBSTRUCTION THROUGHOUT WORKS. CHAMBERS SHALL BE REBUILT/REPAIRED IN POSITION IDENTIFIED ON FINISHING WORKS DRAWING.

- LEGEND:
- PROPOSED ROAD
 - PROPOSED FOOTPATH
 - PROPOSED BUILDINGS
 - PROPOSED PERMEABLE PAVING
 - PROPOSED BASEMENT PAVING
 - PROPOSED SHARED ZONE (ASPHALT DETAIL)
 - PROPOSED SHARED ZONE (CONCRETE DETAIL)
 - PROPOSED CYCLE TRACK
 - PROPOSED GRASSED VERGE
 - BOLLARD
 - REMOVABLE BOLLARD
 - PROPOSED ROAD GRADIENT
 - EXISTING LEVELS
 - PROPOSED LEVELS
 - FINISHED FLOOR LEVEL
 - SITE BOUNDARY
 - DROPPED KERB
 - EXISTING KERBS TO BE RETAIN
 - PROPOSED KERBS
 - PROPOSED TACTILES

DATE	ISSUED FOR COSTING	JOB
BY	DATE	DESCRIPTION
BY	DATE	DESCRIPTION
BY	DATE	DESCRIPTION

PREPARED BY: JOHN FLEMING ARCHITECT
 CHECKED BY: JOHN FLEMING ARCHITECT
 DATE: 10/01/2024

DBFL DBFL Consulting Engineering & Architecture
 100-102 Cross Street, Dublin 1, Ireland
 Tel: +353 1 454 4444
 Fax: +353 1 454 4445
 Email: info@dbfl.ie
 Website: www.dbfl.ie

PROJECT NO: SCH-DBF-ZZ-XX-DR-C-2001
 DRAWING NO: P01
 SCALE: 1:250
 SHEET NO: 1 OF 1



Appendix B – Engagement with Irish Water

Ardstone Residential Partners c/o Seán Byrne
Ormond House,
Upper Quay,
Dublin 7



Uisce Éireann
Bosca OP 6000
Baile Átha Cliath 1
Éire

Irish Water
PO Box 6000
Dublin 1
Ireland

T: +353 1 89 25000
F: +353 1 89 25001
www.water.ie

05 February 2019

Dear Sir/Madam,

**Re: Customer Reference No 4995161937 pre-connection enquiry - Subject to contract | Contract denied
[Connection for Strategic Housing Development of 650 no. domestic units]**

Irish Water has reviewed your pre-connection enquiry in relation to water and wastewater connections at Beechpark, Scholarstown Road, Rathfarnham, Dublin

. Based upon the details that you have provided with your pre-connection enquiry and on the capacity currently available in the network(s), as assessed by Irish Water, we wish to advise you that, subject to a valid connection agreement being put in place, your proposed connection to the Irish Water network(s) can be facilitated.

In the case of wastewater connections this assessment does not confirm that a gravity connection is achievable. Therefore a suitably sized pumping station may be required to be installed on your site. All infrastructure should be designed and installed in accordance with the Irish Water Code of Practice.

Water:

New connection to the existing network is feasible subject to network upgrade. Upsizing of existing 150mm ID main in Scholarstown and Oriagh Grove Road to 200mm ID for approximately 395m will be required. Irish Water currently does not have any plans to commence upgrade works to its network in this area.

This Confirmation of Feasibility to connect to the Irish Water infrastructure also does not extend to your fire flow requirements. Please note that Irish Water can not guarantee a flow rate to meet fire flow requirements and in order to guarantee a flow to meet the Fire Authority requirements, you should provide adequate fire storage capacity within your development.

Wastewater:

There are significant wastewater network constraints in the area and downstream of the site. New connection to the existing network is feasible subject to network upgrade. Irish Water currently has a project on current investment plan which will provide the necessary upgrade and capacity. This upgrade project is scheduled to be completed in 2021. There is a section of proposed 450mm ND sewer as a part of the Project running through the site parallel to the East boundary. A wayleave in favour of Irish Water will be required for the infrastructure.

Strategic Housing Development

Irish Water notes that the scale of this development dictates that it is subject to the Strategic Housing Development planning process. Therefore:

- A. In advance of submitting your full application to An Bord Pleanála for assessment, you must have reviewed this development with Irish Water and received a Statement of Design Acceptance in relation to the layout of water and wastewater services.
- B. You are advised that this correspondence does not constitute an offer in whole or in part to provide a connection to any Irish Water infrastructure and is provided subject to a connection agreement being signed and appropriate connection fee paid at a later date.
- C. In advance of submitting this development to An Bord Pleanála for full assessment, the Developer is required to have entered into a Project Works Services Agreement to deliver infrastructure upgrades to facilitate the connection of the development to Irish Water infrastructure.

All infrastructure should be designed and installed in accordance with the Irish Water Codes of Practice and Standard Details.

A connection agreement can be applied for by completing the connection application form available at www.water.ie/connections. Irish Water's current charges for water and wastewater connections are set out in the Water Charges Plan as approved by the Commission for Regulation of Utilities.

If you have any further questions, please contact Marina Byrne from the design team on 018925991 or email mzbyrne@water.ie. For further information, visit www.water.ie/connections

Yours sincerely,

Maria O'Dwyer
Connections and Developer Services

Stiúrthóirí / Directors: Mike Quinn (Chairman), Eamon Gallen, Cathal Marley, Brendan Murphy, Michael G. O'Sullivan
Oifig Chláraithe / Registered Office: Teach Colvill, 24-26 Sráid Thalbóid, Baile Átha Cliath 1, D01 NP86 / Colvill House, 24-26 Talbot Street, Dublin 1, D01 NP86
Is cuideachta ghníomhaíochta ainmnithe atá faoi theorainn scaireanna é Uisce Éireann / Irish Water is a designated activity company, limited by shares.
Uimhir Chláraithe in Éirinn / Registered in Ireland No.: 530363



Your Ref: ABP-304381-19
Our Ref: 4995161937

An Bord Pleanála,
64 Marlborough Street,
Dublin 1
30/05/2019

Uisce Éireann
Bosca OP 6000
Baile Átha Cliath 1
Éire

Irish Water
PO Box 6000
Dublin 1
Ireland

T: +353 1 89 25000
F: +353 1 89 25001
www.water.ie

Dear Sir/ Madam,

Re: 594no. residential units (482no. build to rent units, 112no. build to sell units) and all associated site works.

Site located north of Scholarstown Road incorporating dwellings known as Beechpark and Maryfield, Scholarstown Road, Dublin 16.

Irish Water has received notification of Ardstone Homes Ltd.'s request to enter into consultations under Section 5 of the Planning and Development (Housing) and Residential Tenancies Act 2016 in respect of the above mentioned proposed development.

Irish Water has issued a Confirmation of Feasibility for this development for 650 residential units.

For the water connection, the applicant must enter into a Project Works Services Agreement with Irish Water to deliver infrastructure upgrades to facilitate the connection of the development to Irish Water infrastructure. The existing 150mm main must be upsized to 200mm for approximately 395m. No statutory or third party consents will be required for this other than a road opening licence from the local authority. The applicant has not yet signed a Project Works Services Agreement or entered into discussions with Irish Water to progress the works.

As stated in the Confirmation of Feasibility, Irish Water must carry out capital works to the wastewater network to accommodate this development. This project is on Irish Water's Capital Investment Plan and is scheduled to be complete in 2021.

Therefore, based upon the Confirmation of Feasibility and a fully executed Project Works Services Agreement, Irish Water confirms that subject to a compliant water and wastewater layout and a valid connection agreement being put in place between Irish Water and the developer, the proposed connection(s) to the Irish Water network(s) can be facilitated.



Maria O'Dwyer
Connections and Developer Services Manager

Sean Byrne,
DBFL Consulting Engineers,
Ormond House,
Upper Ormond Quay,
Dublin 7

5 September 2019

Re: Design Submission for Beech Park, Scholarstown Road, Rathfarnham (the “Development”) (the “Design Submission”) / 4995161937.

Uisce Éireann
Bosca OP 448
Oifig Sheachadta
na Cathrach Theas
Cathair Chorcaí

Irish Water
PO Box 448
South City
Delivery Office
Cork City

www.water.ie

Dear Sean Byrne,

Many thanks for your recent Design Submission.

We have reviewed your proposal for the connection(s) at the Development. Based on the information provided, which included the documents outlined in Appendix A to this letter, Irish Water has no objection to your proposals.

This letter does not constitute an offer, in whole or in part, to provide a connection to any Irish Water infrastructure. Before you can connect to our network you must sign a connection agreement with Irish Water. This can be applied for by completing the connection application form at www.water.ie/connections. Irish Water’s current charges for water and wastewater connections are set out in the Water Charges Plan as approved by the Commission for Regulation of Utilities (CRU) (https://www.cru.ie/document_group/irish-waters-water-charges-plan-2018/).

You the Customer (including any designers/contractors or other related parties appointed by you) is entirely responsible for the design and construction of all water and/or wastewater infrastructure within the Development which is necessary to facilitate connection(s) from the boundary of the Development to Irish Water’s network(s) (the “**Self-Lay Works**”), as reflected in your Design Submission. Acceptance of the Design Submission by Irish Water does not, in any way, render Irish Water liable for any elements of the design and/or construction of the Self-Lay Works.

If you have any further questions, please contact your Irish Water Representative

Name: Marina Byrne
Phone: 01 8925991
Email: mzbyrne@water.ie

Yours sincerely,



Maria O’Dwyer

Connections and Developer Services

Appendix A

Document Title & Revision

- SCH-DBF-ZZ-XX-DR-C-3102-P0 Site Services Layout
- SCH-DBF-ZZ-XX-DR-C-3103-P0 Site Services Watermain Layout

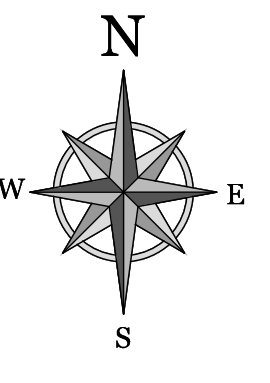
Standard Details/Code of Practice Exemption:

This statement of design acceptance to all necessary existing water mains and sewer line being rerouted and agreed with the Irish Water Diversion team.

For further information, visit www.water.ie/connections

Notwithstanding any matters listed above, the Customer (including any appointed designers/contractors, etc.) is entirely responsible for the design and construction of the Self-Lay Works. Acceptance of the Design Submission by Irish Water will not, in any way, render Irish Water liable for any elements of the design and/or construction of the Self-Lay Works.

