



## STATEMENT IN RESPONSE TO AN BORD PLEANÁLA'S OPINION, FILE REF - 307307-20, WHITE PINES EAST SHD

FOR ASSESSMENT OF PROPOSED RESIDENTIAL DEVELOPMENT AT WHITE PINE  
EAST, STOCKING AVENUE, DUBLIN 16



### PREPARED FOR:

ARDSTONE HOMES  
48 Fitzwilliam Square  
Dublin 2  
D02 EF89

### PREPARED BY:

TOM PHILLIPS + ASSOCIATES  
80 Harcourt Street  
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### IN ASSOCIATION WITH:

VIRTUS PROJECT MANAGMENT  
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D07 WNP2



## 1.0 INTRODUCTION

The following Statement is prepared by Tom Phillips + Associates<sup>1</sup> ("TPA") in association with a multi-disciplinary team, instructed by the Applicant, Ardstone Homes Limited<sup>2</sup>.

This Statement has been prepared to address the issues raised by An Bord Pleanála (ABP) in the Opinion dated 7<sup>th</sup> October 2020 (Case Reference: ABP-307307-20) and issued subsequent to the Pre-Application Consultation stage of the subject SHD application at White Pine East, Stocking Avenue, Dublin 16.

A copy of the Boards Opinion is included at Appendix 1 of this Response.

## 2.0 Pre-Application Proposal v Current Proposal

The proposed development submitted to ABP as part of the Pre-Application stage proposed the construction of 359 no. Build to Rent residential units (including 164 no. 1 bed and 195 no. 2 bed unit) in 4 no. separate apartment blocks ranging in height from 5 – 8 storeys, and, 3 no. single storey detached 2 bed houses. The development also proposed a separate Community Building of 195sqm, located to the north east of the site.

Following consideration of the comments received from ABP and further discussion with SDCC the design scheme undertook several design iterations and modifications to ensure that the proposed development achieves the right balance of increased density and height in a well serviced location whilst minimising the potential off-site impacts (Refer to comparison at Figure 1 below). The current proposal can be summarised as follows:

One of the more notable changes with the current proposal is that the residential units are now proposed for private sale and are no longer proposed as build to rent.

### 2.1 Description of the proposed development

The development will consist of:

- *The construction of 241 no. residential units, in 5 no. apartment blocks, ranging in height from 4-6 storeys, and 3no. three storey duplex block. 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 552sq.m will also be provided on the ground floor of Block A.*
  - *Block B is a 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 Part 5 storey block comprising 43 units (21 no. 1 bed units; 22 no. 2 bed units) Block C includes balconies on southern, eastern and western elevations. Residential Tenant Amenities comprising c.171sq.m 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.*

<sup>1</sup> 80 Harcourt Street, Dublin 2, D02 F449.

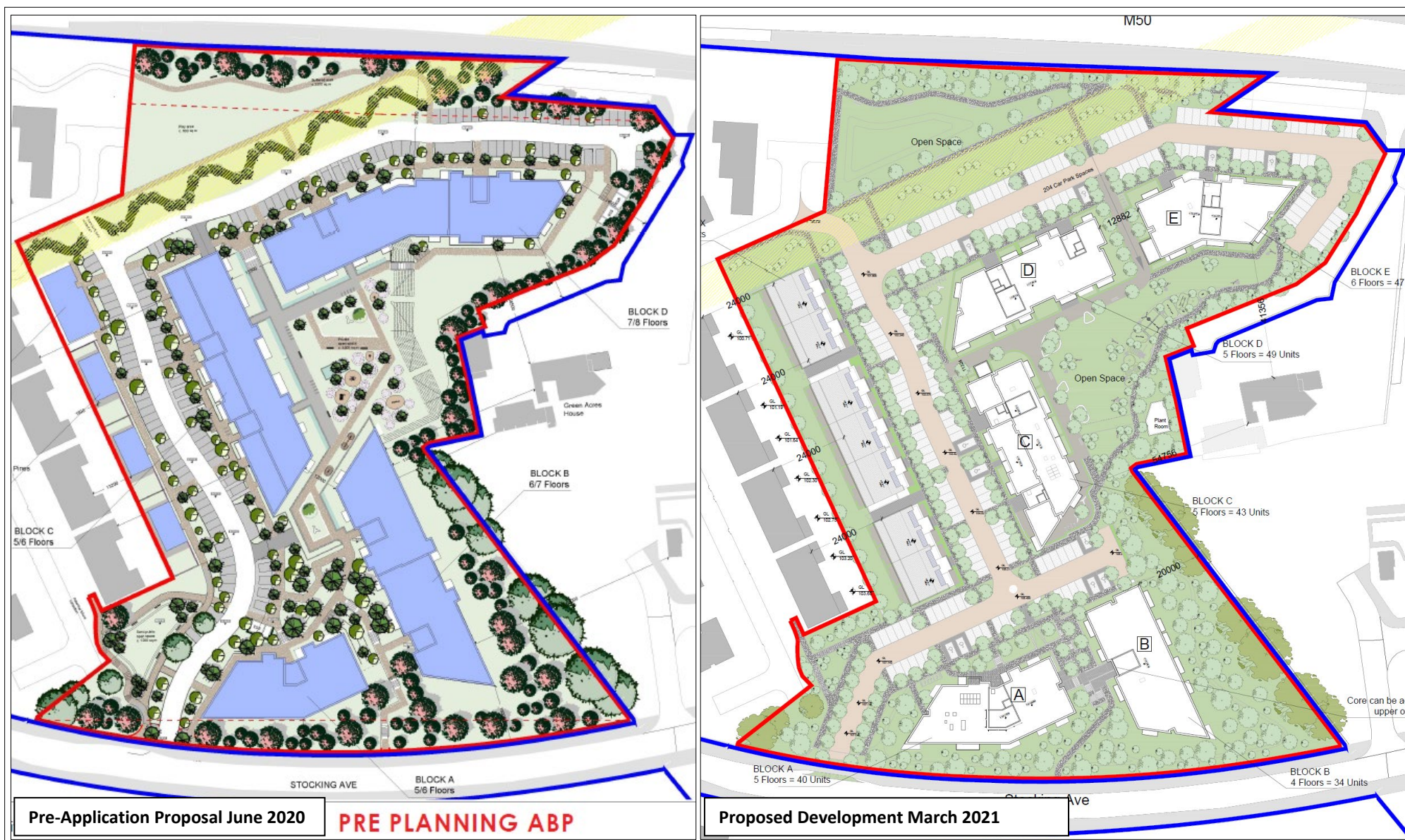
<sup>2</sup>No. 48 Fitzwilliam Square, Dublin 2, D02 EF89.



