

An
Bord
Pleanála

Strategic Housing Development

Application Form

Before you fill out this form

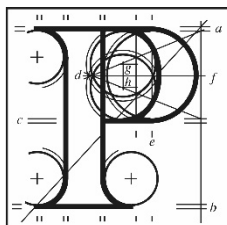
Please note that failure to complete this form or attach the necessary documentation, or the submission of incorrect information or omission of required information, will lead to An Bord Pleanála refusing to deal with your application. Therefore, ensure that each section of this request form is fully 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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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:	48 Fitzwilliam Square, Dublin 2, D02 EF89
Company Registration No:	589251

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

Name:	Gavin Lawlor, Tom Phillips + Associates on behalf of Ardstone Homes Limited
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:	Alan Larkin
Firm/Company:	Reddy Architecture + Urbanism

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:	Lands South of Stocking Ave.
Address Line 2:	Stocking Avenue
Address Line 3:	Woodstown
Town/City:	Dublin 16
County:	
Eircode:	N/A
Ordnance Survey Map Ref. No. (and the Grid Reference where available)	The OS Map numbers are 3391-21, 3391-22, 3454-A and these are noted on the site location map.
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 IRENET95) co-ordinate reference system. Alternatively, a CAD file in .dwg format, with all geometry referenced to ITM, may be provided.	
Area of site to which the application relates in hectares:	c.2.1734 ha
Site zoning in current Development Plan or Local Area Plan for the area:	Zoned for New Residential
Existing use(s) of the site and proposed use(s) of the site:	Currently a greenfield site and proposed for an residential development scheme

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:			
The application site is entirely in the ownership of Ardstone Residential Partners Fund, a sub-fund of Ardstone Partners ICAV (the Fund). Ardstone Homes Limited (the Applicant), with its address at 48 Fitzwilliam Square, Dublin 2, acts as investment advisor to the Fund.			
State Name and Address of the Site Owner: 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.	Ardstone Partners ICAV Riverside One, Sir John Rogerson's Quay, Dublin 2		
Does the applicant own or control adjoining, abutting or adjacent lands?		Yes: [X] No: []	
If the answer is "Yes" above, identify the lands and state the nature of the control involved:			
<p>Ardstone Homes have an interest in a number of sites surrounding the application site in the Ownership of Ardstone Partners ICAV, as outlined above. ~Namley; White Pines North, White Pines South, White Pines Retail and White Pines Central.</p> <p>White Pines North and White Pines South comprise recently completed residential developments, located west and south of the application site.</p> <p>Ardstone homes are also in the ownership of the White Pines Retail site, which commencing construction in 2020 and is due for completion Q3 of 2021.</p> <p>White Pines East SHD, was an SHD application submitted to ABP in March 2021 (Ref. PL06S.309836)for the provision of 241 no. residential developments, and associated works.</p> <p>For further information please refer to Section 1 of the Planning Report prepared by TPA.</p>			

8. Site History:

Is the applicant aware of any valid planning applications or An Bord Pleanála decisions previously made in respect of this land / structure?		Yes: [X] No: []
<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>		
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):		
Reg. Ref. No. / An Bord Pleanála Ref. No.	Nature of Proposed Development	Final Decision by Planning Authority / An Bord Pleanála
SD04A/0393/ ABP Ref. PL06S.212191	<i>Ten year permission for a development comprising residential, crèche, retail, office and public house uses and include the construction of: (1) 793 no. dwellings</i>	Granted
Is the site of the proposed development subject to a current appeal to An Bord Pleanála?		Yes: [] No: [X]
If the answer is “Yes” above, please specify the An Bord Pleanála reference no.:		
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: [X] No: []
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>White Pines Retail (SDCC Ref. SD19A/0345, as amended SDCC Ref. SD20A/0322). Planning permission was granted in February 2020 for the construction of a neighbourhood centre comprising: a neighbourhood centre comprising: a single storey convenience retail unit (c.1,688 sq.m. GFA) and a three storey creche building (c.591sq.m. GFA).</p> <p>White Pines South Residential Development, SD17A/0359, SD17A/0443 and SD10A/0041/ ABP PL06S.304670</p>		

White Pines North Residential Development as amended by SD05A/1013, SD14A/0222 and SD17A/0359.

White Pines East SHD Application, Ref. PL06S.309836 comprising the provision of 241 no. residential units and associated works.

Is the applicant aware of the site ever having been flooded?

Yes: [] No: [X]

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: [] No:[X]

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.

The development will consist of:

“The proposed residential development will provide for 114 No. Build to Rent residential units in a mix of 1, 2 and 3 bed apartment and duplex units, across 6 No. separate blocks;

- *Block A is a part 6 part 4 storey apartment block comprising 47 No. 1 and 2 bed units;*
- *Block B is a 3 storey duplex block comprising 11 No. 1, 2 and 3 bed units;*
- *Block C1 is 3 storey duplex block comprising 15 No. 1, 2 and 3 bed units;*
- *Block C2 is a 3 storey duplex block comprising 19 No. 1, 2 and 3 bed units;*
- *Block D is a 3 storey duplex block comprising 18 No. 2 and 3 bed units; and*
- *Block E is a 3 storey duplex block comprising 4 No. 2 and 3 bed units.*

The proposed development will also consist of the provision of: 110 sqm residential amenity space in the lower ground floor of Block A; waste storage facilities; 98 No. car parking spaces and 198 No. bicycle parking spaces; boundary treatments and street lighting; the provision of Sustainable Urban Drainage systems (SUDs); 1 No. ESB substation; plant and switch rooms and all ancillary works and services necessary to facilitate construction and operation; changes in levels across the site; associated hard and soft landscaping; and all other associated site excavation; and infrastructural and site development works above and below ground. The development will be served by a vehicular access from Stocking Avenue via White Pines South on the western side of the site.”