- LIST OF IRISH WATER WASTEWATER STANDARD DETAILS BROUGHT INTO THE CONTRACT
- STD-WW-01 TYPICAL LAYOUT FOR SEWER WITHIN NEW DEVELOPMENT
 - STD-WW-02 TYPICAL LAYOUT FOR SEWER WITHIN NEW DEVELOPMENT
 - STD-WW-03 DRAIN AND SERVICE CONNECTION PIPEWORK
 - STD-WW-04 TYPICAL SEWER/SERVICE PIPE CONNECTION
 - STD-WW-05 TYPICAL SERVICE LAYOUT INDICATING SEPARATION DISTANCES
 - STD-WW-06 RESTRICTIONS ON TREES/SHRUBS PLANTING ADJACENT TO SEWERS
 - STD-WW-07 TRENCH BACKFILL & BEDDING
 - STD-WW-08 CONCRETE BED, HAUNCH & SURROUND TO WASTEWATER PIPES
 - STD-WW-09 BLOCKWORK MANHOLE ($\leq 450\text{mm}$)
 - STD-WW-10 PRE-CAST CONCRETE MANHOLE
 - STD-WW-11 IN-SITU CONCRETE MANHOLE
 - STD-WW-12 BACKDROP MANHOLES
 - STD-WW-13 PRIVATE SIDE INSPECTION CHAMBER
 - STD-WW-14 THURST BLOCKS FOR RISING MAINS
 - STD-WW-15 SCOUR VALVE CHAMBER (FOUL RISING MAIN <math>< 200\text{mm}</math>)
 - STD-WW-16 SLUIZE VALVE DETAILS FOR RISING MAINS DUCTILE IRON (DI) PIPE (<math>< 200\text{mm}</math>)(SHEET 1 OF 2)
 - STD-WW-17 SLUIZE VALVE DETAILS FOR RISING MAIN POLYETHYLENE (PE) PIPE (<math>< 200\text{mm}</math>)(SHEET 2 OF 2)
 - STD-WW-18 AIR VALVE CHAMBER (FOUL RISING MAIN <math>< 200\text{mm}</math>)
 - STD-WW-19 DUCT CHAMBER
 - STD-WW-20 EMERGENCY OVERFLOW STRUCTURE
 - STD-WW-21 TYPICAL DITCH/STREAM CROSSING FOR GRAVITY MAIN (SHEET 1 OF 2)
 - STD-WW-22 TYPICAL DITCH/STREAM CROSSING FOR RISING MAIN (SHEET 2 OF 2)
 - STD-WW-23 TYPICAL BRIDGE CROSSING FOR RISING MAIN (SHEET 1 OF 2)
 - STD-WW-24 TYPICAL BRIDGE CROSSING FOR RISING MAIN (SHEET 2 OF 2)
 - STD-WW-25 SECURITY GATE & FENCING
 - STD-WW-26 INDICATIVE PUMPING STATION
 - STD-WW-27 FLOW METER CHAMBER (FOUL RISING MAIN <math>< 200\text{mm}</math>)
 - STD-WW-28 INDICATIVE SUBMERSIBLE PUMPING STATION
 - STD-WW-29 RISING MAIN DISCHARGE MANHOLE
 - STD-WW-30 KIOSK TYPE 1 PUMPING STATION & WET KIOSK (SHEET 1 OF 2)
 - STD-WW-31 KIOSK TYPE 2 + 3 PUMPING STATION & WET KIOSK (SHEET 2 OF 2)
 - STD-WW-32 HARDSTANDING AREA PUMPING STATION (PERMEABLE & IMPERMEABLE)
 - STD-WW-33 LAMP BOLLARD & LAMP STANDARD
 - STD-WW-34 VENT STACK



- LEGEND:
- SITE BOUNDARY
 - PROPOSED SURFACE WATER DRAINAGE
 - GULLY WITH 150mm LEAD PIPE
 - FILTER DRAIN
 - PROPOSED FOUL SEWER
 - PROPOSED FOUL SEWER INSPECTION CHAMBER
 - PROPOSED 450mm FOUL SEWER (IRISH WATER LOCAL NETWORK REINFORCEMENT)
 - EXISTING FOUL SEWER
 - EXISTING WATERMAIN
 - SURFACE WATER ATTENUATION TANK
 - 60-RETENTION / DETENTION BASIN
 - PROPOSED BLUE PROGRAM WITH PERMEABLE FRANG
 - PROPOSED BUILDING
 - OUTLINE OF BUILDINGS AT GROUND LEVEL
 - OUTLINE OF UPPER BASEMENT
 - OUTLINE OF LOWER BASEMENT
 - PROPOSED ROAD
 - PROPOSED FOOTPATH
 - PERMEABLE FRANG
 - PROPOSED ROAD GRADIENT
 - EXISTING LEVELS
 - PROPOSED LEVELS
 - FINISHED FLOOR LEVEL



rev	date	description	by	chkd
A		Approved		
B		Supervised with variations		
C		Do not use		

DBFL Consulting Engineers
 Civil Structural & Transportation Engineering
 www.dbfl.ie

200, Victoria Road, Dublin 1
 Phone: +353 1 400 4000

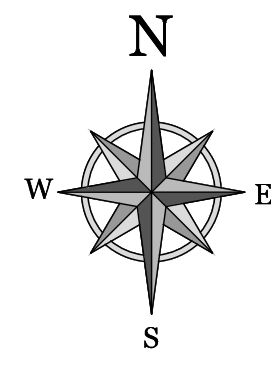
Watership Lane 2, The Charley, 101000000
 Phone: +353 51 308 500

project ref: **RESIDENTIAL DEVELOPMENT SCHOLARSTOWN**

drawing title: **SITE SERVICES LAYOUT**

client: **JOHN FLEMING ARCHITECT**

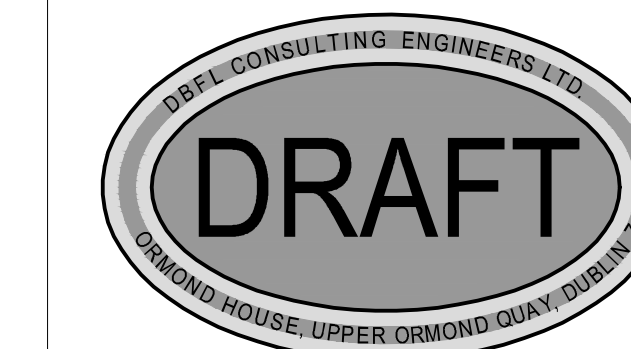
designed by	author	scale	sheet size
SB	J.B.	1:500	A0
drawing to	revision	date	by



- LIST OF IRISH WATER STANDARD DETAILS BROUGHT INTO THE CONTRACT**
- STD-W-04 GENERAL PIPE CONNECTIONS (SHEET 1 OF 7)
 - STD-W-05 GENERAL PIPE CONNECTIONS (SHEET 2 OF 7)
 - STD-W-06 GENERAL PIPE CONNECTIONS (SHEET 3 OF 7)
 - STD-W-07 GENERAL PIPE CONNECTIONS (SHEET 4 OF 7)
 - STD-W-08 GENERAL PIPE CONNECTIONS (SHEET 5 OF 7)
 - STD-W-09 GENERAL PIPE CONNECTIONS (SHEET 6 OF 7)
 - STD-W-10 GENERAL PIPE CONNECTIONS (SHEET 7 OF 7)
 - STD-W-11 TYPICAL SERVICE LAYOUT INDICATING SEPARATION DISTANCES
 - STD-W-12 RESTRICTIONS ON TREES / SHRUBS PLANTING ADJACENT TO WATERMANS
 - STD-W-13 FRENCH BACKFILL & BEDDING
 - STD-W-14 SLUICE VALVE FOR DUCTILE IRON (D.I.) PIPE (<350MM DIA.) (SHEET 1 OF 2)
 - STD-W-15 SLUICE VALVE FOR POLYETHYLENE (P.E.) PIPE (<350MM DIA.) (SHEET 2 OF 2)
 - STD-W-16 ON-LINE HYDRANT FOR DUCTILE IRON (D.I.) PIPE (SHEET 1 OF 4)
 - STD-W-17 OFF-LINE HYDRANT FOR DUCTILE IRON (D.I.) PIPE (SHEET 2 OF 4)
 - STD-W-18 ON-LINE HYDRANT FOR POLYETHYLENE (P.E.) PIPE (SHEET 3 OF 4)
 - STD-W-19 OFF-LINE HYDRANT FOR POLYETHYLENE (P.E.) PIPE (SHEET 4 OF 4)
 - STD-W-20 ON-LINE AIR VALVE FOR DUCTILE IRON (D.I.) PIPE (SHEET 1 OF 4)
 - STD-W-21 OFF-LINE AIR VALVE FOR DUCTILE IRON (D.I.) PIPE (SHEET 2 OF 4)
 - STD-W-22 ON-LINE AIR VALVE FOR POLYETHYLENE (P.E.) PIPE (SHEET 3 OF 4)
 - STD-W-23 OFF-LINE AIR VALVE FOR POLYETHYLENE (P.E.) PIPE (SHEET 4 OF 4)
 - STD-W-24 PRESSURE REDUCING / SUSTAINING VALVE (P.R.V. / P.S.V.) CHAMBER
 - STD-W-25 METER CHAMBER (<350MM DIA.)
 - STD-W-26 MARKER POSTS / PLATES
 - STD-W-27 WATER MAIN THRUST & SUPPORT BLOCKS
 - STD-W-28 SCOUR CHAMBER & HEAD WALL ARRANGEMENTS
 - STD-W-29 WASHOUT HYDRANT
 - STD-W-30 TYPICAL DITCH / STREAM CROSSING FOR WATER MAIN
- GENERAL NOTES:**
1. ALL WORKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE WORKS REQUIREMENTS.
 2. ALL DIMENSIONS IN METRES UNLESS SPECIFIED OTHERWISE.
 3. ALL CO-ORDINATES ARE TO IRISH TRANSFORMED MERCATOR.
 4. ALL LEVELS ARE TO ORDINANCE BROAD (M.A.S.P.)
 5. ALL TEMPORARY TRAFFIC & OPERATIONS MANAGEMENT SHALL COMPLY FULLY WITH THE WORKS REQUIREMENTS.
 6. ALL CONSTRUCTION MUST TAKE DUE CARE TO PROTECT ALL EXISTING SERVICES AS DETAILED IN THE WORKS REQUIREMENTS.
 7. ALL VEHICULAR & PEDESTRIAN ACCESS MUST BE MAINTAINED THROUGHOUT THE WORKS IN ACCORDANCE WITH THE CONTRACTOR'S APPROVED TEMPORARY TRAFFIC & OPERATIONS MANAGEMENT PLAN.
- DRAWING SPECIFIC NOTES:**
1. WATERMAIN INSULATION AND ALL WATER SUPPLY WORKS TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF IRISH WATER'S CODE OF PRACTICE FOR WATER SUPPLY AND WATER INFRASTRUCTURE STANDARD DETAILS.
 2. WATERMAIN (AND SERVICE CONNECTIONS) TO BE PE-100 SDR 17 AND CONFORM TO IS 61812 (PART 1, PART 2 & PART 3).
 3. CONNECTION BETWEEN EXISTING AND PROPOSED WATERMANS TO BE CARRIED OUT IN ACCORDANCE WITH IRISH WATER STANDARD DETAIL STD-W-04 TO STD-W-10.
 4. COVER TO WATERMANS TO BE 100mm.
 5. CONCRETE BETWEEN EXISTING AND PROPOSED WATERMANS TO BE CARRIED OUT IN ACCORDANCE WITH IRISH WATER STANDARD DETAIL STD-W-11.
 6. ANCHOR BLOCKS TO BE PROVIDED AT EACH END, TIE, BRACE AND AT EACH END OF HYDRANTS AND AIR VALVES IN ACCORDANCE WITH THE REQUIREMENTS FOR IRISH WATER STANDARD DETAIL STD-W-20 (WATER MAIN THRUST AND SUPPORT BLOCKS).
 7. HYDRANT OUTLET TO BE 200mm BELOW GROUND LEVEL UNLESS OTHERWISE SPECIFIED.
 8. WHERE COVER TO PIPE IS LESS THAN 800mm IN GREEN AREAS AND 1200mm IN TOWN/URBAN AREAS, PROTECT PIPE IN NEW 150mm CONCRETE WITH MOVEMENT JOINTS.
 9. WHERE THE CONTRACTOR IS RESPONSIBLE FOR CONNECTIONS INTO THE BUILDING, IN ACCORDANCE WITH IRISH WATER STD-W-05.
 10. CONTRACTOR SHALL VERIFY THEMSELVES AS TO THE ACCURACY OF EXISTING SERVICES INFORMATION AND THE LOCATION OF EXISTING SERVICES ON SITE PRIOR TO COMMENCING INSTALLATION OF WATERMANS.
 11. INSTALLATION OF SLUICE VALVES AND HYDRANTS SHALL BE IN ACCORDANCE WITH IRISH WATER'S STANDARD DETAILS STD-W-14 TO STD-W-17.
 12. MARKER POSTS AND PLATES ARE TO BE PROVIDED IN ACCORDANCE WITH IRISH WATER STANDARD DETAIL STD-W-27.
 13. CONNECTION TO EXISTING WATERMANS TO BE COORDINATED BY THE CONTRACTOR WITH IRISH WATER AND/OR THE LOCAL AUTHORITY.
 14. CONTRACTOR TO TAKE WITH IRISH WATER AND / OR THE LOCAL AUTHORITY THE NECESSARY ARRANGEMENTS FOR CLEANING AND DECONTAMINATION OF WATERMANS.