- *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.*
- *Provision of 204 no. on street car parking spaces*
- *Omission of creche as approved under SDCC Ref. SD14A/0222;*
- *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.*
- *Provision of 422 no. bicycle parking spaces;*
- *All other ancillary site development works to facilitate construction, site services, piped infrastructure, 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.*

What follows is a detailed response to each of the comments raised by ABP and discussion on how the proposed scheme has been modified or reviewed.





**Figure 1.1: Comparison of Pre-Application Proposal (June 2020) and Proposed Development (March 2021)**



### 3.0 RESPONSE TO ISSUES RAISED BY AN BORD PLEANÁLA

In its *Notice of Pre-Application Consultation Opinion* of 7<sup>th</sup> October 2020 (Ref. ABP- 307307-20), the Board considered that the following 1 no. issue needed to be addressed as part of the proposed application, in order to present a reasonable basis for an application for a strategic housing development.

#### 3.1 Development Strategy including Height and Density

The Board stated:

*“Further consideration of the documents as they relate to the planning rationale/ justification for the proposed height and density on the subject lands, having regard to national, regional and local policy, including, but not limited to, the provisions of the ‘Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas (including the associated Urban Design Manual)’, ‘Urban Development and Building Heights - Guidelines for Planning Authorities’ and ‘Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities’.”*

##### 3.1.1 Applicant Response

In response to the above, the proposed development was subject to a number of redesigned elements.

Following detailed review and consideration of the relevant national, regional and local planning policy and to address the Boards comments relating to the proposed height and density, a number of specific design amendments have been incorporated.

Most notably;

- Block A has been reduced in height by 1 no. stories, from 6 no. stories to 5 no stories. As a result the no. of residential units provided in Block A has reduced by 9 no. units.
- Block B has been reduced in height by 2 no. stories, from 6 no. stories to 4 no stories. The footprint of Block B has also been greatly reduced, as shown in Figure 1.1. As a result, the no. of residential units provided in Block B has been reduced by 64 no. units.
- The overall height of Block C remains unaltered at 5 no. stories. However, the footprint of Block C has greatly reduced. Furthermore, the block has been repositioned to provide a more coherent block layout, as shown in Figure 1.1. The no. of residential units provided in Block C has reduced by 37 no. units.
- As shown above, Block D has been completely redesigned as part of the current application. The overall height of the Block has been reduced from 8 no. stories to 6 no. stories. In addition to this the block has also been divided into two separate buildings, block D and Block E. The no. of residential units provided in Blocks D and E have reduced by 33 no. Units, when compared with what was previously proposed in Block D.



- The units proposed to the western boundary of the site, previously proposed as 4 no. single storey structures (3 no. residential mews buildings and a c.195sq.m Community Building), have been completely redesigned and repositioned within the site. This area of the site now provides 3 no. blocks of 3 storey duplex units, providing 28 no. 2 bed apartments. In addition to this, it is also noted that the duplex blocks have been positioned further away from the site's western boundary, to protect the residential amenities of the existing residential units at White Pines North. In addition to the above, it is also noted that there are no windows placed at 2<sup>nd</sup> floor level, to further protect existing residential amenities.
- As noted above, the single-story c.195 sq.m Community Centre Building has also been removed from the site. The community centre space is now provided within the ground floor of Block A. The community centre space is provided to satisfy a phasing requirement of the Ballycullen Oldcourt Local Area Plan (BOLAP) 2014, requiring the provision of a c.190 sq.m. However, it should be noted that the subject development now proposes a c.552 sq.m community building space, substantially in excess of the *BOLAP 2014* phasing requirement. This enlarged space has been provided following extensive consultation between the Applicant and South Dublin County Council (SDCC).
- All units are now proposed for private sale.

As a result of the amendments discussed above, the density and height of the proposed development has been greatly reduced. The overall height of the proposed development has reduced from a development of up to 8 no. stories to the current proposal with a maximum height of 6 no. stories.

It is noted that the development proposed for pre-application consultation proposed a residential density of c.120 units per hectare. The subject application is proposing a residential density of c. 81 no. units per hectare, when considered in isolation (without the balance of the White Pines Masterplan).

As noted in Section 1 of the Planning Report prepared by TPA, the subject Application at White Pines East SHD represents the 4<sup>th</sup> (3<sup>rd</sup> residential) phase of development for the wider White Pines Masterplan Site, identified in Figure 2.1. The White Pines Masterplan site has been provided in its by Ardstone Homes and comprises the provision of 5 no. phases of developments (see Table 2.1), served by a new neighbourhood centre known as White Pines Retail comprising a single storey convenience retail unit (c.1,688 sq.m. GFA) and a three storey creche building (c.591sq.m. GFA).





**Figure 2.1:** Ardstone Homes Development Sites [Source: Bing Maps: Annotated by TPA 2021]

It is therefore considered, in the interest of providing a balanced and sustainable community with a mix of tenure types and housing, assessment of the the proposed development should have due regard to densities achieved across the wider White Pines Masterplan development, meaning that the overall density of the Masterplan site results in c.46.5 dwellings per hectare, rather than 81 per hectare.

White Pines Residential Phases	No. of units	Site Area	Dwellings per Ha
1. White Pines North	175	6.17	28.3
2. White Pines South	106	2.83	37.45
3. White Pines East	241	2.98	80.9
4. White Pines Retail	N/A	N/A	N/A
<b>Subtotal</b>	<b>522</b>	<b>11.98</b>	<b>43.57</b>
<b>Forthcoming Planning Applications</b>			
5. White Pines Central SHD	c.137	2.2	62.27
<b>TOTAL</b>	<b>659</b>	<b>14.18</b>	<b>c.46.5</b>

**Table 2.1:** White Pines Masterplan Site, Residential Densities

Furthermore, it is highlighted that the proposed development has been assessed in detail considering the national, regional and local policy context and this assessment is set out in Section 4 of the Statement of Consistency by TPA. Following detailed analysis of the relevant policies it is considered that the height and density now proposed strikes an appropriate balance between the need to increase height and density in well serviced locations whilst ensuring that the off-site impacts are appropriately considered and managed.



#### 4.0 REQUEST FOR FURTHER INFORMATION

In addition to the item raised in Section 3 of this Response, the Boards Opinion requested the submission of additional information.