Please submit a site location map sufficient to identify the land, at appropriate scale.

Enclosed:

Yes: [X] No: []

Please submit a layout plan of the proposed development, at appropriate scale.

Enclosed:

	Yes: [X] No: []
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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:	SHD1SPP004/20
Meeting date(s):	27 th March 2020
<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-308642-20
Meeting date(s):	8 th February 2021
<p>(C) Any Consultation with Prescribed Authorities or the Public:</p> <p>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:</p> <p>The relevant authorities identified in the pre-application consultation opinion from An Bord Pleanála have been notified of the submission of the planning application in accordance with article 285(5)(a) of the Planning and Development (Strategic Housing Development) Regulations 2017</p> <p>Consultation letters have been issued to the following authorities;</p> <ol style="list-style-type: none"> 1. Irish Water 2. The Department of Culture, Heritage and the Gaeltacht 3. The Heritage Council 4. An Taisce 5. Transport Infrastructure Ireland 	

- 6. National Transport Authority
- 7. South Dublin Childcare Committee

A copy of the consultation letters are included in Appendix 2 of the Response to ABP Opinion.

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: [X] No: []
If the answer to above is "Yes", state name(s) of newspaper(s) and date(s) of publication:	Irish Daily Star, Tuesday 1 st June 2021	
(b) Is a copy of the site notice relating to the proposed development enclosed with this application?		Enclosed: Yes: [X] No: []
If the answer to above is "Yes", state date on which the site notice(s) was erected:		Wednesday 2 nd June 2021.
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: [X] No: []
If the answer to above is "Yes", is an EIAR enclosed with this application?		Enclosed: Yes: [X] No: []
Please provide a copy of the Confirmation Notice obtained from the EIA Portal where an EIAR accompanies the application.		Enclosed: Yes: [X] No: [] (See Appendix 4)
(d) Is the proposed development, in whole or in part, within or close to a European site or Natural Heritage Area?		Yes: [] No: [X]

(e) Is a Natura Impact Statement (NIS) required for the proposed development?	Yes: [] No: [X]
If the answer to above is "Yes", is an NIS enclosed with this application?	N/A Yes: [] No: []
(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?	Yes: [X] No: []
(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?	Yes: [X] No: [] N/A: []
If the answer to the above is "Yes", list the prescribed authorities concerned:	<ol style="list-style-type: none"> 1. Irish Water 2. The Department of Culture, Heritage and the Gaeltacht 3. The Heritage Council 4. An Taisce 5. Transport Infrastructure Ireland 6. National Transport Authority 7. South Dublin Childcare Committee"
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:	Wednesday 2 nd June 2021.
(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?	Yes: [] No: [X]
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?	N/A Yes: [] No: []

If the answer to the above is “Yes”, list the state(s) and the prescribed authorities concerned:	N/A
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:	N/A

12. Statements Enclosed with the Application Which:

(a) Set out how the the proposed strategic housing development is consistent with the relevant objectives of the relevant development plan:	Enclosed: Yes: [X] No: []
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.	
(b) Set out, where applicable how the proposed strategic housing development will be consistent with the objectives of the relevant local area plan:	Enclosed: Yes: [X] No: []
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.	
(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:	Enclosed: Yes: [] No: [] N/A: [X]
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.	
(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:	Enclosed: Yes: [X] No: [] N/A: []
Note: The statement should be accompanied by a list of the guidelines considered by the applicant in making the statement and proposals forming part 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.	Enclosed: Yes: [X] No: [] N/A: []

<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>	<p>Enclosed: Yes: [X] No: [] N/A: []</p>
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13. Material Contravention of Development Plan/Local Area Plan:

<p>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>	<p>Enclosed: Yes: [X] No: []</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		
Unit Type	No. of Units	Gross floor space in m²
1-bed	N/A	N/A
2-bed	N/A	N/A
3-bed	N/A	N/A
4-bed	N/A	N/A
4+ bed	N/A	N/A
Total	N/A	N/A

Apartments		
Unit Type	No. of Units	Gross floor space in m²
Studio	N/A	N/A
1-bed	32	1,621.9
2-bed	53	2,244.5
3-bed	29	3,190.0
4-bed	N/A	N/A
4+ bed	N/A	N/A
Total	114	9,056.4

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

(b) State total number of residential units in proposed development:	114
(c) State cumulative gross floor space of residential accommodation, in m ² :	9,056

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
Childcare facilities (XX* no. of childcare spaces) *insert no. of childcare spaces	N/A
<i>[Please note; childcare facilities for the proposed development are being provided on a neighbouring site, White Pines Retail (SDCC Ref. SD19A/0345, as amended SDCC Ref. SD20A/0322). For further information please refer to the Childcare Demand Assessment, prepared by TPA, submitted with this application]</i>	
<p>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.</p>	
(b) State cumulative gross floor space of non-residential development in m ² :	N/A
(c) State cumulative gross floor space of residential accommodation and other uses in m ² :	N/A
(d) Express 15(b) as a percentage of 15(c):	N/A

