

## Planning and Development (Housing) and Residential Tenancies Act 2016

### Planning and Development (Strategic Housing Development) Regulations 2017

#### Notice of Strategic Housing Development Application to An Bord Pleanála

We, Ardstone Homes Limited, intend to apply to An Bord Pleanála for permission for a Strategic Housing Development on this site at lands south of Stocking Avenue, Dublin 16. The subject site measures c. 2.2 ha and is principally bounded by White Pines South to the south, White Pines Retail to the west, Stocking Ave. to the North and greenfield lands to the east.

The development (c.10,846 sqm GFA) will consist of the construction of 114 no. Build to Rent residential units (a long-term rental housing scheme): in 6 no. apartment/duplex blocks, ranging in height from 3 - 6 storeys;

The development will provide 32 no. 1 bed, 53 no. 2 bed units and 29 no. 3 bed Build to Rent units as follows:

- Block A is a part 6 part 4 storey apartment block comprising 47 No. units (26 no 1 bed units and 21 no. 2 bed units). Block A includes balconies on southern, northern and western elevations. Residential Tenant Amenities comprising c.110 sqm is provided at lower ground floor level of Block A to serve all residential units, comprising; a reception area, residents lounge and multipurpose room.
- Block B is a 3 storey duplex block comprising 11 No. units (2 no. 1 bed apartments, 5 no. 2 bed apartments and 4 no. 3 bed duplex units). Block B includes balconies/terraces on western and northern elevations.
- Block C1 is 3 storey duplex block comprising 15 No. units (2 no. one bed units, 7 no. 2 two bed units and 6 no. three bed units). Block C1 comprises balconies/terraces on the eastern and northern elevations
- Block C2 is 3 storey duplex block providing 19 no. units (2 no. one bed units, 9 no. 2 two bed units and 8 no. three bed units). Block C2 includes balconies/terraces on western and northern elevations.
- Block D is a 3 storey duplex block providing 18 no. units (9 no. 2 bed apartments and 9 no. 3 bed duplex units). Block D comprises terraces on western elevation.
- Block E is a 3 storey duplex block comprising 4 No. units (2 no. two bed units and 2 no. 3 bed units). Block E comprises terraces on southern elevation.

The development will also provide 98 no. car parking spaces and 198 no. cycle parking spaces. The main vehicular access to the scheme will be from Stocking Avenue, via White Pines Dale. An additional emergency vehicular access point will also be provide from Stocking Ave, to the north east of the site, facilitating access for emergency vehicles only. This access will also facilitate access for pedestrians and cyclists.

All other ancillary site development works to facilitate construction, site services, piped infrastructure, 1 no. ESB sub-station, plant, public lighting, bin stores, bike stores, boundary treatments and provision of public and private open space including hard and soft landscaping, plant, provision of public and private open space areas comprising hard and soft landscaping, site services all other associated site excavation, infrastructural and site development 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 Council Development Plan 2016-2022* and *Ballycullen Oldcourt Local Area Plan 2014*. 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.

An Environmental Impact Assessment Report (EIAR) has been prepared in respect of the proposed development.

The application, together with an EIAR 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. The application may also be inspected online at the following website set up by the applicant: [www.whitepinescentralshd.ie](http://www.whitepinescentralshd.ie).

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 or online at [www.pleanala.ie](http://www.pleanala.ie) 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 website: [www.pleanala.ie](http://www.pleanala.ie) or on the Citizens Information Service website: [www.citizensinformation.ie](http://www.citizensinformation.ie).



Signed: .....

Agent: Gavin Lawlor, Tom Phillips + Associates, 80 Harcourt Street, Dublin 2, D02 F449

Date of erection of site notice : Wednesday, 2<sup>nd</sup> June 2021