

The Secretary,  
An Bord Pleanála,  
64 Marlborough Street,  
Dublin 1

Tuesday, 1<sup>st</sup> June 2021

**Re: PLANNING APPLICATION FOR PROPOSED STRATEGIC HOUSING DEVELOPMENT  
COMPRISING 114 NO. REIDENTIAL UNITS AT A SITE KNOWN AS WHITE PINES CENTRAL,  
LANDS SOUTH OF STOCKING AVENUE, DUBLIN 16**

Dear Sir/Madam,

On behalf of the applicant Ardstone Homes Limited<sup>1</sup>, please find enclosed planning application for Strategic Housing Development in respect of lands south of Stocking Avenue, Stocking Avenue, Dublin 16. The proposed development comprises the construction of 114 no. Build to Rent residential units and associated residential amenities.

We enclose 2 No. hard copies, to An Bord Pleanála, along with 3 digital copies in CD format in accordance with the Strategic Housing Regulations 2017 (Section 297(5)). The necessary copies have been issued to the Planning Authority (South Dublin County Council) and prescribed bodies.

Please find enclosed the following with this application:

#### PLANNING

- Strategic Housing Development Planning Application Form, including copies of letters issued to prescribed bodies;
  - Irish Water;
  - The Department of Culture, Heritage and the Gaeltacht;
  - The Heritage Council;
  - An Taisce;
  - Transport Infrastructure Ireland;
  - National Transport Authority; and
  - South Dublin Childcare Committee.
- Application Fee of €24,820;
- Copy of Newspaper Notice;
- Copy of Site Notice erected on site;
- Statement in Response to An Bord Pleanála Opinion prepared by Tom Phillips + Associates (TPA)
- Planning Report, prepared by TPA;

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<sup>1</sup>No. 48 Fitzwilliam Square, Dublin 2, D02 EF89.



- Statement of Consistency, prepared by TPA;
- Material Contravention Statement, prepared by TPA;
- Community Infrastructure Audit, prepared by TPA;
- Childcare Facility Audit, prepared by TPA;
- School Needs Assessment, prepared by TPA;

## **ARCHITECTURE**

- Sets of Architectural Drawings prepared by Reddy Architecture + Urbanism;
- Architectural Design Report prepared by Reddy Architecture + Urbanism;
- Housing Quality Assessment, prepared by Reddy Architecture + Urbanism.

## **ENGINEERING**

- Sets of Engineering Drawings prepared by OCSC;
- Sets of Engineering Drawings prepared by DBFL;
- Infrastructure Design Report, prepared by DBFL;
- Site Specific Flood Risk Assessment, prepared by DBFL;
- Traffic and Transport Assessment, prepared by DBFL;
- Preliminary Construction Management Plan, prepared by DBFL;
- DMURS Design Statement, prepared by DBFL;
- Parking Strategy, prepared by DBFL;
- Energy and Sustainability Report, prepared by OCSC;
- Residential Lighting Analysis, prepared by OCSC.

## **LANDSCAPING**

- Sets of Landscape Drawings prepared by Mitchell & Associates Landscape Architects;
- sets of Tree Survey Drawings, prepared by CMK;
- Landscape Report, prepared by Mitchell & Associates Landscape Architects;
- Planting Schedule, prepared by Mitchell & Associates Landscape Architects;
- Outline Maintenance Specification, prepared by Mitchell & Associates;
- Outline Softworks Specification, prepared by Mitchell & Associates;
- Aboricultural Assessment & Tree Surveys, prepared by CMK;
- Verified Views and Photomontages, prepared by 3DDB.

## **OTHER SUPPORTING DOCUMENTS**

- Building Lifecycle Report, prepared by OCSC (including draft Section 47 Agreement in relation to Build to rent)
- Appropriate Assessment Screening Report, prepared by Altemar;
- Biodiversity Management Plan, prepared by Altemar;
- Daylight Sunlight Report, prepared by OCSC;
- Mobility Management Plan, prepared by DBFL;
- Accessibility Statement, prepared by MSA.



## ENVIRONMENTAL IMPACT ASSESSMENT REPORT

An Environmental Impact Assessment Report (EIAR), compiled by TPA, is submitted with the application. The EIAR has been prepared in accordance EIA requirements, governed by Directive 2014/52/EU, which amends the previous EIA Directive (Directive 2011/92/EU). The primary objective of the EIA Directive is to ensure that projects that are likely to have significant effects on the environment are subjected to an assessment of their likely impacts.

The proposed development has been screened for EIA in accordance with the *European Union (Planning and Development) (Environmental Impact Assessment) Regulations 2018*, in accordance with the EIA Directive.

- EIAR prepared in respect of this application, comprising 18 No. Chapters and appendices addressing the following topics:

CHAPTER	ASPECTS OF THE ENVIRONMENT CONSIDERED	CONTRIBUTOR
<b>Chapter 1</b>	Introduction	TPA
<b>Chapter 2</b>	Site Location and Context	TPA
<b>Chapter 3</b>	Description of the Proposed Development	TPA
<b>Chapter 4</b>	Examination of Alternatives	TPA
<b>Chapter 5</b>	Archaeology, Architectural and Cultural Heritage	IAC
<b>Chapter 6</b>	Population and Human Health	AWN
<b>Chapter 7</b>	Biodiversity	Altamar
<b>Chapter 8</b>	Land and Soils	DBFL
<b>Chapter 9</b>	Landscape and Visual Impact Assessment	Mitchell & Associates
<b>Chapter 10</b>	Hydrology (including Flood Risk Assessment)	DBFL
<b>Chapter 11</b>	Air Quality and Climatic Factors -	AWN
<b>Chapter 12</b>	Noise and Vibration	AWN
<b>Chapter 13</b>	Material Assets – Waste	AWN
<b>Chapter 14</b>	Traffic and Transportation	DBFL
<b>Chapter 15</b>	Material Assets – Site Services	DBFL
<b>Chapter 16</b>	Interactions and Cumulative Impacts	TPA
<b>Chapter 17</b>	Mitigation Measures and Monitoring	TPA
<b>Chapter 18</b>	Difficulties Encountered	TPA
	Non – Technical Summary	Compiled by TPA
<b>Appendices</b>		
<b>A1</b>	Community Facility Audit	TPA
<b>A2</b>	Childcare Facility Audit	TPA
<b>A3</b>	School Needs Assessment	TPA
<b>A4</b>	Sunlight, Daylight and Shadow Analysis	OCSC
<b>A5</b>	Preliminary Construction Management Plan	DBFL



We trust the above and enclosed is in order and look forward to hearing from An Bord Pleanála in relation to this Strategic Housing planning application. Should any clarification be required, please do not hesitate to contact us.

Yours faithfully



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**Gavin Lawlor**  
**Director**  
**Tom Phillips + Associates**