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?	X	
(b) Are details of public and private open space provision, landscaping, play facilities, pedestrian	X	

permeability, vehicular access and parking provision, where relevant, enclosed with the application?		
(c) Are details of any proposals to address or, where relevant, integrate the proposed development with surrounding land uses enclosed with the application?	X	
(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	
(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? If "Yes", an explanation as to the need for the demolition of a Protected Structure(s) should be enclosed with this application.		X
(h) Does the proposed development consist of work to a Protected Structure and/or its curtilage or proposed Protected Structure and/or its curtilage? If "Yes", provide photographs, plans and other particulars necessary to show how the proposed development would affect the character of the structure.		X
(i) Does the proposed development consist of work to the exterior of a structure which is located within an architectural conservation area (ACA)? If "Yes", provide photographs, plans and other particulars necessary to show how the proposed		X

development would affect the character of the structure.		
<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>		X
<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>	X	

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 :	0 (N/A)
State gross floor space of any proposed demolition, in m ² :	0 (N/A)
State gross floor space of any building(s) / structure(s) to be retained in m ² :	0 (N/A)
State total gross floor space of proposed works in m ² :	10,846

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

(a) State existing use of land or structure:	Greenfield
(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
(d) State nature and extent of any such proposed use(s):	114 no redidential units (32 no. 1 beds, 53 no. 2 beds and 29 no. 3 Beds) and associated site works
<p>(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:</p> <p>Enclosed: Yes: [] No: [] N/A: []</p>	

19. Social Housing (Part V) (see Appendix 2)

Please tick appropriate box:	Yes	No
(a) Does Part V of the Planning and Development Act 2000 apply to the proposed development?	X	
(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— (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	X	
(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	X	
(iii) a layout plan showing the location of proposed Part V units in the development?		X
(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.	X (See Appendix 2)	

20. Water Services:

(A) Proposed Source of Water Supply:

Please indicate as appropriate:

(a) Existing Connection: New Connection:

(b) Public Mains:

Group Water Scheme: Name of Scheme: _____

Private Well:

Other (please specify): _____

(B) Proposed Wastewater Management / Treatment:

Please indicate as appropriate:

(a) Existing Connection: New Connection:

(b) Public Sewer:

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:

Soakpit:

Watercourse:

Other (please specify): _____

(D) Irish Water Requirements:	
<p>Please submit the following information:</p> <p>(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.</p>	<p>Enclosed:</p> <p>Yes: [X] No: []</p> <p>(See Appendix 3)</p>
<p>(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.</p>	<p>Enclosed:</p> <p>Yes: [X] No: []</p>
<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:</p> <p>Yes: [X] No: []</p>
<p>(d) An indication of timelines and phasing for water demand or wastewater collection requirements, or both, as appropriate.</p>	<p>Enclosed:</p> <p>Yes: [X] No: []</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: N/A</p> <p>Yes: [] No: []</p>

21. Traffic and Transportation

(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)?	Enclosed: Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>
(b) Is a Travel Plan included with the application, having regard to the relevant Development Plan / Local Area Plan requirements?	Enclosed: Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>
(c) Is a Road Safety Audit included with the application, having regard to the relevant Development Plan / Local Area Plan requirements?	Enclosed: Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>

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 checked="" type="checkbox"/> No: <input type="checkbox"/>
If the answer is "Yes", please attach site plan clearly showing area(s) intended for taking in charge. <i>[please refer to drawing no. WPC-MAL-XX-XX-DR-L-0102, prepared by Mitchell + Associates Landscape Architects.]</i>	

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.

Architectural Drawings

- Please refer to the Drawing issue sheet prepared by RAU Architects

Engineering Drawings

- Please refer to the Drawing issue sheet prepared by DBFL (Roads and Engineering) and OCSC (Public Lighting)

Landscape Drawings

- Please refer to the Drawing issue sheet prepared by MA (Landscaping) and CMK (Trees)

24. Application Fee:


(a) State fee payable for application:	€24,820
(b) Set out basis for calculation of fee:	<ul style="list-style-type: none"> • 114 (units) x €130 = €14,820 • <u>EIAR: €10,000</u> TOTAL: €24,820
(c) Is the fee enclosed with the application?	Enclosed: (paid electronically) Yes: [X] No: []

25. Universal Design:

<p>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</p>	<p>Enclosed: Yes: [X] No: []</p>
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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)	
Date:	02/06/2021

26. Contact Details- Not to be Published

Applicant(s):

First Name:	Ardstone Homes Limited
Surname:	
Address Line 1:	48 Fitzwilliam Square,
Address Line 2:	
Address Line 3:	
Town / City:	Dublin 2
County:	
Country:	
Eircode:	D02 EF89
E-mail address (if any):	
Primary Telephone Number:	
Other / Mobile Number (if any):	

Where the Applicant(s) is a Company:

Name(s) of Company Director(s):	Ciaran Burns
Company Registration Number (CRO):	589251
Contact Name:	Steve Cassidy
Primary Telephone Number:	
Other / Mobile Number (if any):	
E-mail address:	steve.cassidy@ardstone.com

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

First Name:	Gavin
Surname:	Lawlor
Address Line 1:	Tom Phillips + Associates
Address Line 2:	80 Harcourt Street
Address Line 3:	
Town / City:	Dublin 2
County:	
Country:	
Eircode:	
E-mail address (if any):	gavin@tpa.ie
Primary Telephone Number:	087 7988555
Other / Mobile Number (if any):	01 478 6055

Person responsible for preparation of maps, plans and drawings:

First Name:	Alan
Surname:	Larkin
Address Line 1:	Reddy Architecture +Urbanism
Address Line 2:	Dartry Mills
Address Line 3:	Dartry Road
Town / City:	Dublin 6
County:	
Country:	
Eircode:	D06 Y0E3
E-mail address (if any):	alarkin@reddyarchitecture.com
Primary Telephone Number:	(01) 498 7000
Other / Mobile Number (if any):	

Contact for arranging entry on site, if required:

Name:	James McAfee
Mobile Number:	0879694848
E-mail address:	james.mcafee@virtuspm.ie

Appendix 1: Letter of Consent

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

1st June 2021

Re: Planning Application White Pines Central, Stocking Ave., Dublin 16

To whom it may concern,

We hereby grant consent to Ardstone Homes Ltd to make an application for planning permission to An Bord Pleanala on behalf of Ardstone Residential Partners Fund, a sub-fund of Ardstone Partners ICAV (the "Fund") for a residential development at the above referenced site, of which the Fund is registered as legal owner.

Ardstone Homes Ltd is with its address at 48 Fitzwilliam Square, Dublin 2 acts as investment advisor to the Fund.

I trust that the above is in order but please contact Ciaran Burns on 086 9382112 or ciaran.burns@ardstone.com in the first instance should you require any additional information.

Yours sincerely,



Ciaran Burns

Director

Appendix 2: SDCC Part V Letter



WHITE PINES CENTRAL SHD

Part V Assessment – 6th May 2020

The following note has been prepared by Tom Phillips + Associates¹ (“TPA”), on behalf of our client, Ardstone Homes Limited², relating to the Part V provision associated with the subject SHD planning application at White Pines Central, comprising the provision of 114 no. residential units. White Pines Central SHD forms part of a wider masterplan development, provided/proposed in its entirety by Ardstone Homes Limited, known as White Pines, area shown highlighted red in Figure 1 below.

A letter from South Dublin County Council’s (SDCC) Housing Procurement Section is also included with this note, see Appendix 1. This Letter confirms that as of March 2016 100 no. Part V units have already been provided in association with SD04A/0393/ ABP Ref. PL06S.212191, as amended, shown in Figure 1 below.

At the request of SDCC, the Part V residential units associated with the permitted development (SD04A/0393/ ABP Ref. PL06S.212191, as amended) were included in Phase 1 of the development. Phase 1 comprised the provision of 372 no. residential units at Stocking Well and Stocking Wood, highlighted green in Figure 1 below. The remaining phases of development were not implemented.

As noted in Appendix 1, of the 789 no residential units granted planning permission on the site identified in Figure 1, only 372 no units were constructed, at Stocking Well and Stocking Wood, with an associated Part V requirement of 55.8 no. units.

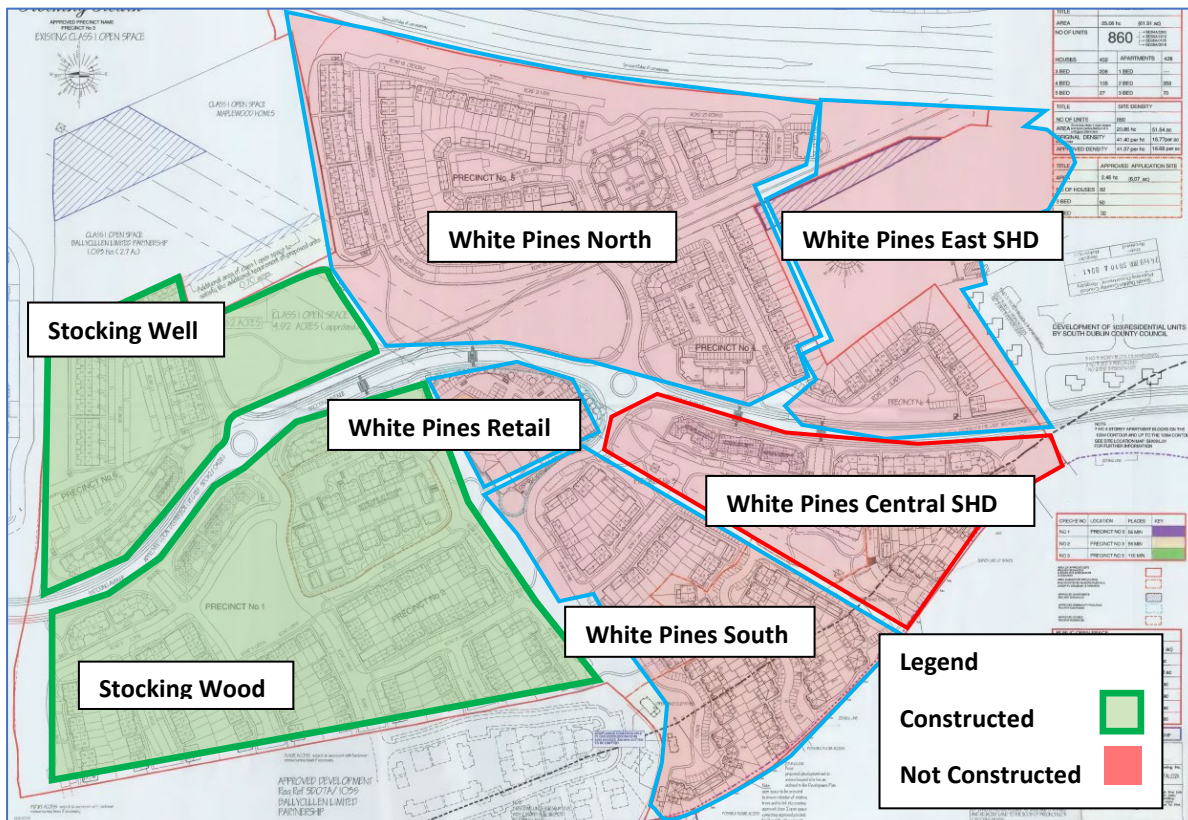


Figure 1: Site Layout Plan SDCC Reg. Ref. SD10A/0041 (annotated by TPA)

¹ 80 Harcourt Street, Dublin 2, D02 F449.