- LEGEND:**
- SITE BOUNDARY
 - EXISTING WATERMAIN
 - SLUICE VALVE AS PER IRISH WATER STD-W-14
 - HYDRANT AS PER IRISH WATER STD-W-16
 - AIR VALVE AS PER IRISH WATER STD-W-20
 - WATER METER AS PER IRISH WATER STD-W-25
 - WATER KIOSK
 - WASHOUT HYDRANT AS PER I.W. STD-W-30A
 - SCOUR VALVE AS PER I.W. STD-W-30
 - BOUNDARY BOX



REV	DATE	DESCRIPTION	BY	CHECKED
A		Approved		
B		Approved with comments		
C		Do not use		

DBFL Consulting Engineers
Civil Structural & Transportation Engineering
www.dbfl.ie

RESIDENTIAL DEVELOPMENT
SCHOLARSTOWN

SITE SERVICES WATERMAIN LAYOUT

JOHN FLEMING ARCHITECT



Ardstone Homes Limited
C/O Brendan Keogh,
DBFL Consulting Engineers,
Ormond House,
Upper Ormond Quay,
Dublin 7

26/09/2019

FAO Brendan Keogh (DBFL),

Co-ordination between Ardstone, DBFL Consulting Engineers, Irish Water and Motts MacDonald Ireland (IW Designers) has been undertaken for the alignment of the 450mm diameter foul sewer though the proposed Ardstone development at Scholarstown.

Following this consultation period, Irish Water can confirm that the proposed alignment for the 450mm sewer is acceptable and is inline with the required wayleave to construct the asset to facilitate the completion of the Local Network Reinforcement Project.

If you have any further queries please contact me directly +353 1 60 21272

IW Project Manager

Dermot Fee

Uisce Éireann
Teach Colvill
24-26 Sráid Thalbóid
Baile Átha Cliath 1
D01 NP86
Éire

Irish Water
Colvill House
24-26 Talbot Street
Dublin 1
D01 NP86
Ireland

T: +353 1 89 25000
T: +353 1 89 25001
www.water.ie



Appendix C – EIA Portal Confirmation Notice

Ciara Cosgrave

From: Elaine Hudson
Sent: Friday 8 November 2019 13:39
To: Ciara Cosgrave
Subject: FW: EIA Portal Confirmation Notice Portal ID 2019184 Ardstone Homes Limited

From: EIAportal <EIAportal@housing.gov.ie>
Sent: Thursday 7 November 2019 13:12
To: Elaine Hudson <elaine@toctownplanning.ie>
Subject: EIA Portal Confirmation Notice Portal ID 2019184 Ardstone Homes Limited

A Chara,

An EIA Portal notification was received on 07/11/2019 in respect of this proposed application. The information provided has been uploaded to the EIA Portal on 07/11/2019 under EIA Portal ID number **2019184** and is available to view at

<http://housinggovie.maps.arcgis.com/apps/webappviewer/index.html?id=d7d5a3d48f104ecbb206e7e5f84b71f1>.

Portal ID: 2019184

Competent Authority: An Bord Pleanála

Applicant Name: Ardstone Homes Limited

Location: Site located north of Scholarstown Road incorporating dwellings known as 'Beechpark' and 'Maryfield', Scholarstown Road, Dublin 16, D16 X3X8 and D16 N6V6.

Description: Demolition of existing structures on site and the construction of a mixed-use scheme comprising 590 No. residential units, ancillary residential support facilities, two retail units and two cafe/restaurants and all associated site works.

Linear Development: no

Date Uploaded to Portal: 07/11/2019

Morgan O Reilly

EIA Portal team

An Roinn Tithíochta, Pleanála agus Rialtais Áitiúil
Department of Housing, Planning and Local Government

Teach an Chustaim, Baile Átha Cliath 1. D01 W6X0
Custom House, Custom House Quay, Dublin D01 W6X0

T (+353) 1 8882710

www.tithiocht.gov.ie www.housing.gov.ie

Is faoi rún agus chun úsáide an té nó an aonán atá luaite leis, a sheoltar an ríomhphost seo agus aon comhad atá nasctha leis. Má bhfuair tú an ríomhphost seo trí earráid, déan teagmháil le bhainisteoir an chórais.

Deimhnítear leis an bhfo-nóta seo freisin go bhfuil an teachtaireacht ríomhphoist seo scuabtha le bogearraí frithvíorais chun víorais ríomhaire a aimsiú.

This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed. If you have received this email in error please notify the system manager.

This footnote also confirms that this email message has been swept by anti-virus software for the presence of computer viruses.



Appendix D – Cover Letters to An Bord Pleanála, South Dublin County Council and Statutory Consultees

NO. 1 KILMACUD ROAD UPPER, DUNDRUM, DUBLIN 14, D14 EA89
+353.1.205.1490 INFO@TOCTOWNPLANNING.IE
WWW.TOCTOWNPLANNING.IE



Strategic Housing Development
An Bord Pleanála
No. 64 Marlborough Street
Dublin 1

Monday, 11th November 2019

Dear Sir/Madam

Re: STRATEGIC HOUSING DEVELOPMENT FOR A PROPOSED RESIDENTIAL AND COMMERCIAL DEVELOPMENT AT LANDS LOCATED NORTH OF SCHOLARSTOWN ROAD INCORPORATING DWELLINGS KNOWN AS 'BEECHPARK' AND 'MARYFIELD', SCHOLARSTOWN ROAD, DUBLIN 16.

On behalf of our Client, Ardstone Homes Limited, No. 48 Fitzwilliam Square West, Dublin 2, we wish to submit a Strategic Housing Development (SHD) planning application in accordance with the *Planning and Development (Housing) and Residential Tenancies Act 2016*.

The application relates to a proposed Residential and Commercial Development comprising a mix of Build-to-Sell and Build-to-Rent units, ancillary residential support facilities and commercial floorspace at lands located north of Scholarstown Road incorporating dwellings known as 'Beechpark' and 'Maryfield', Scholarstown Road, Dublin 16, D16 X3X8 and D16 N6V6.

Works are also proposed to Scholarstown Road and Woodfield junction including new traffic signals, the elimination of the left-turn slip-lane into Woodfield off Scholarstown Road, upgraded public lighting and upgraded cycle and pedestrian facilities.

Please find enclosed 2 No. hard copies and 3 No. digital copies of the planning application documentation. We note that 6 No. hard copies and 1 No. electronic copy of all documents and drawings have been submitted to South Dublin County Council and a copy of the planning application has also been sent to the Statutory Consultees as directed by An Bord Pleanála in their opinion dated 28th June 2019. Please see the Planning Application Form enclosed for a full list of all documents and drawings submitted with this planning application.

We trust that this SHD application is in order. Please do not hesitate to contact the undersigned if any further details are required.

Yours sincerely

A handwritten signature in black ink that reads "Patricia Thornton". The signature is written in a cursive, flowing style.

Patricia Thornton
Director
Thornton O'Connor Town Planning

NO. 1 KILMACUD ROAD UPPER, DUNDRUM, DUBLIN 14, D14 EA89
+353.1.205.1490 INFO@TOCTOWNPLANNING.IE
WWW.TOCTOWNPLANNING.IE



Planning Department
South Dublin County Council
County Hall
Tallaght
Dublin 24

Monday, 11th November 2019

Dear Sir/Madam

Re: STRATEGIC HOUSING DEVELOPMENT FOR A PROPOSED RESIDENTIAL AND COMMERCIAL DEVELOPMENT AT LANDS LOCATED NORTH OF SCHOLARSTOWN ROAD INCORPORATING DWELLINGS KNOWN AS 'BEECHPARK' AND 'MARYFIELD', SCHOLARSTOWN ROAD, DUBLIN 16.