*“Furthermore, Pursuant to article 285(5)(b) of the Planning and Development (Strategic Housing Development) Regulations 2017, the prospective applicant is hereby notified that, in addition to the requirements as specified in articles 297 and 298 of the Planning and Development (Strategic Housing Development) Regulations 2017, the following specific information should be submitted with any application for permission:*

These items are addressed in the following section of the Response.

#### 4.1 ABP Request no. 1 – Compliance with Phasing Strategy of the BOLAP 2014

The Board requested;

*“Additional details as relates to compliance, or otherwise, with the Phasing Strategy as set out in the Ballycullen – Oldcourt Local Area Plan, 2014 (as amended 2017).”*

##### 4.1.1 Applicant Response

We direct the Board to Section 5.4 of the *Statement of Consistency*, prepared by TPA. This section of the report provides a detailed assessment of the proposed development's compliance with the phasing strategy set out in the Ballycullen Oldcourt Local Area Plan (BOLAP) 2014.

In addition to the above, potential material contraventions with the phasing strategy of the BOLAP (2014) have also been identified, These items are addressed in detail and justified in Section 5.4 of the *Material Contravention Statement*, submitted with this application.

#### 4.2 ABP Request no. 2 - Housing Quality Assessment

The Board requested;

*“A Housing Quality Assessment (HQA) which provides the specific information regarding the proposed apartments as required by the Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities. The assessment should also demonstrate how the proposed apartments comply with the various requirements of those guidelines, including its specific planning policy requirements. In particular, the report should address the requirements as relates to dual aspect provision, units considered by the prospective applicant to be dual aspect should be clearly indicated on the plans. A rationale/justification as to why the units should be considered dual aspect (if the aspects are not 180 degrees relative to one another) should be provided. In this regard, it may assist the process if reference can be provided to similar units previously granted permission. Justification for the level/percentage of dual aspect provision should also be submitted at application stage.”*





#### 4.2.1 Applicant Response

A *Housing Quality Assessment* (HQA) has been provided by JFA Architecture and is included with this planning application. The HQA provides detailed information on each residential unit proposed as part of the development, confirming that all residential units are designed in accordance with the requirements of the *Sustainable Urban Housing: Design Standards for New Apartments (2020)*. The HQA confirms that 133no. units (c.55%) are provide as true dual aspect.

#### 4.3 ABP Request no. 3

The Board requested;

*“Proposals for the management and operation of the proposed development in accordance with SPPR7 of the Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities, including detailed proposals for the provision and management of support facilities, services and amenities for residents.*

##### 4.3.1 Applicant Response

SPPR 7 of the *Sustainable Urban Housing: Design Standards for New Apartments Guidelines (2018)* relates to proposals that qualify as specific Build to Rent developments.

The development presented to the Board for pre-application consultation comprised the provision of 359no. Build to Rent apartment units. The subject application is submitted to the Board for the provision of 241 no. apartment units for private sale. No aspect of the current proposal comprises the provision of Build to Rent residential units. It is therefore concluded that SPPR 7 of the *Sustainable Urban Housing: Design Standards for New Apartments Guidelines (2018)* no longer applies.

#### 4.4 ABP Request no. 4

The Board requested;

*“Additional justification and/or revised proposals for the level of car parking proposed, having regard to inter alia the provisions of SPPR 8 of the Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities.”*

##### 4.4.1 Applicant Response

SPPR 8 of the *Sustainable Urban Housing: Design Standards for New Apartments Guidelines (2018)* relates to proposals that qualify as specific Build to Rent developments. As noted above, the subject application now comprises the provision of 241 no. apartment units for private sale. Therefore, SPPR 8 of the *Apartment Guidelines (2018)* no longer applies.

It is further noted that a *Parking Strategy* has been submitted with the application, prepared by DBFL Consulting Engineers. This document presents the rationale behind the identification of the quantum of vehicle parking (including mobility impaired parking and service vehicle parking) and cycle parking that is being proposed as part of the subject application. It also sets out the management measures to be deployed to allocate the use and control of parking provided at the proposed development site. The report concludes;



*“Taking all of the above factors, such as the characteristics of the development, the baseline low levels of car use in apartment developments in the area, the proposed mobility measures, the level of car ownership & usage as well the requirement for reduced car parking as set out in the ‘Sustainable Urban Housing: Design Standards for New Apartments, into account it is considered appropriate that a parking provision of 194 car parking spaces (0.80 spaces per unit) for 241 residential apartment units are provided. Out of the total 194 no. car parking spaces, 10 Mobility Impaired spaces will be provided. There will be 10 no. additional spaces for the Community Centre.”*

It should be noted that the application presented to the Board for pre-application consultation comprised the provision of 291 no. car parking spaces to serve the 359 no. residential units, with a parking ratio of c. 0.8 spaces per unit. The subject application comprises the provision of 194 no. parking spaces to serve the 241no. residential units, with a parking ratio of c.0.8 spaces per unit.

#### **4.5 ABP Request no. 5 –**

The Board requested;

*Additional details and/or revised proposals in relation to Transport issues, having regard to comments contained within the Planning Authority’s submission on this pre-application (dated 06<sup>th</sup> July 2020) in relation to gradients, compliance with DMURS, cycleway provision, EV parking, fire tender and bin lorry access routes, refuse management, public lighting and the provision of a Construction Management Plan.*

##### **4.5.1 Applicant Response**

In response to the above we direct the Board to the DMURS Design Statement, prepared by DBFL which responds to each of the identified items above as well as transport issues in general.

#### **4.6 ABP Request no. 6 –**

The Board requested;

*Additional details and/or revised proposals in relation to the proposed community centre, having regard to the quantum of floor area proposed and the viability of same, and to the concerns as raised by the Planning Authority in relation to same.*

##### **4.6.1 Applicant Response**

As noted in Section 2.1.1 above, the application submitted to the Board for pre-application consultation comprised the provision of a 195 sq.m community building, to satisfy the phasing requirements of the *BOLAP (2014)*. Following consultation between Ardstone Homes and South Dublin County Council, the subject application now proposes the provision of a c.552sq.m community building space located on the ground floor of Block A, at the site’s main entrance to Stocking Avenue. This enlarged space has been provided to provide a more substantial space for the local community.

The space will provide adaptable multi-function rooms, meeting room, Kid's Room, a shared kitchen/lounge space, administration space and ancillary spaces.