²No. 48 Fitzwilliam Square, Dublin 2, D02 EF89.



It is further noted in Appendix 1, although the previous permission (SD04A/0393/ ABP Ref. PL06S.212191, as amended), was only required to provide 97.5 no. Part V units, 100 no. units were provided. 2.5 no. units in excess of the overall requirement. Ardstone Homes Limited, have applied this credit (2 no. units) to the Part V proposal associated with the recently submitted SHD planning application at White Pines East (ABP Ref.: TA06S.309836), submitted to ABP 30th March 2021. See Table 1 below for further information.

In addition to this 2.5 no. Part V unit credit, as noted above and further detailed in Appendix 1, given only Phase 1 of the previous permission was realised, there remains a credit of 41.7 Part V units associated with the wider site, i.e. the White Pines Masterplan Site, comprising; White Pines North, White Pines South, White Pines East and White Pines Central. White Pines Retail, shown in Figure 1 above, does not propose any residential accommodation.

This equates to a total Part V unit credit for the wider White Pines Masterplan Site (set out in Table 1) of 44.2 (41.7 + 2.5). A number of these units/credits have already been allocated to the completed residential developments at White Pines North and White Pines South, as agreed with SDCC.

The remaining Part V units/credits have been applied to the submitted White Pines East SHD application and the subject White Pines Central SHD application, as follows;

	No. of units	Requirement (10%)	Remaining Credits (44.2 Total)
Constructed			
White Pines North SDCC Reg. Ref. SD14A/0222, as amended	175	17.5	26.7
White Pines South SDCC Reg. Ref. SD19A/0099/ ABP Ref. PL06S.304670 & SDCC Ref. SD17A/044.	106	10.6	16.1
Live Planning Application			
White Pines East SHD ABP Ref.: TA06S.309836	241	24.1	14.1 ³
Subject Application			
White Pines Central SHD	114	11.4	2.7
TOTAL	636	63.6	

Table 1: White Pines Masterplan Site, Part V Provision

Based on the calculations set out in Table 1, and correspondence received from SDCC (see Appendix 1), we consider the Part V requirement associated with the constructed and proposed residential developments at White Pines North, White Pines South and subject application at White Pines Central SHD have not only been met in full but are 2.7 no. units in excess. As a result, the subject application at White Pines Central SHD is not proposing any additional Part V units.

³ As noted above, only 2 no. Part V credits have been applied to White Pines East SHD application. This application proposes a total of 241 no. residential units, with a Part V requirement to provide 24 no. units. The proposed application includes 22 no. part V units within the scheme design. The balance of units required (2 no.) have been taken from the remaining credits



APPENDIX 2A: SDCC HOUSING PROCURMENT SECTION LETTER

2nd March 2016

David Mulcahy
David Mulcahy Planning Consultants Ltd.
67 The Old Mill Race
Athgarvan
Newbridge
Co. Kildare

Re: Deane Homes, Stocking Lane, Rathfarnham

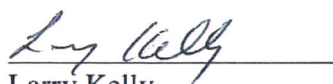
Dear David,

Based on the following statistics the Part V requirement for this development has been met to date:

- a) Constructed Units in Stocking Well and Wood = 372
Part V requirement = 55.8
- b) Units Approved but not constructed:
- | | |
|---------------------------|--------|
| SD04A/0939 and SD10A/0041 | = 218 |
| SD14A/0222 | = 174 |
| SD04A/0939 | = 25 |
| Total | = 417 |
| Part V requirement | = 41.7 |
- c) Total Constructed and Not Constructed: 789
Part V requirement: 97.5
-
- d) Part V received to date: 100

Based on the above figures, the Part V requirement has to date been satisfied.

Yours sincerely,


Larry Kelly
Administrative Officer
Housing Procurement Section



APPENDIX 2B: COSTS

PART V COMPENSATION COST CLAIM				Total Cost €
DEVELOPER/CONTRACTOR		Ardstone		
SCHEME		White Pines Central		
MAIN COST SUMMARY				Total Cost €
BUILDING COSTS		Typical Block A 47 units		
Substructures - Basement Car-Parking				0.00
Substructures Generally				500,000.00
Superstructures				6,750,000.00
External Works				755,000.00
Site Development Works				980,000.00
Abnormal Works				1,154,385.00
Indirect Project Costs				1,318,120.00
Total:		1		11,457,505.00
DEVELOPMENT ON COSTS				
Professional Fees				1,374,900.00
Finance Costs				693,000.00
Total:		2		2,067,900.00
PROFIT				
On Building Costs	15% %	11,457,505.00	3	1,718,625.00
LAND COSTS				
Existing Land Use Value		4		68,850.00
SUB-TOTAL:		1 - 4 above		15,312,880.00
add:				
Value Added Tax				1,862,990.18
TOTAL COSTS:				17,175,870.17
COST PER UNIT				365,443.99

47 Units

IMPORTANT NOTES

- 1 The attached Part V costings excludes any contribution costs associated with Amenity Spaces located within the Residential Blocks
- 2 Attributable Costs excluded ie ; Planning Fees, Fire Certificate Fees, Archaeological Fees, Ancillary Archaeological Costs, Legal Fees, & Latent Defects Fees, Site Survey, ESB Connection Offer & Irish Water Connection Offer
- 3 Costs are based on planning design information and are subject to validation following detailed design of the scheme
- 4 Professional fees are included at 12% of construction costs.
- 5 Finance costs are included as Construction costs/Professional fees (6% x 2 years x .5).
- 6 Developers Profit at 15%.
- 7 Existing land use (€35k per acre; €35k x 4.77 Acres = €167,000 / 114 * 47 = €68,850.77) rounded to €68,850.
- 8 VAT included 13.5% on construction costs and 23% on professional fees.