On behalf of our Client, Ardstone Homes Limited, No. 48 Fitzwilliam Square West, Dublin 2, please find enclosed 6 No. copies and 1 No. digital copy of the Strategic Housing Development (SHD) planning application submitted to An Bord Pleanála today in respect of a proposed Residential and Commercial Development at lands located north of Scholarstown Road incorporating dwellings known as 'Beechpark' and 'Maryfield', Scholarstown Road, Dublin 16, D16 X3X8 and D16 N6V6.

The proposed development comprises a mix of Build-to-Sell and Build-to-Rent residential units, ancillary residential support facilities and commercial floorspace. Works are also proposed to Scholarstown Road and Woodfield junction including new traffic signals, the elimination of the left-turn slip-lane into Woodfield off Scholarstown Road, upgraded public lighting and upgraded cycle and pedestrian facilities.

If you have any queries in respect of this application or require any further information, please do not hesitate to contact us.

Yours sincerely

A handwritten signature in black ink that reads "Patricia Thornton". The signature is written in a cursive, flowing style.

Patricia Thornton
Director
Thornton O'Connor Town Planning

Irish Water
Colvill House
No. 24 – 26 Talbot Street
Mountjoy
Dublin 1
D01 NP86

Monday, 11th November 2019

Re: Strategic Housing Development Application made to An Bord Pleanála in respect of Proposed Residential and Commercial Development at Lands Located North of Scholarstown Road Incorporating Dwellings Known as 'Beechpark' and 'Maryfield', Scholarstown Road, Dublin 16

Dear Sir / Madam,

On behalf of the applicant, Ardstone Homes Limited, please see enclosed a Planning Application for a Strategic Housing Development on a site at Scholarstown Road, Dublin 16.

Pursuant to Article 285(5)(a) of the *Planning and Development (Strategic Housing Development) Regulations 2017*, and Section 8(1)(b) of the *Planning and Development (Housing) and Residential Tenancies Act 2016*, an electronic copy of the application is enclosed for your information. Irish Water have confirmed that a hard copy of the application is not required.

A dedicated project website has been established in which the application details are uploaded. This can be viewed at www.scholarstownplanning.ie.

The proposed development is described in the statutory notices as follows:

Ardstone Homes Limited intend to apply to An Bord Pleanála for permission for a strategic housing development at a 5.35 hectare site located north of Scholarstown Road incorporating dwellings known as 'Beechpark' and 'Maryfield', Scholarstown Road, Dublin 16, D16 X3X8 and D16 N6V6. Works are also proposed to Scholarstown Road and Woodfield junction including new traffic signals, the elimination of the left-turn slip-lane into Woodfield off Scholarstown Road, upgraded public lighting and upgraded cycle and pedestrian facilities on an area measuring 0.7 hectares, providing a total application site area of 6.05 hectares.

The development will principally consist of: the demolition of all existing structures on site which include a single story dwelling known as 'Beechpark' (172 sq m), a 2 No. storey dwelling known as 'Maryfield' (182 sq m), with associated garage/shed (33.5 sq m) and associated outbuildings (47.1 sq m); and the construction of 590 No. residential units (480 No. Build-to-Rent apartment units and 110 No. Build-to Sell duplex units and apartments), ancillary residential support facilities and commercial floorspace. The total gross floor space of the development is 51,252 sq m over a partial basement of 5,888 sq m (which principally provides car and bicycle parking, plant and bin stores).

The 480 No. 'Build-to-Rent' units will be provided in 8 No. blocks as follows: 7 No. blocks ranging in height from part 5 to part 6 No. storeys (Blocks B1 – B5, C1 and C3) and 1 No. block ranging in height from part 4 to part 6 No. storeys (Block C2) and will comprise 246 No. one bed units and 234 No. two bed units. The 110 No. 'Build-to-Sell' units will be provided in 9 No. duplex blocks which will be 3 No. storeys in height (Blocks A1 – A9) and will comprise 55 No. two bed units and 55 No. three bed units.

The development will also consist of the provision of a part 1 to part 2 No. storey ancillary amenity block (Block D1) (414 sq m) within the central open space which comprises a gymnasium, lobby, kitchenette and lounge at ground floor level and lounge at first floor level in addition to a roof terrace (facing north, south and west) to serve the Build-to-Rent residents; a 2 No. storey retail/café/restaurant building (Block D2) (657 sq m) comprising 2 No. retail units at ground floor level (328.5 sq m) and a café/restaurant unit at first floor level (328.5 sq m); a creche (438 sq m) within Block C2 at ground floor level; and a management suite (261 sq m) and café/restaurant (288 sq m) within Block C3 at ground floor level.

The development provides a vehicular access off Scholarstown Road between Blocks C1 and C3 towards the south-east corner of the site; a separate pedestrian access and emergency vehicular access off Scholarstown Road between Blocks A9 and C2 towards the south-west corner of the site; the facilitation of a pedestrian connection from the north-east corner of the subject site to the public open space in Dargle Park; 459 No. car parking spaces (178 No. at basement level and 281 No. at surface level); bicycle parking; bin storage; boundary treatments; private balconies and terraces; hard and soft landscaping; plant; services; sedum roofs; PV panels; substations; lighting; and all other associated site works above and below ground.

The application contains a statement setting out how the proposal will be consistent with the objectives of the *South Dublin County Development Plan 2016-2022*.

The application contains a statement indicating why permission should be granted for the proposed development, having regard to a consideration specified in section 37(2)(b) of the Planning and Development Act, 2000, as amended, notwithstanding that the proposed development materially contravenes a relevant development plan or local area plan other than in relation to the zoning of the land.

The application may be inspected, or purchased at a fee not exceeding the reasonable cost of making a copy, during public opening hours at the offices of An Bord Pleanála and South Dublin County Council. Any person may, within the period of 5 weeks beginning on the date of receipt by An Bord Pleanála of the application and on payment of the prescribed fee of €20 (except for certain prescribed bodies), make a submission or observations in writing to An Bord Pleanála, 64 Marlborough Street, Dublin 1, relating to the implications of the proposed development, if carried out, for proper planning and sustainable development in the area or areas concerned, and the likely effects on the environment or the likely effects on a European site, as the case may be, of the proposed development, if carried out. Submissions or observations duly made will be considered by An Bord Pleanála in making a decision on the application. Such submissions or observations must also include the following information:

- a) the name of the person, authority or body making the submission or observations, the name of the person, if any, acting on behalf of that person, authority or body, and the address to which any correspondence relating to the application should be sent,
- b) the subject matter of the submission or observations, and
- c) the reasons, considerations and arguments on which the submission or observations is or are based.



An Bord Pleanála may grant permission for the strategic housing development as proposed; or may grant permission subject to such modifications as it specifies in its decision; or may grant permission in part only, with or without any other modifications it may specify in its decision; or may refuse to grant permission for the proposed development. An Bord Pleanála may attach to a grant of permission such conditions as it considers appropriate. Any enquiries relating to the application process should be directed to the Strategic Housing Development Section of An Bord Pleanála (Tel. 01-8588100).

A person may question the validity of a decision of An Bord Pleanála by way of an application for judicial review, under Order 84 of the Rules of the Superior Courts (S.I. No. 15 of 1986), in accordance with sections 50 and 50A of the Planning and Development Act 2000 (No. 30 of 2000), as amended. Practical information on the review mechanism can be found in the Judicial Review Notice on the An Bord Pleanála's website: www.pleanala.ie or on the Citizens Information Service website: www.citizensinformation.ie.

If you have any queries in respect of this application or require any further information, please do not hesitate to contact us.

Yours sincerely

A handwritten signature in black ink that reads "Patricia Thornton". The script is cursive and fluid.

Patricia Thornton
Director
Thornton O'Connor Town Planning

David Clements
National Transport Authority
Harcourt Lane
Dun Sceine
Dublin 2.

Monday, 11th November 2019

Re: Strategic Housing Development Application made to An Bord Pleanála in respect of Proposed Residential and Commercial Development at Lands Located North of Scholarstown Road Incorporating Dwellings Known as 'Beechpark' and 'Maryfield', Scholarstown Road, Dublin 16

Dear Sir / Madam,

On behalf of the applicant, Ardstone Homes Limited, please see enclosed a Planning Application for a Strategic Housing Development on a site at Scholarstown Road, Dublin 16.

Pursuant to Article 285(5)(a) of the *Planning and Development (Strategic Housing Development) Regulations 2017*, and Section 8(1)(b) of the *Planning and Development (Housing) and Residential Tenancies Act 2016*, an electronic copy of the application is enclosed for your information. The National Transport Authority has confirmed that a hard copy of the application is not required.

A dedicated project website has been established in which the application details are uploaded. This can be viewed at www.scholarstownplanning.ie.

The proposed development is described in the statutory notices as follows:

Ardstone Homes Limited intend to apply to An Bord Pleanála for permission for a strategic housing development at a 5.35 hectare site located north of Scholarstown Road incorporating dwellings known as 'Beechpark' and 'Maryfield', Scholarstown Road, Dublin 16, D16 X3X8 and D16 N6V6. Works are also proposed to Scholarstown Road and Woodfield junction including new traffic signals, the elimination of the left-turn slip-lane into Woodfield off Scholarstown Road, upgraded public lighting and upgraded cycle and pedestrian facilities on an area measuring 0.7 hectares, providing a total application site area of 6.05 hectares.

The development will principally consist of: the demolition of all existing structures on site which include a single story dwelling known as 'Beechpark' (172 sq m), a 2 No. storey dwelling known as 'Maryfield' (182 sq m), with associated garage/shed (33.5 sq m) and associated outbuildings (47.1 sq m); and the construction of 590 No. residential units (480 No. Build-to-Rent apartment units and 110 No. Build-to Sell duplex units and apartments), ancillary residential support facilities and commercial floorspace. The total gross floor space of the development is 51,252 sq m over a partial basement of 5,888 sq m (which principally provides car and bicycle parking, plant and bin stores).