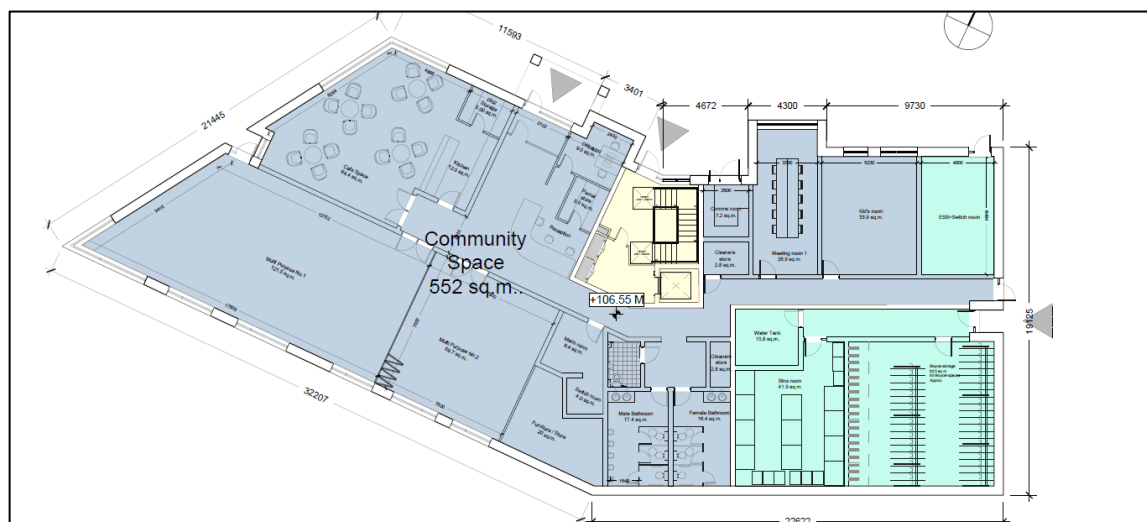


Figure 3.1: Block A Ground Floor Plan [Drawing no WPE-JFA-XX-AB-DR-A-P2001, prepared by JFA]

#### 4.7 ABP Request no. 7–

The Board requested;

*A report that addresses issues of residential amenity (both existing residents of nearby development and future occupants), specifically with regards to daylight/sunlight analysis, overlooking, overshadowing, visual impact and noise. The report shall include full and complete drawings including levels and cross-sections showing the relationship between the proposed development and nearby residential development.*

##### 4.7.1 Applicant Response

In response to the above, a *Sunlight Daylight and Shadowing Analysis* has been prepared by OCSC Consulting Engineers. This provides a quantitative assessment of all residential units proposed, in accordance with Section 3.2 of the *Urban Development and Building Heights Guidelines for Planning Authorities 2018*.

The report confirms c.98.6% compliance rate has been achieved across the development in relation to internal daylight levels.

Excellent levels of sunlight will be achieved within the open amenity spaces and good levels of sunlight will be received for the windows across the development.

There is negligible daylight and sunlight impact to adjacent properties, since they are located a substantial distance from the proposed development. As noted in Section 9 of the *Sunlight Daylight and Shadowing Analysis*;

*“The only adjacent property that would receive a minimal sunlight impact is the Green Acres House, however, the impact will be perceivable after 4 p.m. on March 21st. Due to the location of the Green Acres House garden and the only perceivable impact from the proposed development after 4p.m., no further analysis was required. It can be stated that no further overshadowing to any of the sensitive receptors will be*





*perceived and all receptors will still receive excellent levels of sunlight once the proposed development is constructed."*

What about overlooking, visual impact and noise?

#### **4.8 ABP Request no. 8–**

The Board requested;

*"Additional details and/or revised proposals in relation to the issue of Landscaping having regard to comments contained within the Planning Authority's submission on this pre-application (dated 06th July 2020) namely in relation to green infrastructure, SuDS, protection of retained trees and additional details in relation to landscaping proposals."*

##### **4.8.1 Applicant Response**

In response to the above, a *Landscape Design Statement* prepared by Mitchell + Associates Landscape Architects (MA) is submitted with the current application. The Landscape Design Statement provides details on green infrastructure and landscape proposals.

In addition to the above, a Biodiversity Management Plan is also submitted, prepared by Altamar Environmental Consultants, to assist in minimising impacts on species and habitats across the sites. The Biodiversity Management Plan also provides details on the practical reinstatement and management solutions to be incorporated on site to enhance, retain and encourage biodiversity on site.

Regarding the protection of existing trees, we direct the Board to the Aboricultural Impact Assessment, Tree Survey and drawings prepared by CMK Horticulture and Arboriculture Ltd.

SuDS measures are addressed in detail in Section 3.2.6 of the *Infrastructure Design Report*, prepared by DBFL.

#### **4.9 ABP Request no. 9–**

The Board requested;

*"Confirmation that Irish Water can accommodate the proposed development, having regard to Irish Water's submission on this pre-application (dated 9th July 2020), which states inter alia that upgrade works to the Irish Water Network are required, namely the completion of the Ballycullen/Oldcourt LNRP."*

##### **4.9.1 Applicant Response**

We direct the Board to the acceptance of design feedback letter received from Irish Water (dated 5<sup>th</sup> February 2021) which states;

*"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."*



Please refer to Appendix 10.2 of the EIAR for correspondence with Irish Water.

#### **4.10 ABP Request no. 10–**

The Board requested;

*Additional details and/or revised proposals in relation to the issue of surface water/flooding having regard to comments contained within the Planning Authority's submission on this pre-application (dated 06th July 2020).*

##### **4.10.1 Applicant Response**

In response to the above, we direct the Board to Chapter 10 of the EIAR submitted with this application, which contains a Site-Specific Flood Risk Assessment for the proposed development. The Site-Specific Flood Risk Assessment was undertaken in accordance with the requirements of *The Planning System and Flood Risk Management, Guidelines for Planning Authorities*. Following the Flood Risk Assessment, it was determined that the site is located in Flood Zone C as defined by the Guidelines. It concluded that;

*"The proposed development is appropriate for the site's flood zone category.*

*The sequential approach outlined in the Guidelines has been adhered to and that the 'Avoid' principal has been achieved. The proposed development is considered to have the required level of flood protection up to and including the 1% AEP flood event. Overland flow paths have been identified for pluvial flooding exceeding the capacity of the surface water drainage network"*

#### **4.11 ABP Request no. 11–**

The Board requested;

*Additional CGIs/visualisations/3D modelling including additional views from the White Pines development to the west of the proposed development.*

##### **4.11.1 Applicant Response**

In response to the above, a number of additional views, taken from the White Pines North (the White Pines development to the west of the proposed development) have been prepared by 3D Design Bureau (3DDB), and are included in the Verified Views and Photomontages document submitted with this application.