PART V COMPENSATION COST CLAIM

DEVELOPER/CONTRACTOR _____

SCHEME _____

BASEMENT STRUCTURES	Total Cost
forward to main cost summary	

PART V COMPENSATION COST CLAIM

DEVELOPER/CONTRACTOR _____

SCHEME _____

(19) SUBSTRUCTURE	Total Cost
Substructures	
forward to main cost summary	

Substructures

forward to main cost summary

PART V COMPENSATION COST CLAIM

DEVELOPER/CONTRACTOR _____

SCHEME _____

(20-60) SUPERSTRUCTURE

Total Cost

(20) Building Superstructures

- (21) External Walls
- (22) Internal Walls/Partitions
- (23) Floors/Galleries
- (24) Stairs/Ramps
- (27) Roof
- (28) Frames

(30) Building Structure Completion

- (31) External Walls Completions
- (32) Internal Walls/Partitions Completions
- (33) Floors/Galleries Completion
- (34) Stairs/Ramps Completions
- (35) Suspended Ceilings
- (37) Roofs Completions

(40) Building Finishes

- (41) Wall Finishes Externally
- (42) Wall Finishes Internally
- (43) Floor Finishes
- (44) Stairs/Ramps Finishes
- (45) Ceiling Finishes
- (47) Roof Finishes

(50) Building Services (Piped & Ducted)

- (51) Heating Centre
- (52) Drainage and Refuse Disposal
- (53) Water Distribution
- (54) Gases Distribution
- (55) Space Cooling
- (56) Space Heating
- (57) Ventilation and Air Conditioning

(60) Building Services (Mainly Electrical)

- (61) Electrical Supply and Main Distribution
- (62) Power
- (63) Lighting
- (64) Communication Services
- (65) Security and Protection
- (66) Transport Services

PART V COMPENSATION COST CLAIM

DEVELOPER/CONTRACTOR _____

SCHEME _____

SUPERSTRUCTURE

Total Cost

c/f

-

(70) Building Fittings and Furniture

- (71) Display, Circulation Fittings
- (72) Work, Rest, Play Fittings
- (73) Culinary Fittings
- (74) Sanitary Fittings
- (75) Cleaning Maintenance Fittings
- (76) Storage, Screening Fittings

forward to main cost summary

PART V COMPENSATION COST CLAIM

DEVELOPER/CONTRACTOR _____

SCHEME _____

(10-80) EXTERNAL WORKS	Total Cost
(10) Prepared Site	
(20) Site Structures	
(30) Site Enclosures	
(40) Roads, Paths, Pavings	
(50) Site Services (Piped & Ducted)	
(60) Site Services (Mainly Electrical)	
(70) Site Fittings	
(80) Landscape, Play Areas	
External Works Generally	
forward to main cost summary	

PART V COMPENSATION COST CLAIM

DEVELOPER/CONTRACTOR _____

SCHEME _____

(10-80) SITE DEVELOPMENT WORKS	Total Cost
(10) Prepared Site	incl
(20) Site Structures	
(30) Site Enclosures	
(40) Roads, Paths, Pavings	
(50) Site Services (Piped & Ducted)	
(60) Site Services (Mainly Electrical)	
(70) Site Fittings	
(80) Landscape, Play Areas	
forward to main cost summary	

PART V COMPENSATION COST CLAIM

DEVELOPER/CONTRACTOR _____

SCHEME _____

ABNORMAL WORKS	Total Cost
----------------	------------

(Developer to outline in detail the Abnormal costs associated with the Residential Development)

forward to main cost summary

PART V COMPENSATION COST CLAIM

DEVELOPER/CONTRACTOR _____

SCHEME _____

INDIRECT PROJECT COSTS	Total Cost
Preliminaries	
Insurances	
forward to main cost summary	0.00

PART V COMPENSATION COST CLAIM

DEVELOPER/CONTRACTOR _____

SCHEME _____

PROFESSIONAL FEES	Total Cost
Design Team Fees (specify) 12%	
Legal Fees	
Other Fees (specify)	
forward to main cost summary	0.00

PART V COMPENSATION COST CLAIM

DEVELOPER/CONTRACTOR _____

SCHEME _____

FINANCE COSTS	Total Cost
---------------	------------

Finance Costs

forward to main cost summary

0.00



PART V COMPENSATION COST CLAIM

DEVELOPER/CONTRACTOR _____

SCHEME _____

Existing Land Use Value	Total Cost
Development Value	
Existing Land Use Value	
Equivalent Monetary Value	
forward to main cost summary	0.00

PART V COMPENSATION COST CLAIM

DEVELOPER/CONTRACTOR _____

SCHEME _____

Value Added Tax Calculation	Total Cost
Construction	
Professional fees	
forward to main cost summary	0.00

Appendix 3: Irish Water Corraspondance

DBFL Consulting Eng C/o Sean Byrne
Ormond House
Upper Ormond 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

08 May 2020

Dear Sir/Madam,

**Re: Customer Reference No 1000859447 pre-connection enquiry - Subject to contract | Contract denied
[Connection for Strategic Housing Development of 195 no. domestic units]**

Irish Water has reviewed your pre-connection enquiry in relation to water and wastewater connections at Stocking Avenue, Woodtown, Dublin 16. 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 without upgrade.