The 480 No. 'Build-to-Rent' units will be provided in 8 No. blocks as follows: 7 No. blocks ranging in height from part 5 to part 6 No. storeys (Blocks B1 – B5, C1 and C3) and 1 No. block ranging in height from part 4 to part 6 No. storeys (Block C2) and will comprise 246 No. one bed units and 234 No. two bed units. The 110 No. 'Build-to-Sell' units will be provided in 9 No. duplex blocks which will be 3 No. storeys in height (Blocks A1 – A9) and will comprise 55 No. two bed units and 55 No. three bed units.

The development will also consist of the provision of a part 1 to part 2 No. storey ancillary amenity block (Block D1) (414 sq m) within the central open space which comprises a gymnasium, lobby, kitchenette and lounge at ground floor level and lounge at first floor level in addition to a roof terrace (facing north, south and west) to serve the Build-to-Rent residents; a 2 No. storey retail/café/restaurant building (Block D2) (657 sq m) comprising 2 No. retail units at ground floor level (328.5 sq m) and a café/restaurant unit at first floor level (328.5 sq m); a creche (438 sq m) within Block C2 at ground floor level; and a management suite (261 sq m) and café/restaurant (288 sq m) within Block C3 at ground floor level.

The development provides a vehicular access off Scholarstown Road between Blocks C1 and C3 towards the south-east corner of the site; a separate pedestrian access and emergency vehicular access off Scholarstown Road between Blocks A9 and C2 towards the south-west corner of the site; the facilitation of a pedestrian connection from the north-east corner of the subject site to the public open space in Dargle Park; 459 No. car parking spaces (178 No. at basement level and 281 No. at surface level); bicycle parking; bin storage; boundary treatments; private balconies and terraces; hard and soft landscaping; plant; services; sedum roofs; PV panels; substations; lighting; and all other associated site works above and below ground.

The application contains a statement setting out how the proposal will be consistent with the objectives of the *South Dublin County Development Plan 2016-2022*.

The application contains a statement indicating why permission should be granted for the proposed development, having regard to a consideration specified in section 37(2)(b) of the Planning and Development Act, 2000, as amended, notwithstanding that the proposed development materially contravenes a relevant development plan or local area plan other than in relation to the zoning of the land.

The application may be inspected, or purchased at a fee not exceeding the reasonable cost of making a copy, during public opening hours at the offices of An Bord Pleanála and South Dublin County Council. Any person may, within the period of 5 weeks beginning on the date of receipt by An Bord Pleanála of the application and on payment of the prescribed fee of €20 (except for certain prescribed bodies), make a submission or observations in writing to An Bord Pleanála, 64 Marlborough Street, Dublin 1, relating to the implications of the proposed development, if carried out, for proper planning and sustainable development in the area or areas concerned, and the likely effects on the environment or the likely effects on a European site, as the case may be, of the proposed development, if carried out. Submissions or observations duly made will be considered by An Bord Pleanála in making a decision on the application. Such submissions or observations must also include the following information:

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If you have any queries in respect of this application or require any further information, please do not hesitate to contact us.

Yours sincerely

A handwritten signature in black ink that reads "Patricia Thornton". The script is cursive and fluid.

Patricia Thornton
Director
Thornton O'Connor Town Planning

Transport Infrastructure Ireland
Parkgate Business Centre
Parkgate Street
Dublin 8.

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Yours sincerely

A handwritten signature in black ink that reads "Patricia Thornton". The script is cursive and fluid.

Patricia Thornton
Director
Thornton O'Connor Town Planning

Minister for Culture, Heritage and the Gaeltacht
Newtown Road
Wexford
Y35 AP90

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Patricia Thornton
Director
Thornton O'Connor Town Planning

Alison Harvey
The Heritage Council
Áras na hOidhreachta
Church Lane
Kilkenny
R95 X264

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An Taisce
Tailors' Hall
Back Lane
Dublin 8
Do8 X2A3

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The development will also consist of the provision of a part 1 to part 2 No. storey ancillary amenity block (Block D1) (414 sq m) within the central open space which comprises a gymnasium, lobby, kitchenette and lounge at ground floor level and lounge at first floor level in addition to a roof terrace (facing north, south and west) to serve the Build-to-Rent residents; a 2 No. storey retail/café/restaurant building (Block D2) (657 sq m) comprising 2 No. retail units at ground floor level (328.5 sq m) and a café/restaurant unit at first floor level (328.5 sq m); a creche (438 sq m) within Block C2 at ground floor level; and a management suite (261 sq m) and café/restaurant (288 sq m) within Block C3 at ground floor level.

The development provides a vehicular access off Scholarstown Road between Blocks C1 and C3 towards the south-east corner of the site; a separate pedestrian access and emergency vehicular access off Scholarstown Road between Blocks A9 and C2 towards the south-west corner of the site; the facilitation of a pedestrian connection from the north-east corner of the subject site to the public open space in Dargle Park; 459 No. car parking spaces (178 No. at basement level and 281 No. at surface level); bicycle parking; bin storage; boundary treatments; private balconies and terraces; hard and soft landscaping; plant; services; sedum roofs; PV panels; substations; lighting; and all other associated site works above and below ground.

The application contains a statement setting out how the proposal will be consistent with the objectives of the *South Dublin County Development Plan 2016-2022*.

The application contains a statement indicating why permission should be granted for the proposed development, having regard to a consideration specified in section 37(2)(b) of the Planning and Development Act, 2000, as amended, notwithstanding that the proposed development materially contravenes a relevant development plan or local area plan other than in relation to the zoning of the land.

The application may be inspected, or purchased at a fee not exceeding the reasonable cost of making a copy, during public opening hours at the offices of An Bord Pleanála and South Dublin County Council. Any person may, within the period of 5 weeks beginning on the date of receipt by An Bord Pleanála of the application and on payment of the prescribed fee of €20 (except for certain prescribed bodies), make a submission or observations in writing to An Bord Pleanála, 64 Marlborough Street, Dublin 1, relating to the implications of the proposed development, if carried out, for proper planning and sustainable development in the area or areas concerned, and the likely effects on the environment or the likely effects on a European site, as the case may be, of the proposed development, if carried out. Submissions or observations duly made will be considered by An Bord Pleanála in making a decision on the application. Such submissions or observations must also include the following information:

- a) the name of the person, authority or body making the submission or observations, the name of the person, if any, acting on behalf of that person, authority or body, and the address to which any correspondence relating to the application should be sent,
- b) the subject matter of the submission or observations, and
- c) the reasons, considerations and arguments on which the submission or observations is or are based.



An Bord Pleanála may grant permission for the strategic housing development as proposed; or may grant permission subject to such modifications as it specifies in its decision; or may grant permission in part only, with or without any other modifications it may specify in its decision; or may refuse to grant permission for the proposed development. An Bord Pleanála may attach to a grant of permission such conditions as it considers appropriate. Any enquiries relating to the application process should be directed to the Strategic Housing Development Section of An Bord Pleanála (Tel. 01-8588100).

A person may question the validity of a decision of An Bord Pleanála by way of an application for judicial review, under Order 84 of the Rules of the Superior Courts (S.I. No. 15 of 1986), in accordance with sections 50 and 50A of the Planning and Development Act 2000 (No. 30 of 2000), as amended. Practical information on the review mechanism can be found in the Judicial Review Notice on the An Bord Pleanála's website: www.pleanala.ie or on the Citizens Information Service website: www.citizensinformation.ie.

If you have any queries in respect of this application or require any further information, please do not hesitate to contact us.

Yours sincerely

A handwritten signature in black ink that reads "Patricia Thornton". The script is cursive and fluid.

Patricia Thornton
Director
Thornton O'Connor Town Planning

South Dublin Childcare Committee
C6 Clondalkin Civic Offices
Ninth Lock Road
Clondalkin
Dublin 22

Monday, 11th November 2019

Re: Strategic Housing Development Application made to An Bord Pleanála in respect of Proposed Residential and Commercial Development at Lands Located North of Scholarstown Road Incorporating Dwellings Known as 'Beechpark' and 'Maryfield', Scholarstown Road, Dublin 16

Dear Sir / Madam,

On behalf of the applicant, Ardstone Homes Limited, please see enclosed a Planning Application for a Strategic Housing Development on a site at Scholarstown Road, Dublin 16.

Pursuant to Article 285(5)(a) of the *Planning and Development (Strategic Housing Development) Regulations 2017*, and Section 8(1)(b) of the *Planning and Development (Housing) and Residential Tenancies Act 2016*, an electronic copy of the application is enclosed for your information. The South Dublin Childcare Committee have confirmed that a hard copy of the application is not required.

A dedicated project website has been established in which the application details are uploaded. This can be viewed at www.scholarstownplanning.ie.

The proposed development is described in the statutory notices as follows:

Ardstone Homes Limited intend to apply to An Bord Pleanála for permission for a strategic housing development at a 5.35 hectare site located north of Scholarstown Road incorporating dwellings known as 'Beechpark' and 'Maryfield', Scholarstown Road, Dublin 16, D16 X3X8 and D16 N6V6. Works are also proposed to Scholarstown Road and Woodfield junction including new traffic signals, the elimination of the left-turn slip-lane into Woodfield off Scholarstown Road, upgraded public lighting and upgraded cycle and pedestrian facilities on an area measuring 0.7 hectares, providing a total application site area of 6.05 hectares.

The development will principally consist of: the demolition of all existing structures on site which include a single story dwelling known as 'Beechpark' (172 sq m), a 2 No. storey dwelling known as 'Maryfield' (182 sq m), with associated garage/shed (33.5 sq m) and associated outbuildings (47.1 sq m); and the construction of 590 No. residential units (480 No. Build-to-Rent apartment units and 110 No. Build-to Sell duplex units and apartments), ancillary residential support facilities and commercial floorspace. The total gross floor space of the development is 51,252 sq m over a partial basement of 5,888 sq m (which principally provides car and bicycle parking, plant and bin stores).

The 480 No. 'Build-to-Rent' units will be provided in 8 No. blocks as follows: 7 No. blocks ranging in height from part 5 to part 6 No. storeys (Blocks B1 – B5, C1 and C3) and 1 No. block ranging in height from part 4 to part 6 No. storeys (Block C2) and will comprise 246 No. one bed units and 234 No. two bed units. The 110 No. 'Build-to-Sell' units will be provided in 9 No. duplex blocks which will be 3 No. storeys in height (Blocks A1 – A9) and will comprise 55 No. two bed units and 55 No. three bed units.

