

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

Tuesday, 30th March 2021

**Re: PLANNING APPLICATION FOR PROPOSED STRATEGIC HOUSING DEVELOPMENT
COMPRISING 241 NO. RESIDENTIAL UNITS AT A SITE KNOWN AS WHITE PINES EAST, LANDS
NORTH OF STOCKING AVENUE, DUBLIN 16**

Dear Sir/Madam,

On behalf of the applicant Ardstone Homes Limited¹, please find enclosed planning application for Strategic Housing Development in respect of lands north of Stocking Avenue, Stocking Avenue, Dublin 16. The proposed development comprises the construction of 241 no. residential units, including a c.552 sq.m community building and associated residential amenities.

Note 2 No. hard copies have been submitted 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 €45,304.40;
- 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)

¹No. 48 Fitzwilliam Square, Dublin 2, D02 EF89.

- Planning Report, prepared by TPA;
- 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 John Fleming Architects;
- Architectural Design Report prepared by John Fleming Architects;
- Schedules Report (including HQA), prepared by John Fleming Architects.

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



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

Gavin Lawlor
Director
Tom Phillips + Associates