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:

In order to accommodate the proposed connection at the Premises, upgrade works are required to increase the capacity of the Irish Water network. Irish Water currently has a project on our current investment plan which will provide the necessary upgrade and capacity. This upgrade project is scheduled to be completed by 2022 (this may be subject to change). Separately, network extension (approx. 520m) will be required from the upgraded wastewater network up to the Premises. The extension works is currently not on Irish Water investment plan.

Irish Water notes that the scale of this development dictates that it is subject to the Strategic Housing Development planning process. Therefore 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. The design has to be in accordance with published Irish Water Code of Practice and Standard Details for water and wastewater.

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- 308642-20
Our Ref: 1000859447

An Bord Pleanála,
64 Marlborough Street,
Dublin 1

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

17th December 2020

Dear Sir/ Madam,

Re: Strategic Housing Development – Construction of 137 no. residential units (29 no. houses and 108 no. apartments), and all other associated site works at Lands North of Stocking Avenue, Stocking Avenue, Woodstown, Dublin 16.

A confirmation of Feasibility for 195 units was issued to the applicant in 2019 which confirmed feasibility of connections subject to the following;

Water:

New connection to the existing network is feasible without upgrade(s) however, the assessment does not extend to the applicant's fire flow requirements for which they are required to provide adequate fire storage capacity within the development.

The connection from the trunk main should include installation of an offtake with a PRV controller and a bulk/DMA meter with associated telemetry system. The offtake design should take into account other potential developments in the area. Full details of this will be agreed at a connection application stage.

Wastewater:

In order to accommodate the proposed connection at the Premises, upgrade works are required to increase the capacity of the Irish Water network. Irish Water currently has a project on our current Capital Investment Plan which will provide the necessary upgrade and capacity. This upgrade project is scheduled to be completed by 2022 (subject to change). In addition to these capital works, a separate network extension of approximately 520m will be required from the upgraded wastewater network to the development site and proposed premises. These extension works are not currently on Irish Water investment plan therefore, the applicant will be required to fund these local

upgrades. The applicant will also be responsible for any 3rd party consents required to facilitate this extension.

General observations;

The applicant is required to submit design proposals ahead of any SHD application, to IW, for which they will be issued a Statement of Design Acceptance for the development proposal subject to meeting IW Standards & Codes of Practice.

All development is to be carried out in compliance with Irish Waters Standards Codes and Practices and that design layouts for the development proposal have been submitted to Irish Water and that a Statement of Design Acceptance has been issued to the applicant by Irish Water ahead of any SHD Application.

Where any proposals by the applicant to build over or divert existing water or wastewater services the applicant is required to submit details to Irish Water for assessment of feasibility and have written confirmation of feasibility of diversion(s) from Irish Water ahead of any SHD Application to the board.

Queries relating to the observations above should be sent to planning@water.ie

PP. Ali Robinson

Yvonne Harris
Connections and Developer Services



Sean Byrne
Ormond House
Upper Ormond Quay
Dublin 7
D07 W704

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

13 May 2021

Re: Design Submission for White Pines central residential development (the “Development”) (the “Design Submission”) / 190004.

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: Alvaro Garcia
Email: agarcia@water.ie

Yours sincerely,

Yvonne Harris

Head of Customer Operations

Appendix A

Document Title & Revision

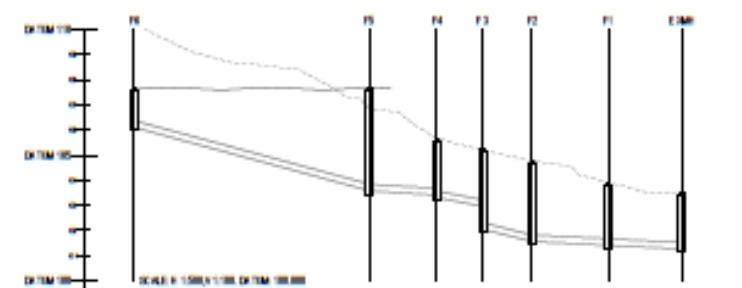
190004-DBFL-CS-SP-DR-C-1001 Proposed Site Services
190004-DBFL-CS-SP-DR-C-3002 Foul Sewer Longsections
190004-DBFL-WM-SP-DR-C-1001 Proposed Watermain Layout

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.