The development will also consist of the provision of a part 1 to part 2 No. storey ancillary amenity block (Block D1) (414 sq m) within the central open space which comprises a gymnasium, lobby, kitchenette and lounge at ground floor level and lounge at first floor level in addition to a roof terrace (facing north, south and west) to serve the Build-to-Rent residents; a 2 No. storey retail/café/restaurant building (Block D2) (657 sq m) comprising 2 No. retail units at ground floor level (328.5 sq m) and a café/restaurant unit at first floor level (328.5 sq m); a creche (438 sq m) within Block C2 at ground floor level; and a management suite (261 sq m) and café/restaurant (288 sq m) within Block C3 at ground floor level.

The development provides a vehicular access off Scholarstown Road between Blocks C1 and C3 towards the south-east corner of the site; a separate pedestrian access and emergency vehicular access off Scholarstown Road between Blocks A9 and C2 towards the south-west corner of the site; the facilitation of a pedestrian connection from the north-east corner of the subject site to the public open space in Dargle Park; 459 No. car parking spaces (178 No. at basement level and 281 No. at surface level); bicycle parking; bin storage; boundary treatments; private balconies and terraces; hard and soft landscaping; plant; services; sedum roofs; PV panels; substations; lighting; and all other associated site works above and below ground.

The application contains a statement setting out how the proposal will be consistent with the objectives of the *South Dublin County Development Plan 2016-2022*.

The application contains a statement indicating why permission should be granted for the proposed development, having regard to a consideration specified in section 37(2)(b) of the Planning and Development Act, 2000, as amended, notwithstanding that the proposed development materially contravenes a relevant development plan or local area plan other than in relation to the zoning of the land.

The application may be inspected, or purchased at a fee not exceeding the reasonable cost of making a copy, during public opening hours at the offices of An Bord Pleanála and South Dublin County Council. Any person may, within the period of 5 weeks beginning on the date of receipt by An Bord Pleanála of the application and on payment of the prescribed fee of €20 (except for certain prescribed bodies), make a submission or observations in writing to An Bord Pleanála, 64 Marlborough Street, Dublin 1, relating to the implications of the proposed development, if carried out, for proper planning and sustainable development in the area or areas concerned, and the likely effects on the environment or the likely effects on a European site, as the case may be, of the proposed development, if carried out. Submissions or observations duly made will be considered by An Bord Pleanála in making a decision on the application. Such submissions or observations must also include the following information:

- a) the name of the person, authority or body making the submission or observations, the name of the person, if any, acting on behalf of that person, authority or body, and the address to which any correspondence relating to the application should be sent,
- b) the subject matter of the submission or observations, and
- c) the reasons, considerations and arguments on which the submission or observations is or are based.



An Bord Pleanála may grant permission for the strategic housing development as proposed; or may grant permission subject to such modifications as it specifies in its decision; or may grant permission in part only, with or without any other modifications it may specify in its decision; or may refuse to grant permission for the proposed development. An Bord Pleanála may attach to a grant of permission such conditions as it considers appropriate. Any enquiries relating to the application process should be directed to the Strategic Housing Development Section of An Bord Pleanála (Tel. 01-8588100).

A person may question the validity of a decision of An Bord Pleanála by way of an application for judicial review, under Order 84 of the Rules of the Superior Courts (S.I. No. 15 of 1986), in accordance with sections 50 and 50A of the Planning and Development Act 2000 (No. 30 of 2000), as amended. Practical information on the review mechanism can be found in the Judicial Review Notice on the An Bord Pleanála's website: www.pleanala.ie or on the Citizens Information Service website: www.citizensinformation.ie.

If you have any queries in respect of this application or require any further information, please do not hesitate to contact us.

Yours sincerely

A handwritten signature in black ink that reads "Patricia Thornton". The script is cursive and fluid.

Patricia Thornton
Director
Thornton O'Connor Town Planning



Appendix E – Part V Letter and Costings

An Bord Pleanála
64 Marlborough Street
Dublin 1

9th October 2019

Re: Part V of the Planning and Development Act 2000

Site at Scholarstown Road, Knocklyon, Co. Dublin

Dear Sir/Madam,

On behalf of Ardstone Residential Partners Fund ICAV C/O Ardstone Homes, the applicant for a new 590 unit residential development Scholarstown Road, Knocklyon, Co. Dublin, we have detailed below a proposal for the Part V allocation on the site. In accordance with Section 96 (3) paragraph (b)(iva) of the Planning and Development Act, we propose to grant a lease of housing units to the local authority within the proposed development.

Proposed Part V Allocation

It is proposed that 60 no. units will be leased to the planning authority on completion. The units are located in Block C2 of the proposed development, the location of which can be identified on Dwg. No. P-S-R-003, provided by John Fleming Architects, enclosed herewith.

The table below outlines a list of the proposed unit types:

House Type	Description	Size	No of Units
Type T1/1A	1 Bed	49.6 sqm	22
Type T5	1 Bed	50 sqm	4
Type T10	2 Bed (3 Person)	70 sqm	7
Type T7/7A	2 Bed (3 Person)	70 sqm	25
Type T8	2 Bed (4 Person)	78 sqm	2
		Total	60

The estimated cost of each of the Part V units is set out in the table below. These estimated costs have been calculated in accordance with the methodology set out in *the 'Guidelines issued by the Minister for Housing, Planning, Community and Local Government under section 28 of the Planning and Development Act (2000)'*, published January 2017. And in accordance with Circular PL 10/2015 and housing Circular 36/2015.

In accordance with Article 22(2)(e) of the Planning and Development Regulations 2001, as amended, the calculations enclosed reflect the estimated market rent, the discount proposed to reflect the responsibilities taken on by the planning authority under the lease and the estimated Part V discount.

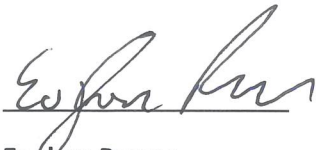
This leasing proposal is based on an initial rent-free period to meet the net monetary value. The estimated rent free-period, as set out in Appendix A, required to meet the monetary value is 54.5 months.

Alternatively, the Part V requirements could be met through the Standard Social Housing Lease (85% market rent), with a further discount applied to achieve the Net Monetary Value over the 25 year lease. The estimated average rent for the Part V units, as set out in Appendix A, is circa 59-62% of the market rent. See Appendix A for the assumptions and calculations for both the rent-free and discounted rent options.

Please note, all figures are estimated only and any eventual Part V agreement will be subject to the grant of planning permission, agreement on costs/rent/land values etc and approval from the Department of Housing, Planning and Local Government.

I trust that this is the information you require. Please do not hesitate to contact me with any questions you may have.

Yours sincerely,



Eoghan Power

On behalf of Ardstone Homes

APPENDIX A

Assumptions	
Standard Leasing Rate	85%
Standard Lease Terms	25 Years
Rental Inflation Assumption	2%
NPV Discount Rate	5%
Rent Review Frequency	3 years

Estimated Average Rent (Market Value)			
House Type	Description	Size	Indicative/Estimated Market Rent
Type T1/1A	1 Bed	49.6 sqm	€1,700
Type T5	1 Bed	50 sqm	€1,700
Type T10	2 Bed (3 Person)	70 sqm	€1,850
Type T7/7A	2 Bed (3 Person)	70 sqm	€1,850
Type T8	2 Bed (4 Person)	78 sqm	€2,000
		Average Rent	€1,790.00

Estimated Net Monetary Value Calculation	
Estimated Market Value	€50,000,000
Estimated Existing Use Value	€200,000
Net Monetary Value (NMV)	= 0.1(€50,000,000-€200,000) =€4,980,000

Rent-Free Period

	NPV	Total	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7
With Part V Rental Discount	€11,289,499.27	€20,950,271	€0	€0	€0	€0	€527,244	€1,161,209	€1,230,881
Part V Saving	N/A	€5,081,614	€1,095,480	€1,095,480	€1,095,480	€1,161,209	€633,965	€0	€0

Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14
€1,230,881	€1,230,881	€1,304,734	€1,304,734	€1,304,734	€1,383,018	€1,383,018
€0	€0	€0	€0	€0	€0	€0

Year 15	Year 16	Year 17	Year 18	Year 19	Year 20	Year 21
€1,383,018	€1,465,999	€1,465,999	€1,465,999	€1,553,959	€1,553,959	€1,553,959
€0	€0	€0	€0	€0	€0	€0

Year 22	Year 23	Year 24	Year 25
€1,647,197	€1,647,197	€1,647,197	€1,746,029
€0	€0	€0	€0

Discounted Initial Rent

			0	1	2	0	1	2	0
	NPV	Total	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7
Market Rent	€22,146,932.63	€41,280,650	€1,288,800	€1,314,576	€1,340,868	€1,367,685	€1,395,039	€1,422,939	€1,451,398
Standard Leasing	€18,408,326.30	€34,273,463	€1,095,480	€1,095,480	€1,095,480	€1,161,209	€1,161,209	€1,161,209	€1,230,881
With Part V Rental Discount	€13,428,326.30	€25,001,472	€799,120	€799,120	€799,120	€847,067	€847,067	€847,067	€897,891
Part V Saving	€4,980,000.00	€9,271,992	€296,360	€296,360	€296,360	€314,142	€314,142	€314,142	€332,990
% of Market Rent			62.00%	60.79%	59.60%	61.93%	60.72%	59.53%	61.86%

Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14
€1,480,426	€1,510,035	€1,540,235	€1,571,040	€1,602,461	€1,634,510	€1,667,200
€1,230,881	€1,230,881	€1,304,734	€1,304,734	€1,304,734	€1,383,018	€1,383,018
€897,891	€897,891	€951,765	€951,765	€951,765	€1,008,871	€1,008,871
€332,990	€332,990	€352,969	€352,969	€352,969	€374,148	€374,148
60.65%	59.46%	61.79%	60.58%	59.39%	61.72%	60.51%

Year 15	Year 16	Year 17	Year 18	Year 19	Year 20	Year 21
€1,700,544	€1,734,555	€1,769,246	€1,804,631	€1,840,724	€1,877,538	€1,915,089
€1,383,018	€1,465,999	€1,465,999	€1,465,999	€1,553,959	€1,553,959	€1,553,959
€1,008,871	€1,069,403	€1,069,403	€1,069,403	€1,133,567	€1,133,567	€1,133,567
€374,148	€396,596	€396,596	€396,596	€420,392	€420,392	€420,392
59.33%	61.65%	60.44%	59.26%	61.58%	60.38%	59.19%

Year 22	Year 23	Year 24	Year 25
€1,953,391	€1,992,459	€2,032,308	€2,072,954
€1,647,197	€1,647,197	€1,647,197	€1,746,029
€1,201,581	€1,201,581	€1,201,581	€1,273,676
€445,616	€445,616	€445,616	€472,353
61.51%	60.31%	59.12%	61.44%