In addition to the above, we further direct the Board to the *Landscape and Visual Impact Assessment*, prepared by MA, included at Chapter 9 of the EIAR, submitted with this application.

#### **4.12 ABP Request no. 12–**

The Board requested;



*A report that specifically addresses the proposed materials and finishes of buildings, landscaped areas and any screening/boundary treatment. Particular regard should be had to the requirement to provide high quality and sustainable finishes and details which seek to create a distinct character for the development.*

#### **4.12.1 Applicant Response**

In response to the above, we direct the Board to the *Architectural Design Statement* and Architectural Drawings, prepared by JFA Architects. As noted in the Architectural Design Statement, there is a broad range of materials proposed within this development, varying depending of use and location. In general, the elevations comprise the use of glass, stone, brick and render finishes within the elevations of Blocks A – E and the duplex blocks. Overall the mix of materials and finishes is considered to present a high quality design response which uses sustainable finishes, creating a distinctive character for the development.

A *Landscape Design Report*, prepared by MA, is submitted with this application. The Landscape Design report demonstrates how the proposed landscape scheme has been developed having regard to the; *SDDP 2016 – 2022*; *BOLAP (2014)*; *Design Manual for Urban Roads and Streets*; *National Children’s Play Policy ‘Ready Steady Play’*; and the *All-Ireland Pollinator Plan 2015-2020*.

#### **4.13 ABP Request no. 13–**

The Board requested;

*A plan of the proposed open space within the site clearly delineating public, communal and private spaces.*

#### **4.13.1 Applicant Response**

In response to the above, we direct the Board to Section 7 of the Landscape Design Report, prepared by MA. This section notes, c. 44.7% of the overall site area (c.13,347sq.m) is provided as public open space. Of this, 6956 sq.m (c.23%) will be provided as useable public open space including a level kickabout space, incidental play elements and lawns. A further 6391m<sup>2</sup> (c.21%) will be provided as visual amenity comprising walking trails, woodland habitats and green links. 782m<sup>2</sup> of semi-public open space is also provided to the western boundary to serve the duplex units.





**Figure 3.1:** Landscape Breakdown. [Source: Landscape Design Report, prepared by MA]

#### 4.14 ABP Request no. 14

The Board requested;

*A masterplan document outlining how this site could interact with any future proposals on the Green Acres site to the east of the proposal site.*

##### 4.14.1 Applicant Response

In response to the above, we direct the Board to Section 4 of the Landscape Design Statement and the Landscape Masterplan, prepared by MA, which shows the proposed landscape design has been carefully selected to ensure it can provide meaningful future connections to Green Acre House to the east, should this site come forward for redevelopment.

Space is allocated on the north eastern boundary of the site, to provide a potential future vehicle connection. In addition to this, it is also noted that a woodland boundary has been placed along the western boundary, which can be easily adapted to provide future pedestrian connections, if considered appropriate.

#### 4.15 ABP Request no. 15

The Board requested;

*“Waste Management Details”*

##### 4.15.1 Applicant Response



We direct the Board to Chapter 13 of the EIAR submitted with this application, prepared by AWN Consulting Ltd. This Chapter provides a detailed assessments of the waste generated during the operational phase of the proposed development. Appendix 13.2 of the EIAR provides an Operational Waste Management Plan for the proposed development.

#### **4.16 ABP Request no. 16 –**

The Board requested a;

*“Site Specific Construction and Demolition Waste Management Plan”*

##### **4.16.1 Applicant Response**

As noted above, Chapter 13 of the EIAR submitted with this application, prepared by AWN Consulting Ltd, provides a detailed assessment of the waste generated during the construction phase of the proposed development. Appendix 13.1 of the EIAR provides a *Construction and Demolition Management Plan* for the proposed development.



## 5.0 PRESCRIBED BODIES TO BE NOTIFIED

Lastly, the board's opinion also set out a list of prescribed bodies, to be notified, in accordance with article 285(5)(a) of the Planning and Development (Strategic Housing Development) Regulations 2017, in the event of making an application.

*"Also, pursuant to article 285(5)(a) of the Planning and Development (Strategic Housing Development) Regulations 2017, the prospective applicant is informed that the following authorities should be notified in the event of the making of an application arising from this notification in accordance with section 8(1)(b) of the Planning and Development (Housing) and Residential Tenancies Act 2016:*

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"

## 5.1 Applicant Response

We confirm that 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.

A copy of the letter issued to the following authorities is included in Appendix 2 of this report;

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"





## **6.0 CONCLUSION**

This document indicates how the items outlined in the pre-application consultation opinion from An Bord Pleanála in relation to a proposed residential development have been addressed in full by the applicant and design prior to lodgement of the application to An Bord Pleanála.

The document also addresses the specific information requested by An Bord Pleanála and identifies the source or location of the response within the planning submission documentation.

The relevant authorities identified in the pre-application consultation opinion from An Bord Pleanála have also been notified of the submission of the planning application in accordance with Section 8(1)(b) of the Planning and Development (Housing) and Residential Tenancies Act 2016.

It is respectfully submitted that the proposed development is consistent with the proper planning and sustainable development of the area, and is consistent with all relevant national, regional and local planning policies and guidelines.

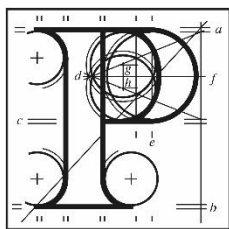
Should you have any questions on any aspect of the proposed development, please do not hesitate to contact us.

Yours faithfully

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



## **APPENDIX 1 – ABP OPINION**



An  
Bord  
Pleanála

**Case Reference:**  
**ABP-307307-20**

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

### **Notice of Pre-Application Consultation Opinion**

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**Proposed Development: 359 no. Build to Rent residential units (3 no. houses, 356 no. apartments) and associated site works.**

**Lands North of Stocking Avenue, Stocking Avenue, Woodstown, Dublin 16.**

An Bord Pleanála has considered the issues raised in the pre-application consultation process and, having regard to the consultation meeting and the submission of the planning authority, is of the opinion that the documents submitted with the request to enter into consultations require further consideration and amendment to constitute a reasonable basis for an application for strategic housing development.