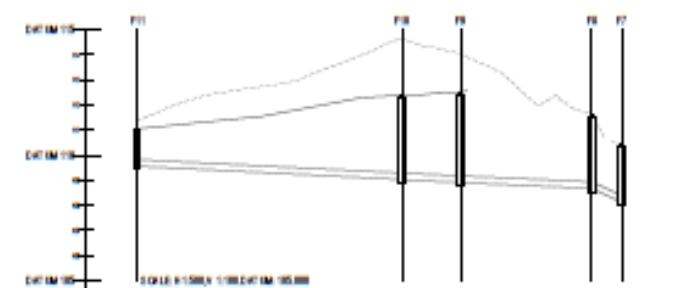


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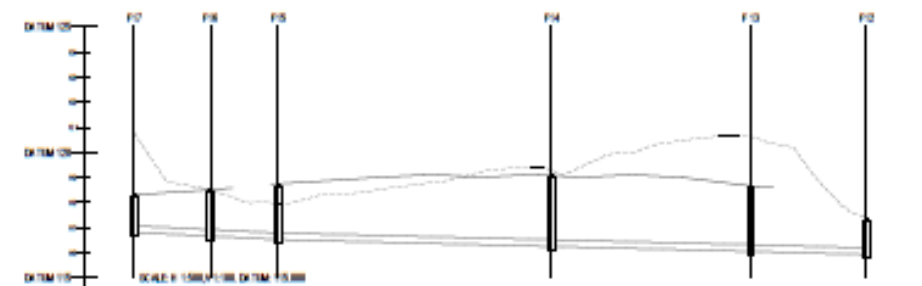
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BASE LEVEL	0	0	0	0	0	0	0	0	0	0
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DEPTH (ft)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
DEPTH (ft)	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
DEPTH (ft)	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000



SCALE: H: 1/8"=1'-0" V: 1/8"=1'-0"

COVER LEVEL	0	0	0	0	0	0
BASE LEVEL	0	0	0	0	0	0
DEPTH (ft)	0	0	0	0	0	0
DEPTH (ft)	0.0	0.0	0.0	0.0	0.0	0.0
DEPTH (ft)	1.0	1.0	1.0	1.0	1.0	1.0
DEPTH (ft)	1.000	1.000	1.000	1.000	1.000	1.000



SCALE: H: 1/8"=1'-0" V: 1/8"=1'-0"

COVER LEVEL	0	0	0	0	0	0	0	0
BASE LEVEL	0	0	0	0	0	0	0	0
DEPTH (ft)	0	0	0	0	0	0	0	0
DEPTH (ft)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
DEPTH (ft)	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
DEPTH (ft)	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000

KEY
 REBAR
 CONCRETE



NO.	DATE	BY	CHKD.
1	10/10/2000	J. J. J.	J. J. J.

DESIGNED BY: J. J. J.
 CHECKED BY: J. J. J.
 DATE: 10/10/2000
 PROJECT: [Project Name]

PROJECT NO. [Project Number]
 SHEET NO. [Sheet Number]
 TOTAL SHEETS [Total Sheets]
 TITLE: [Title]



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DRAFT

DATE	DESCRIPTION	BY	CHKD

DEPT. OF PUBLIC WORKS

DEPT. OF PLANNING

DEPT. OF ENGINEERING

DEPT. OF LAND USE

DEPT. OF TRANSPORTATION

DEPT. OF UTILITIES

DEPT. OF ENVIRONMENTAL SERVICES

DEPT. OF COMMUNITY DEVELOPMENT

DEPT. OF ECONOMIC DEVELOPMENT

DEPT. OF HEALTH SERVICES

DEPT. OF HOUSING

DEPT. OF RECREATION

DEPT. OF SOCIAL SERVICES

DEPT. OF WATER UTILITIES

DEPT. OF ZONING

DEPT. OF PUBLIC WORKS

DEPT. OF PLANNING

DEPT. OF ENGINEERING

DEPT. OF LAND USE

DEPT. OF TRANSPORTATION

DEPT. OF UTILITIES

DEPT. OF ENVIRONMENTAL SERVICES

DEPT. OF COMMUNITY DEVELOPMENT

DEPT. OF ECONOMIC DEVELOPMENT

DEPT. OF HEALTH SERVICES

DEPT. OF HOUSING

DEPT. OF RECREATION

DEPT. OF SOCIAL SERVICES

DEPT. OF WATER UTILITIES

DEPT. OF ZONING

DEPT. OF PUBLIC WORKS

DEPT. OF PLANNING

DEPT. OF ENGINEERING

DEPT. OF LAND USE

DEPT. OF TRANSPORTATION

DEPT. OF UTILITIES

DEPT. OF ENVIRONMENTAL SERVICES

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DEPT. OF HEALTH SERVICES

DEPT. OF HOUSING

DEPT. OF RECREATION

DEPT. OF SOCIAL SERVICES

DEPT. OF WATER UTILITIES

DEPT. OF ZONING

Appendix 4: EIAR Portal Confirmation

David Lee

From: Housing Eiaportal <EIAportal@housing.gov.ie>
Sent: Tuesday 11 May 2021 17:31
To: David Lee
Subject: EIA Portal Confirmation Notice Portal ID 2021089

An EIA Portal notification was received on 11/05/2021 in respect of this proposed application. The information provided has been uploaded to the EIA Portal on 11/05/2021 under EIA Portal ID number **2021089** and is available to view at

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

Portal ID: 2021089

Competent Authority: An Bord Pleanála

Applicant Name: Ardstone Homes Ltd.

Location: Lands south of Stocking Avenue, Dublin 16. The site is principally bounded by the White Pines South residential development to the south; Stocking Avenue to the north, White Pines Retail the west and a greenfield site to the east.

Description: The development will consist of the construction of 114 no. residential units: in 6 no. apartment/duplex blocks, ranging in height from 3 - 6 storeys.

Linear Development: No

Date Uploaded to Portal: 11/05/2021

Regards

Aisling Holohan
EIA Portal team

An Roinn Tithíochta, Rialtais Áitiúil agus Oidhreacht
Department of Housing, Local Government and Heritage

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