Appendix F – List of Drawings

Two Oaks, Scholarstown Road SHD			
John Fleming Architects- Architecture Drawings			
Drawing Title	Drawing Number	Scale	Page Size
Site Drawings			
Ordnance Survey Site Location Map	P-OS-001	1:1,000	A1
Existing Site Survey	P-S-R-001	1:500	A1
Site Plan	P-S-R-002	1:500	A0
Site Plan for Part V Calculation	P-S-R-003	1:500	A0
Basement Plan	P-PL-B-001	1:200	A0
Site Sections			
Site Section A-A	P-S-g-001	Varies as Indicated	A1
Site Section B-B	P-S-g-002	Varies as Indicated	A1
Site Section C-C	P-S-g-003	Varies as Indicated	A1
Site Section D-D	P-S-g-004	Varies as Indicated	A1
Site Section E-E	P-S-g-005	Varies as Indicated	A1
Site Section F-F	P-S-g-006	Varies as Indicated	A1
Site Context Elevations G-G	P-S-g-007	Varies as Indicated	A1
Bin and Bike Store			
Bin and Bike Store drawings Located beside Block B1 + A8	P-PL-EL-BS-01	1:100	A3
ESB Sub Station, Switch Room, Bin & Bicycle Store Building adjacent to Block Ag	P-PL-EL-BS-02	1:100	A3
Existing and Demolition Drawings			
Site Plan Demolition Plan	P-PL-D-001	1:500	A1
Existing House Plans	P-PL-01-001	Varies @ A3	A3
Existing House Elevations	P-EL-01-001	1:100	A3
Existing Houses Plans - Maryfield	P-PL-01-002	Varies @ A3	A3
Existing Houses Elevations - Maryfield	P-EL-01-002	1:100	A3
Stable Buildings	P-EL-01-004	1:100	A3
"Maryfield" House Existing Garden Shed	P-EL-01-005	1:50	A3
Existing Shed Located to North of site	P-EL-01-006	1:50	A3

Apartment Plans and Elevations			
Block B1			
Block B1 Ground Floor Plan	P-PL-B1-01	1:200	A3
Block B1 First Floor Plan	P-PL-B1-02	1:200	A3
Block B1 Second Floor Plan	P-PL-B1-03	1:200	A3
Block B1 Third Floor Plan	P-PL-B1-04	1:200	A3
Block B1 Fourth Floor Plan	P-PL-B1-05	1:200	A3
Block B1 Fifth Floor Plan	P-PL-B1-06	1:200	A3
Block B1 Elevations	P-EL-B1-01	1:200	A3
Block B1 Elevations	P-EL-B1-02	1:200	A3
Block B2			
Blocks B2 Ground Floor Plan	P-PL-B2-00	1:200	A3
Blocks B2 1 st Floor Plan	P-PL-B2-01	1:200	A3
Blocks B2 2 nd Floor Plan	P-PL-B2-02	1:200	A3
Blocks B2 3 rd Floor Plan	P-PL-B2-03	1:200	A3
Blocks B2 4 th Floor Plan	P-PL-B2-04	1:200	A3
Blocks B2 5 th Floor Plan	P-PL-B2-05	1:200	A3
Blocks B2 Elevations	P-EL-B2-01	1:200	A3
Blocks B2 Elevations	P-EL-B2-02	1:200	A3
Block B3			
Block B3 Ground Floor Plan	P-PL-B3-01	1:200	A3
Block B3 First Floor Plan	P-PL-B3-02	1:200	A3
Block B3 Second Floor Plan	P-PL-B3-03	1:200	A3
Block B3 Third Floor Plan	P-PL-B3-04	1:200	A3
Block B3 Fourth Floor Plan	P-PL-B3-05	1:200	A3
Block B3 Fifth Floor Plan	P-PL-B3-06	1:200	A3
Block B3 Elevations	P-EL-B3-01	1:200	A3
Block B3 Elevations	P-EL-B3-02	1:200	A3
Block B4			
Block B4 Ground Floor Plan	P-PL-B4-01	1:200	A3
Block B4 First Floor Plan	P-PL-B4-02	1:200	A3
Block B4 Second Floor Plan	P-PL-B4-03	1:200	A3
Block B4 Third Floor Plan	P-PL-B4-04	1:200	A3
Block B4 Fourth Floor Plan	P-PL-B4-05	1:200	A3
Block B4 Fifth Floor Plan	P-PL-B4-06	1:200	A3
Block B4 Elevations	P-EL-B4-01	1:200	A3
Block B4 Elevations	P-EL-B4-02	1:200	A3

Block B₅			
Block B ₅ Ground Floor Plan	P-PL-B ₅ -01	1:200	A ₃
Block B ₅ First Floor Plan	P-PL-B ₅ -02	1:200	A ₃
Block B ₅ Second Floor Plan	P-PL-B ₅ -03	1:200	A ₃
Block B ₅ Third Floor Plan	P-PL-B ₅ -04	1:200	A ₃
Block B ₅ Fourth Floor Plan	P-PL-B ₅ -05	1:200	A ₃
Block B ₅ Fifth Floor Plan	P-PL-B ₅ -06	1:200	A ₃
Block B ₅ Elevations	P-EL-B ₅ -01	1:200	A ₃
Block B ₅ Elevations	P-EL-B ₅ -02	1:200	A ₃
Block C₁			
Block C ₁ Ground Floor Plan	P-PL-C ₁ -01	1:200	A ₃
Block C ₁ First Floor Plan	P-PL-C ₁ -02	1:200	A ₃
Block C ₁ Second Floor Plan	P-PL-C ₁ -03	1:200	A ₃
Block C ₁ Third Floor Plan	P-PL-C ₁ -04	1:200	A ₃
Block C ₁ Fourth Floor Plan	P-PL-C ₁ -05	1:200	A ₃
Block C ₁ Fifth Floor Plan	P-PL-C ₁ -06	1:200	A ₃
Block C ₁ Elevations	P-EL-C ₁ -01	1:200	A ₃
Block C ₁ Elevations	P-EL-C ₁ -02	1:200	A ₃
Block C₂			
Blocks C ₂ Floor Plan Ground Floor Plan	P-PL-C ₂	1:200	A ₃
Blocks C ₂ Typical Floor Plan 1 st Floor Plan	P-PL-C ₂ -01	1:200	A ₃
Blocks C ₂ Typical Floor Plan 2 nd Floor Plan	P-PL-C ₂ -02	1:200	A ₃
Blocks C ₂ Typical Floor Plan 3 rd Floor Plan	P-PL-C ₂ -03	1:200	A ₃
Blocks C ₂ Typical Floor Plan 4 th Floor Plan	P-PL-C ₂ -04	1:200	A ₃
Blocks C ₂ Floor Plan 5 th Floor Plan	P-PL-C ₂ -05	1:200	A ₃
Block C ₂ Elevations	P-EL-C ₂ -01	1:200	A ₃
Block C ₂ Elevations	P-EL-C ₂ -02	1:200	A ₃
Block C₃			
Blocks C ₃ Ground Floor Plan	P-PL-C ₃ -00	1:200	A ₃
Blocks C ₃ 1 st Floor Plan	P-PL-C ₃ -01	1:200	A ₃
Blocks C ₃ 2 nd Floor Plan	P-PL-C ₃ -02	1:200	A ₃
Blocks C ₃ 3 rd Floor Plan	P-PL-C ₃ -03	1:200	A ₃
Blocks C ₃ 4 th Floor Plan	P-PL-C ₃ -04	1:200	A ₃
Blocks C ₃ 5 th Floor Plan	P-PL-C ₃ -05	1:200	A ₃
Blocks C ₃ Elevations	P-EL-C ₃ -01	1:200	A ₃



Blocks C3 Elevations	P-EL-C3-02	1:200	A3
Apartment Sections			
Block C1 & C2 Sections	P-SEC-C1-2	1:200	A3
Blocks B1 & B2 Sections	P-SEC-B1-2	1:200	A3
Blocks B3 & B4 Sections	P-SEC-B3-4	1:200	A3
Blocks B5 & C3 Sections	P-SEC-B5-C3	1:200	A3
Apartment Types			
Room Data Sheet Apartment Type 01	P-PL-T-01	1:50	A3
Room Data Sheet Apartment Type 01A	P-PL-T-01A	1:50	A3
Room Data Sheet Apartment Type 02	P-PL-T-02	1:50	A3
Room Data Sheet Apartment Type 03	P-PL-T-03	1:50	A3
Room Data Sheet Apartment Type 04	P-PL-T-04	1:50	A3
Room Data Sheet Apartment Type 04A	P-PL-T-04A	1:50	A3
Room Data Sheet Apartment Type 05	P-PL-T-05	1:50	A3
Room Data Sheet Apartment Type 06	P-PL-T-06	1:50	A3
Room Data Sheet Apartment Type 07	P-PL-T-07	1:50	A3
Room Data Sheet Apartment Type 08	P-PL-T-08	1:50	A3
Room Data Sheet Apartment Type 09	P-PL-T-09	1:50	A3
Room Data Sheet Duplex Apartment Type 01	P-PL-DP01	1:50	A3
Room Data Sheet Duplex Apartment Type 02	P-PL-DP02	1:50	A3
Room Data Sheet Duplex Apartment Type 03	P-PL-DP03	1:50	A3
Room Data Sheet Duplex Apartment Type 04	P-PL-DP04	1:50	A3
Room Data Sheet Duplex Apartment Type 05 (Sheet 01)	P-PL-DP05-01	1:50	A3
Room Data Sheet Duplex Apartment Type 05 (Sheet 02)	P-PL-DP05-02	1:50	A3
Room Data Sheet Duplex Apartment Type 06	P-PL-DP06	1:50	A3