An Bord Pleanála considers that the following issues need to be addressed in the documents submitted that could result in them constituting a reasonable basis for an application for strategic housing development.

#### **1. Development Strategy including Height and Density**

Further consideration of the documents as they relate to the planning rationale/ justification for the proposed height and density on the subject lands, having regard to national, regional and local policy, including, but not limited to, the provisions of the 'Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas (including the associated Urban Design Manual)', 'Urban Development and Building Heights - Guidelines for Planning Authorities' and 'Sustainable Urban



Housing: Design Standards for New Apartments Guidelines for Planning Authorities’.

Furthermore, Pursuant to article 285(5)(b) of the Planning and Development (Strategic Housing Development) Regulations 2017, the prospective applicant is hereby notified that, in addition to the requirements as specified in articles 297 and 298 of the Planning and Development (Strategic Housing Development) Regulations 2017, the following specific information should be submitted with any application for permission:

1. Additional details as relates to compliance, or otherwise, with the Phasing Strategy as set out in the Ballycullen – Oldcourt Local Area Plan, 2014 (as amended 2017).
2. A Housing Quality Assessment (HQA) which provides the specific information regarding the proposed apartments as required by the Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities. The assessment should also demonstrate how the proposed apartments comply with the various requirements of those guidelines, including its specific planning policy requirements. In particular, the report should address the requirements as relates to dual aspect provision, units considered by the prospective applicant to be dual aspect should be clearly indicated on the plans. A rationale/justification as to why the units should be considered dual aspect (if the aspects are not 180 degrees relative to one another) should be provided. In this regard, it may assist the process if reference can be provided to similar units previously granted permission. Justification for the level/percentage of dual aspect provision should also be submitted at application stage.
3. Proposals for the management and operation of the proposed development in accordance with SPPR7 of the Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities, including detailed proposals for the provision and management of support facilities, services and amenities for residents.

4. Additional justification and/or revised proposals for the level of car parking proposed, having regard to *inter alia* the provisions of SPPR 8 of the Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities.
5. Additional details and/or revised proposals in relation to Transport issues, having regard to comments contained within the Planning Authority's submission on this pre-application (dated 06<sup>th</sup> July 2020) in relation to gradients, compliance with DMURS, cycleway provision, EV parking, fire tender and bin lorry access routes, refuse management, public lighting and the provision of a Construction Management Plan.
6. Additional details and/or revised proposals in relation to the proposed community centre, having regard to the quantum of floor area proposed and the viability of same, and to the concerns as raised by the Planning Authority in relation to same.
7. A report that addresses issues of residential amenity (both existing residents of nearby development and future occupants), specifically with regards to daylight/sunlight analysis, overlooking, overshadowing, visual impact and noise. The report shall include full and complete drawings including levels and cross-sections showing the relationship between the proposed development and nearby residential development.
8. Additional details and/or revised proposals in relation to the issue of Landscaping having regard to comments contained within the Planning Authority's submission on this pre-application (dated 06<sup>th</sup> July 2020) namely in relation to green infrastructure, SuDS, protection of retained trees and additional details in relation to landscaping proposals.
9. Confirmation that Irish Water can accommodate the proposed development, having regard to Irish Water's submission on this pre-application (dated 9<sup>th</sup> July 2020), which states *inter alia* that upgrade works to the Irish Water Network are required, namely the completion of the Ballycullen/Oldcourt LNRP.

- 10.** Additional details and/or revised proposals in relation to the issue of surface water/flooding having regard to comments contained within the Planning Authority's submission on this pre-application (dated 06<sup>th</sup> July 2020).
- 11.** Additional CGIs/visualisations/3D modelling including additional views from the White Pines development to the west of the proposed development.
- 12.** A report that specifically addresses the proposed materials and finishes of buildings, landscaped areas and any screening/boundary treatment. Particular regard should be had to the requirement to provide high quality and sustainable finishes and details which seek to create a distinct character for the development.
- 13.** A plan of the proposed open space within the site clearly delineating public, communal and private spaces.
- 14.** A masterplan document outlining how this site could interact with any future proposals on the Green Acres site to the east of the proposal site.
- 15.** Waste Management Details.
- 16.** Site Specific Construction and Demolition Waste Management Plan.

Also, pursuant to article 285(5)(a) of the Planning and Development (Strategic Housing Development) Regulations 2017, the prospective applicant is informed that the following authorities should be notified in the event of the making of an application arising from this notification in accordance with section 8(1)(b) of the Planning and Development (Housing) and Residential Tenancies Act 2016:

- 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**

**PLEASE NOTE:**

Under section 6(9) of the Planning and Development (Housing) and Residential Tenancies Act 2016, neither the holding of a consultation under section 6, nor the forming of an opinion under that section, shall prejudice the performance by the Board, or the planning authority or authorities in whose area the proposed strategic housing development would be situated, of any other of their respective functions under the Planning and Development Acts 2000 to 2016 or any other enactment and cannot be relied upon in the formal planning process or in legal proceedings.

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Tom Rabbette  
Assistant Director of Planning  
October, 2020



## **APPENDIX 2 – LETTERS TO PRESCRIBED BODIES**



Gosia O'Sullivan  
Spatial Planning Specialist  
Irish Water  
Colvill House  
24-26 Talbot Street  
Dublin 1

Tuesday, 30<sup>th</sup> March 2021

Dear Gosia,

**RE: STRATEGIC HOUSING DEVELOPMENT (SHD) AT A SITE KNOWN AS WHITE PINES EAST, LANDS NORTH OF STOCKING AVENUE, DUBLIN 16**

## **1.0 INTRODUCTION**

On behalf of the applicant Ardstone Homes Limited<sup>1</sup>, please find the enclosed Strategic Housing Development (SHD) planning application for the above referenced proposal, submitted to An Bord Pleanála in accordance with Section 5 *Planning and Development (Housing) and Residential Tenancies Act, 2016 ('the 2016 Act')*.

The application is made following Pre-Application Consultation and the receipt of a Notice of Pre-Application Consultation Opinion issued by An Bord Pleanála on 7<sup>th</sup> October 2020.

Under article 285(5)(a) of the *Planning and Development (Strategic Housing Development) Regulations 2017*, we have been instructed by An Bord Pleanála to inform you of the aforementioned planning application in accordance with section 8(1)(b) of the *Planning and Development (Housing) and Residential Tenancies Act 2016*.

