

## 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 north of Stocking Avenue, Dublin 16. The subject site measures c. 2.98 ha and is principally bounded by the White Pines North to the west; Stocking Avenue to the south; Green Acres House to the east; and the M50 to the north.

The development (c.21,278 sqm GFA) will consist of the construction of 241 no. residential units: in 5 no. apartment blocks, ranging in height from 4 - 6 storeys; 3 no. three storey duplex blocks; and, a dedicated community building space (c.552 sqm).

The development will provide 93 no. 1 bed and 148 no. 2 bed units, as follows:

- Block A is a 5 storey block comprising 40 units (20 no. 1 bed units; and 20 no. 2 bed units). Block A includes balconies on southern, northern and western elevations. A dedicated community building space comprising c.552 sqm will also be provided on the ground floor of Block A.
- Block B is a part 2 storey, part 4 storey block comprising 34 units (18 no. 1 bed units; and 16 no. 2 bed units). Block B includes balconies on southern, southern, western and eastern elevations.
- Block C is a part 4 storey, part 5 storey block comprising 43 units (21 no. 1 bed units; and 22 no. 2 bed units) Block C includes balconies on southern, eastern and western elevations. Residential Tenant Amenities comprising c.171 sqm is provided at ground floor level of Block C to serve all residential units, comprising; a reception area, games space, residents lounge and gym space.
- Block D is a 5 storey block comprising 49 no units (21 no. 1 bed units; and 28 no. 2 bed units). Block D includes balconies on southern, western and eastern elevations.
- Block E is a 6 storey block comprising 47 no units (13 no. 1 bed units; and 34 no. 2 bed units). Block E includes balconies on southern, western, eastern and northern elevations.
- 3 no. 3 storey duplex blocks are provided to the western boundary of the site, comprising 28 no. 2 bed units. Balconies and terrace space is provided to the eastern elevation.

The development will also provide 204 no. car parking spaces and 401 no. cycle parking spaces. The main vehicular access to the scheme will be from Stocking Avenue. A second new vehicular access is proposed from White Pines North to the east. Permission is also sought for the omission of a creche measuring c.364.8 sqm as approved under South Dublin County Council File Ref. SD14A/0222.

All other ancillary site development works to facilitate construction, site services, piped infrastructure, 1 no. single storey plant room, 3 no. ESB sub-stations, 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.whitepineseastshd.ie](http://www.whitepineseastshd.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 : 30<sup>th</sup> March 2021