Duplex Plans and Elevations			
Block A1			
Duplex Housing_Block A1_Plans	P-PL-A1-001	1:200	A3
Duplex Housing_Block A1_Plans	P-PL-A1-002	1:200	A3
Duplex Housing_Block A1_Elevations	P-EL-A1-001	1:200	A3
Block A2			
Duplex Housing_Block A2_Plans	P-PL-A2-001	1:200	A3
Duplex Housing_Block A2_Plans	P-PL-A2-002	1:200	A3
Duplex Housing_Block A2_Elevations	P-EL-A2-001	1:200	A3
Block A3			
Duplex Housing_Block A3_Plans	P-PL-A3-001	1:200	A3
Duplex Housing_Block A3_Plans	P-PL-A3-002	1:200	A3
Duplex Housing_Block A3_Elevations	P-EL-A3-001	1:200	A3
Block A4			
Duplex Housing_Block A4_Plans	P-PL-A4-001	1:200	A3
Duplex Housing_Block A4_Plans	P-PL-A4-002	1:200	A3
Duplex Housing_Block A4_Elevations	P-EL-A4-001	1:200	A3
Block A5			
Duplex Housing_Block A5_Plans	P-PL-A5-001	1:200	A3
Duplex Housing_Block A5_Plans	P-PL-A5-002	1:200	A3
Duplex Housing_Block A5_Elevations	P-EL-A5-001	1:200	A3
Block A6			
Duplex Housing_Block A6_Plans	P-PL-A6-001	1:200	A3
Duplex Housing_Block A6_Plans	P-PL-A6-002	1:200	A3
Duplex Housing_Block A6_Elevations	P-EL-A6-001	1:200	A3
Block A7			
Duplex Housing_Block A7_Plans	P-PL-A7-001	1:200	A3
Duplex Housing_Block A7_Plans	P-PL-A7-002	1:200	A3



Duplex Housing_Block A7_Elevations	P-EL-A7-001	1:200	A3
Block A8			
Duplex Housing_Block A8_Plans	P-PL-A8-001	1:200	A3
Duplex Housing_Block A8_Plans	P-PL-A8-002	1:200	A3
Duplex Housing_Block A8_Elevations	P-EL-A8-001	1:200	A3
Block A9			
Duplex Housing_Block A9_Plans	P-PL-A9-001	1:200	A3
Duplex Housing_Block A9_Plans	P-PL-A9-002	1:200	A3
Duplex Housing_Block A9_Elevations	P-EL-A9-001	1:200	A3
Block D1 Amenity Building			
Block D1 Floor Plans	P-PL-CB-01	Varies @ A3	A3
Block D1 Elevations	P-EL-CB-01	Varies @ A3	A3
Block D2 Retail			
Retail Block D2 Floor Plans + Section	P-PL-D2-00	1:200	A3
Retail Block D2 Floor Plans + Elevations	P-EL-D2-01	1:200	A3

Engineering Drawings by DBFL Engineers			
Purpose/ Title	Drawing Number	Scale	Page Size
GENERAL ARRANGEMENT SCHOLARSTOWN ROAD	SCH-DBF-ZZ-XX-DR-C-2101	1:250	A0
PROPOSED ROAD LAYOUT	SCH-DBF-ZZ-XX-DR-C-2102	1:500	A0
MAIN ACCESS INTERSECTION AND PROPOSED TRAFFIC SIGNALS	SCH-DBF-ZZ-XX-DR-C-2103	1:100	A0
VEHICLE SIMULATION LAYOUT	SCH-DBF-ZZ-XX-DR-C-2104	1:500	A0
SITE CLEARANCE LAYOUT	SCH-DBF-ZZ-XX-DR-C-2106	1:250	A0
TRAFFIC DUCTING LAYOUT	SCH-DBF-ZZ-XX-DR-C-2107	1:200	A0
FINISHED WORKS PLAN	SCH-DBF-ZZ-XX-DR-C-2108	1:200	A0
TYPICAL CONSTRUCTION DETAILS SHEET 1	SCH-DBF-ZZ-XX-DR-C-2110	AS NOTED	A1
TYPICAL CONSTRUCTION DETAILS SHEET 2	SCH-DBF-ZZ-XX-DR-C-2111	AS NOTED	A1
TYPICAL CONSTRUCTION DETAILS SHEET 3	SCH-DBF-ZZ-XX-DR-C-2112	AS NOTED	A1
TYPICAL CONSTRUCTION DETAILS SHEET 4	SCH-DBF-ZZ-XX-DR-C-2113	1:25	A1
SITE SERVICES LAYOUT	SCH-DBF-ZZ-XX-DR-C-3102	1:500	A0



SITE SERVICES WATERMAIN LAYOUT	SCH-DBF-ZZ-XX-DR-C-3103	1:500	A0
SURFACE WATER CATCHMENT AREAS LAYOUT	SCH-DBF-ZZ-XX-DR-C-3104	1:500	A0
TYPICAL DRAINAGE DETAILS SHEET 1	SCH-DBF-ZZ-XX-DR-C-3110	AS NOTED	A1
TYPICAL DRAINAGE DETAILS SHEET 2	SCH-DBF-ZZ-XX-DR-C-3111	AS NOTED	A1
TYPICAL DRAINAGE DETAILS SHEET 3	SCH-DBF-ZZ-XX-DR-C-3112	AS NOTED	A1
TYPICAL ATTENUATION DETAILS	SCH-DBF-ZZ-XX-DR-C-3113	AS NOTED	A1
FOUL SEWER LONGSECTIONS	SCH-DBF-ZZ-XX-DR-C-3121	AS NOTED	A1
FOUL SEWER LONGSECTIONS	SCH-DBF-ZZ-XX-DR-C-3122	AS NOTED	A1
SURFACE WATER LONGSECTIONS	SCH-DBF-ZZ-XX-DR-C-3131	AS NOTED	A1
SURFACE WATER LONGSECTIONS	SCH-DBF-ZZ-XX-DR-C-3132	AS NOTED	A1
EXISTING TRANSPORTATION LINKAGES PLAN	SCH-DBF-ZZ-XX-DR-C-9001	1:5000	A1
PROPOSED TRANSPORTATION LINKAGES PLAN	SCH-DBF-ZZ-XX-DR-C-9002	1:5000	A1

Arborist Drawings by Arborists Associates Ltd

Purpose/ Title	Drawing Number	Scale	Page Size
Tree Constraints Plan	BPS001	1:500	A1
Tree Protection Plan	BPS002	1:500	A1

Landscape Drawings by Mitchell & Associates

Purpose/ Title	Drawing Number	Scale	Page Size
LANDSCAPE MASTERPLAN	SCH-MLA-ZZ-XX-DR-L-LAN-0001	1:500	A0
PLANTING PLAN: TREE PLANTING	SCH-MLA-ZZ-XX-DR-L-LAN-0002	1:500	A1
PLANTING PLAN PART 1	SCH-MLA-ZZ-XX-DR-L-LAN-0003	1:250	A1
PLANTING PLAN PART 2	SCH-MLA-ZZ-XX-DR-L-LAN-0004	1:250	A1
PLANTING PLAN PART 3	SCH-MLA-ZZ-XX-DE-L-LAN-0005	1:250	A1



HARDWORKS DETAILS	SCH-MLA-ZZ-XX-DR-L-LAN-0006	AS SHOWN	A0
HARDWORKS DETAILS	SCH-MLA-ZZ-XX-DR-L-LAN-0007	AS SHOWN	A0
SOFT LANDSCAPE DETAILS	SCH-MLA-ZZ-XX-DR-L-LAN-0008	1:25	A1
BOUNDARY TREATMENT	SCH-MLA-ZZ-XX-DR-L-LAN-0009	1:25	A1
PODIUM EDGE DETAIL SECTIONS	SCH-MLA-ZZ-XX-DR-L-LAN-0010	AS SHOWN	A0

Energy & Lighting by OCSC			
Purpose/ Title	Drawing Number	Scale	Page Size
Electrical Proposed Site Lighting Layout Site Plan	SCH-OCSC-XX-XX-DR-E-0001	1:500	A0
Electrical Proposed Site PV Module Layout	SCH-OCSC-XX-XX-DR-E-0002	1:500	A0

Appendix G – List of Reports/Documents

Report	Consultancy
Planning Reports	
Planning Report	Thornton O'Connor Town Planning
Response to ABP Opinion	Thornton O'Connor Town Planning
Statement of Consistency	Thornton O'Connor Town Planning
Material Contravention Statement	Thornton O'Connor Town Planning
Application Reports	
Architectural Design Statement	John Fleming Architects
Schedule of Accommodation – Overall	John Fleming Architects
Housing Quality Assessment – Duplex Housing Units	John Fleming Architects
Housing Quality Assessment – Apartments	John Fleming Architects
Infrastructure Design Report	DBFL Consulting Engineers
Site Specific Flood Risk Assessment	DBFL Consulting Engineers
Mobility Management Plan	DBFL Consulting Engineers
Preliminary Construction Management Plan	DBFL Consulting Engineers
DMURS Design Statement	DBFL Consulting Engineers
Response to ABP Opinion, Item 1, SDCC Water Services and Irish Water	DBFL Consulting Engineers
Traffic and Transport Assessment Report	DBFL Consulting Engineers
Parking Strategy	DBFL Consulting Engineers
Verified View Montages, CGI's and Aerials	3D Design Bureau
Screening Report for Appropriate Assessment	Openfield Ecological Services
An Arboricultural Assessment of the Tree vegetation located on the Site Area on 'Scholarstown Road', Knocklyon, Dublin 16	Arborists Associates Ltd
Landscape Design Report	Mitchell & Associates Landscape Architects
Product Reference Report	Mitchell & Associates Landscape Architects
Two Oaks Landscape Specifications	Mitchell & Associates Landscape Architects
Planting Schedules	Mitchell & Associates Landscape Architects
Residential Lighting Analysis	O'Connor Sutton Cronin Consulting Engineers (OCSC)
Energy & Sustainability Report	O'Connor Sutton Cronin Consulting Engineers (OCSC)
Daylight, Sunlight & Overshadowing Study	Integrated Environmental Solutions Limited



A Bat Assessment of Scholarstown Road, and an Evaluation for Potential Impacts of the Proposed Housing on the Bat Fauna	Brian Keeley
Schools Demand Assessment	Future Analytics Consulting
Building Life Cycle Report	Aramark Property
Estate and Common Area Strategy Report	Aramark Property
Universal Access Statement	O'Herlihy Access Consultancy
EIAR Volumes	
Volume I	Non -Technical Summary
Volume II	Environmental Impact Assessment Report
Volume III	Appendices



Appendix H – Other Statutory Documents

We note that the following is also enclosed with this SHD planning application:

- Proposed Legal Covenant, prepared by the Applicant and McCann Fitzgerald
- Site Notice, dated 8th November 2019
- Newspaper Notice, dated 8th November 2019
- Planning Application Form, dated 8th November 2019
- Cheque for €80,000

Some 6 No. hard copies and 1 No. electronic copy of all documents and drawings have been submitted to South Dublin County Council. In addition, a copy of the planning application has been sent to the Statutory Consultees as directed by An Bord Pleanála in their opinion dated 28th June 2019.