## **2.0 SUMMARY OF DEVELOPMENT**

In summary, the development will consist of:

- *The construction of 241 no. residential units, in 5 no. apartment blocks, ranging in height from 4-6 storeys, and 3no. three storey duplex block. 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 552sq.m will also be provided on the ground floor of Block A.*
  - *Block B is a 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;*

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



- *Block C is a Part 4 Part 5 storey block comprising 43 units (21 no. 1 bed units; 22 no. 2 bed units) Block C includes balconies on southern, eastern and western elevations. Residential Tenant Amenities comprising c.171sq.m 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.*
- *Provision of 204 no. on street car parking spaces*
- *Omission of creche as approved under SDCC Ref. SD14A/0222;*
- *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.*
- *Provision of 401 no. bicycle parking spaces;*
- *All other ancillary site development works to facilitate construction, site services, piped infrastructure, 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.*

### 3.0 SUBMISSION PROCEDURE

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, 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.

Please note that 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, 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.

A copy of the application may also be inspected online at the following website set up by the applicant: [whitepineseastshd.ie](http://whitepineseastshd.ie).

Any enquiries relating to the application process should be directed to the Strategic Housing Development Section of An Bord Pleanála (Tel. 01-8588100).

Please do not hesitate to contact us if you require any further information.

Yours faithfully

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

Conor Rooney  
Development Applications Unit  
Department of Culture, Heritage and the Gaeltacht  
Newtown Road  
Wexford  
Y35 AP90

Tuesday, 30<sup>th</sup> March 2021

Dear Mr Rooney,

**RE: STRATEGIC HOUSING DEVELOPMENT (SHD) AT A SITE KNOWN AS WHITE PINES EAST, LANDS NORTH OF STOCKING AVENUE, DUBLIN 16**

## **1.0 INTRODUCTION**

On behalf of the applicant Ardstone Homes Limited<sup>1</sup>, please find the enclosed Strategic Housing Development (SHD) planning application for the above referenced proposal, submitted to An Bord Pleanála in accordance with Section 5 *Planning and Development (Housing) and Residential Tenancies Act, 2016* ('the 2016 Act').

The application is made following Pre-Application Consultation and the receipt of a Notice of Pre-Application Consultation Opinion issued by An Bord Pleanála on 7<sup>th</sup> October 2020.

Under article 285(5)(a) of the *Planning and Development (Strategic Housing Development) Regulations 2017*, we have been instructed by An Bord Pleanála to inform you of the aforementioned planning application in accordance with section 8(1)(b) of the *Planning and Development (Housing) and Residential Tenancies Act 2016*.

## **2.0 SUMMARY OF DEVELOPMENT**

In summary, the development will consist of:

- *The construction of 241 no. residential units, in 5 no. apartment blocks, ranging in height from 4-6 storeys, and 3no. three storey duplex block. 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 552sq.m will also be provided on the ground floor of Block A.*

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



- *Block B is a 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 Part 5 storey block comprising 43 units (21 no. 1 bed units; 22 no. 2 bed units) Block C includes balconies on southern, eastern and western elevations. Residential Tenant Amenities comprising c.171sq.m 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.*
- *Provision of 204 no. on street car parking spaces*
- *Omission of creche as approved under SDCC Ref. SD14A/0222;*
- *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.*
- *Provision of 401 no. bicycle parking spaces;*
- *All other ancillary site development works to facilitate construction, site services, piped infrastructure, 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.*

### 3.0 SUBMISSION PROCEDURE

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, 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.

Please note that 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, 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.

A copy of the application may also be inspected online at the following website set up by the applicant: [whitepineseastshd.ie](http://whitepineseastshd.ie).

Any enquiries relating to the application process should be directed to the Strategic Housing Development Section of An Bord Pleanála (Tel. 01-8588100).

Please do not hesitate to contact us if you require any further information.

Yours faithfully

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

Alison Harvey,  
Heritage Council,  
Church Lane,  
Kilkenny,  
R95 X264

Tuesday, 30<sup>th</sup> March 2021

Dear Ms. Harvey,

**RE: STRATEGIC HOUSING DEVELOPMENT (SHD) AT A SITE KNOWN AS WHITE PINES EAST, LANDS NORTH OF STOCKING AVENUE, DUBLIN 16**

## **1.0 INTRODUCTION**

On behalf of the applicant Ardstone Homes Limited<sup>1</sup>, please find the enclosed Strategic Housing Development (SHD) planning application for the above referenced proposal, submitted to An Bord Pleanála in accordance with Section 5 *Planning and Development (Housing) and Residential Tenancies Act, 2016* ('the 2016 Act').

The application is made following Pre-Application Consultation and the receipt of a Notice of Pre-Application Consultation Opinion issued by An Bord Pleanála on 7<sup>th</sup> October 2020.

Under article 285(5)(a) of the *Planning and Development (Strategic Housing Development) Regulations 2017*, we have been instructed by An Bord Pleanála to inform you of the aforementioned planning application in accordance with section 8(1)(b) of the *Planning and Development (Housing) and Residential Tenancies Act 2016*.

## **2.0 SUMMARY OF DEVELOPMENT**

In summary, the development will consist of:

- *The construction of 241 no. residential units, in 5 no. apartment blocks, ranging in height from 4-6 storeys, and 3no. three storey duplex block. 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 552sq.m will also be provided on the ground floor of Block A.*
  - *Block B is a 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;*

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



- *Block C is a Part 4 Part 5 storey block comprising 43 units (21 no. 1 bed units; 22 no. 2 bed units) Block C includes balconies on southern, eastern and western elevations. Residential Tenant Amenities comprising c.171sq.m 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.*
- *Provision of 204 no. on street car parking spaces*
- *Omission of creche as approved under SDCC Ref. SD14A/0222;*
- *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.*
- *Provision of 401 no. bicycle parking spaces;*
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### 3.0 SUBMISSION PROCEDURE

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, 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.

Please note that 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, 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.

A copy of the application may also be inspected online at the following website set up by the applicant: [whitepineseastshd.ie](http://whitepineseastshd.ie).

Any enquiries relating to the application process should be directed to the Strategic Housing Development Section of An Bord Pleanála (Tel. 01-8588100).

Please do not hesitate to contact us if you require any further information.

