

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.

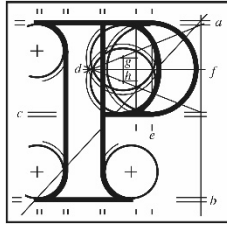
#### **Other Statutory Codes**

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  
Bord  
Pleanála

## 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:	Oscar Carballal
Firm/Company:	John Fleming Architects

## 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 North 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.  The ITM centre point is 712603, 726185
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:	2.98 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:  <b>If the applicant is not the legal owner</b> , 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: [ ]	
<p>If the answer is "Yes" above, identify the lands and state the nature of the control involved:</p> <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 commenced construction in 2020 and is due for completion Q3 of 2021. White Pines Central (a greenfield site subject to a separate forthcoming SHD application) located south of the application site.</p> <p>For further information please refer to Appendix 1.</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><b>Note:</b> 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):		
<b>Reg. Ref. No. / An Bord Pleanála Ref. No.</b>	<b>Nature of Proposed Development</b>	<b>Final Decision by Planning Authority / An Bord Pleanála</b>
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
SD14A/0222, as amended by SDCC Ref. SD17A/0465, Granted February 2018; SDCC Ref. SD18A/0196, Granted, July; SDCC Ref. SD17A/0132, Granted August 2017; and SDCC Ref. SD18A/0300, Granted March 2019.	The provision of 175 no. dwellings on the White Pines North Site	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):

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).

White Pines South Residential Development, SD17A/0359, SD17A/0443 and SD10A/0041/ ABP PL06S.304670

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

White Pines Central SHD Pre- Application Consultation,Ref. ABP-308642-20.

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 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.*
  - *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.*

Please submit a site location map sufficient to identify the land, at appropriate scale.	<b>Enclosed:</b> Yes: [ X ] No: [   ]
Please submit a layout plan of the proposed development, at appropriate scale.	<b>Enclosed:</b> Yes: [ X ] No: [   ]

## 10. Pre-Application Consultations

<b>(A) Consultation with Planning Authority:</b>  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:	
Planning Authority reference number:	SHD1SPP003/20
Meeting date(s):	6 <sup>th</sup> March 2020
<b>(B) Consultation with An Bord Pleanála:</b>  State the date(s) and An Bord Pleanála reference number(s) of the pre-application consultation meeting(s) with An Bord Pleanála:	
An Bord Pleanála reference number:	ABP- 307307-20
Meeting date(s):	9 <sup>th</sup> September 2020
<b>(C) Any Consultation with Prescribed Authorities or the Public:</b>  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:	

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

Consultation letters have been issued to the following authorities;

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 1 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?		<b>Enclosed:</b> 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 30 March 2021	
(b) Is a copy of the site notice relating to the proposed development enclosed with this application?		<b>Enclosed:</b> Yes: [ X ] No: [ ]
If the answer to above is "Yes", state date on which the site notice(s) was erected:		Tuesday 30 March 2021
<b>Note:</b> 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: [ ]



<p>If the answer to above is “Yes”, is an EIAR enclosed with this application?</p>	<p><b>Enclosed:</b> Yes: [ X ] No: [   ]</p>
<p>Please provide a copy of the <b>Confirmation Notice</b> obtained from the EIA Portal where an EIAR accompanies the application.</p>	<p><b>Enclosed:</b> Yes: [ X ] No: [   ] (See Appendix 4)</p>
<p>(d) Is the proposed development, in whole or in part, within or close to a European site or Natural Heritage Area?</p>	<p>Yes: [   ] No: [ X ]</p>
<p>(e) Is a Natura Impact Statement (NIS) required for the proposed development?</p>	<p>Yes: [   ] No: [ X ]</p>
<p>If the answer to above is “Yes”, is an NIS enclosed with this application?</p>	<p>N/A Yes: [   ] No: [   ]</p>
<p>(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?</p>	<p>Yes: [ X ] No: [   ]</p>
<p>(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?</p>	<p>Yes: [ X ] No: [   ] N/A: [   ]</p>
<p>If the answer to the above is “Yes”, list the prescribed authorities concerned:</p>	<ol style="list-style-type: none"> <li>1. Irish Water</li> <li>2. The Department of Culture, Heritage and the Gaeltacht</li> <li>3. The Heritage Council</li> <li>4. An Taisce</li> <li>5. Transport Infrastructure Ireland</li> <li>6. National Transport Authority</li> <li>7. South Dublin Childcare Committee”</li> </ol>
<p>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:</p>	<p>Tuesday 30 March 2021</p>
<p>(h) Is the proposed development likely to have significant effects on the environment of a Member</p>	<p>Yes: [   ] No: [ X ]</p>