Yours faithfully

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

An Taisce – The National Trust for Ireland,  
Tailors Hall,  
Back Lane,  
Dublin 8,  
D08 X2A3

Tuesday, 30<sup>th</sup> March 2021

Dear Sir/Madam,

**RE: STRATEGIC HOUSING DEVELOPMENT (SHD) AT A SITE KNOWN AS WHITE PINES EAST, LANDS NORTH OF STOCKING AVENUE, DUBLIN 16**

## **1.0 INTRODUCTION**

On behalf of the applicant Ardstone Homes Limited<sup>1</sup>, please find the enclosed Strategic Housing Development (SHD) planning application for the above referenced proposal, submitted to An Bord Pleanála in accordance with Section 5 *Planning and Development (Housing) and Residential Tenancies Act, 2016* ('the 2016 Act').

The application is made following Pre-Application Consultation and the receipt of a Notice of Pre-Application Consultation Opinion issued by An Bord Pleanála on 7<sup>th</sup> October 2020.

Under article 285(5)(a) of the *Planning and Development (Strategic Housing Development) Regulations 2017*, we have been instructed by An Bord Pleanála to inform you of the aforementioned planning application in accordance with section 8(1)(b) of the *Planning and Development (Housing) and Residential Tenancies Act 2016*.

## **2.0 SUMMARY OF DEVELOPMENT**

In summary, the development will consist of:

- *The construction of 241 no. residential units, in 5 no. apartment blocks, ranging in height from 4-6 storeys, and 3no. three storey duplex block. 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 552sq.m will also be provided on the ground floor of Block A.*
  - *Block B is a 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;*

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



- *Block C is a Part 4 Part 5 storey block comprising 43 units (21 no. 1 bed units; 22 no. 2 bed units) Block C includes balconies on southern, eastern and western elevations. Residential Tenant Amenities comprising c.171sq.m 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.*
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- *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.*
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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.

Please note that 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, 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.

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Any enquiries relating to the application process should be directed to the Strategic Housing Development Section of An Bord Pleanála (Tel. 01-8588100).

Please do not hesitate to contact us if you require any further information.

Yours faithfully

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

Olivia Morgan  
Transport Infrastructure Ireland  
Parkgate Business Centre  
Parkgate Street  
Dublin 8  
D08 DK10

Tuesday, 30<sup>th</sup> March 2021

Dear Ms. Morgan,

**RE: STRATEGIC HOUSING DEVELOPMENT (SHD) AT A SITE KNOWN AS WHITE PINES EAST, LANDS NORTH OF STOCKING AVENUE, DUBLIN 16**

## **1.0 INTRODUCTION**

On behalf of the applicant Ardstone Homes Limited<sup>1</sup>, please find the enclosed Strategic Housing Development (SHD) planning application for the above referenced proposal, submitted to An Bord Pleanála in accordance with Section 5 *Planning and Development (Housing) and Residential Tenancies Act, 2016* ('the 2016 Act').

The application is made following Pre-Application Consultation and the receipt of a Notice of Pre-Application Consultation Opinion issued by An Bord Pleanála on 7<sup>th</sup> October 2020.

Under article 285(5)(a) of the *Planning and Development (Strategic Housing Development) Regulations 2017*, we have been instructed by An Bord Pleanála to inform you of the aforementioned planning application in accordance with section 8(1)(b) of the *Planning and Development (Housing) and Residential Tenancies Act 2016*.

## **2.0 SUMMARY OF DEVELOPMENT**

In summary, the development will consist of:

- *The construction of 241 no. residential units, in 5 no. apartment blocks, ranging in height from 4-6 storeys, and 3no. three storey duplex block. 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 552sq.m will also be provided on the ground floor of Block A.*

---

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



- *Block B is a 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 Part 5 storey block comprising 43 units (21 no. 1 bed units; 22 no. 2 bed units) Block C includes balconies on southern, eastern and western elevations. Residential Tenant Amenities comprising c.171sq.m 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.*
- *Provision of 204 no. on street car parking spaces*
- *Omission of creche as approved under SDCC Ref. SD14A/0222;*
- *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.*
- *Provision of 401 no. bicycle parking spaces;*
- *All other ancillary site development works to facilitate construction, site services, piped infrastructure, 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.*

### 3.0 SUBMISSION PROCEDURE

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, 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:

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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.

Please note that 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, 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.

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Please do not hesitate to contact us if you require any further information.

Yours faithfully

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

David O'Sullivan  
National Transport Authority  
Floor 4  
Dún Scéine  
Iveagh Court  
Harcourt Lane  
Dublin 2

Tuesday, 30<sup>th</sup> March 2021

Dear Mr. O'Sullivan,

**RE: STRATEGIC HOUSING DEVELOPMENT (SHD) AT A SITE KNOWN AS WHITE PINES EAST, LANDS NORTH OF STOCKING AVENUE, DUBLIN 16**

## **1.0 INTRODUCTION**

On behalf of the applicant Ardstone Homes Limited<sup>1</sup>, please find the enclosed Strategic Housing Development (SHD) planning application for the above referenced proposal, submitted to An Bord Pleanála in accordance with Section 5 *Planning and Development (Housing) and Residential Tenancies Act, 2016* ('the 2016 Act').

The application is made following Pre-Application Consultation and the receipt of a Notice of Pre-Application Consultation Opinion issued by An Bord Pleanála on 7<sup>th</sup> October 2020.

Under article 285(5)(a) of the *Planning and Development (Strategic Housing Development) Regulations 2017*, we have been instructed by An Bord Pleanála to inform you of the aforementioned planning application in accordance with section 8(1)(b) of the *Planning and Development (Housing) and Residential Tenancies Act 2016*.

## **2.0 SUMMARY OF DEVELOPMENT**

In summary, the development will consist of:

- *The construction of 241 no. residential units, in 5 no. apartment blocks, ranging in height from 4-6 storeys, and 3no. three storey duplex block. 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 552sq.m will also be provided on the ground floor of Block A.*
  - *Block B is a 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;*

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



- *Block C is a Part 4 Part 5 storey block comprising 43 units (21 no. 1 bed units; 22 no. 2 bed units) Block C includes balconies on southern, eastern and western elevations. Residential Tenant Amenities comprising c.171sq.m 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;*
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- *Provision of 204 no. on street car parking spaces*
- *Omission of creche as approved under SDCC Ref. SD14A/0222;*
- *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.*
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Please note that 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, 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.

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Please do not hesitate to contact us if you require any further information.

Yours faithfully

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

Marie Dowdall  
South Dublin Childcare Committee  
C6 Clondalkin Civic Offices  
Ninth Lock Road  
Clondalkin,  
Dublin 22

Tuesday, 30<sup>th</sup> March 2021

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