State of the European Union or a state that is a party to the Transboundary Convention?	
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:	<b>Enclosed:</b> Yes: [ X ] No: [ ]
<b>Note:</b> 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:	<b>Enclosed:</b> Yes: [ X ] No: [ ]
<b>Note:</b> 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:	<b>Enclosed:</b> Yes: [ ] No: [ ] N/A: [ X ]
<b>Note:</b> 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:	<b>Enclosed:</b> Yes: [ X ] No: [ ] N/A: [ ]
<b>Note:</b> 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.	<b>Enclosed:</b> Yes: [ X ] No: [ ] N/A: [ ]

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

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?	<b>Enclosed:</b> Yes: [ X ] No: [   ]
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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 m <sup>2</sup>
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
<b>Total</b>	N/A	N/A

<b>Apartments</b>		
<b>Unit Type</b>	<b>No. of Units</b>	<b>Gross floor space in m<sup>2</sup></b>
Studio	N/A	N/A
1-bed	93	4,782
2-bed	148	11,632
3-bed	N/A	N/A
4-bed	N/A	N/A
4+ bed	N/A	N/A
<b>Total</b>	<b>241</b>	<b>16,414</b>

<b>Student Accommodation</b>			
<b>Unit Types</b>	<b>No. of Units</b>	<b>No. of Bedspaces</b>	<b>Gross floor space in m<sup>2</sup></b>
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
<b>Total</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>

(b) State total number of residential units in proposed development:	241
(c) State cumulative gross floor space of residential accommodation, in m <sup>2</sup> :	20,728

**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:	
<b>Class of Development:</b>	<b>Gross Floor Space in m<sup>2</sup></b>
Community Building Space	552
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><b>Note:</b> 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 <sup>2</sup> :	552
(c) State cumulative gross floor space of residential accommodation and other uses in m <sup>2</sup> :	21,278
(d) Express 15(b) as a percentage of 15(c):	<b>2.5%</b>

**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.

<b>Please tick appropriate box:</b>	<b>Yes</b>	<b>No</b>
(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 <sup>2</sup> :	<b>0 (N/A)</b>
State gross floor space of any proposed demolition, in m <sup>2</sup> :	<b>0 (N/A)</b>
State gross floor space of any building(s) / structure(s) to be retained in m <sup>2</sup> :	<b>0 (N/A)</b>
State total gross floor space of proposed works in m <sup>2</sup> :	<b>21,278</b>

**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 development with supporting community building space
(d) State nature and extent of any such proposed use(s):	241 no residential units (93 no. 1 beds and 148 no. 2 Beds) and a 552 sq.m community building space
<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><b>Enclosed:</b> Yes: <input type="checkbox"/> No: <input type="checkbox"/> N/A: <input type="checkbox"/></p>	

## 19. Social Housing (Part V)

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.		

## 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): _____	
<b>(D) Irish Water Requirements:</b>	
<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><b>Enclosed:</b></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><b>Enclosed:</b></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><b>Enclosed:</b></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><b>Enclosed:</b></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><b>Enclosed:</b> 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)?	<b>Enclosed:</b> 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?	<b>Enclosed:</b> 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?	<b>Enclosed:</b> 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 Architectural Drawing WPE-JFA-SP-RF-DR-A-P1004, prepared by JFA 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 JFA 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:	<b>€45,304.40</b>
(b) Set out basis for calculation of fee:	<ul style="list-style-type: none"> <li>• 241 (units) x 130 = €31,330</li> <li>• 552sq.m Community Building (@7.20 per sq.m) = €3,974.40</li> <li>• <u>EIAR: €10,000</u></li> </ul> <p><b>TOTAL: €45,304.40</b></p>
(c) Is the fee enclosed with the application?	<p><b>Enclosed:</b></p> <p>Yes: [ X ] No: [   ]</p>

#### 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 <a href="http://www.universaldesign.ie">www.universaldesign.ie</a></p>	<p><b>Enclosed:</b></p> <p>Yes: [X] No: [   ]</p>
---	---

### 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:	30/03/2021

## 26. Contact Details- Not to be Published

### Applicant(s):

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

### Where the Applicant(s) is a Company:

<b>Name(s) of Company</b>	
<b>Director(s):</b>	
<b>Company Registration Number (CRO):</b>	
<b>Contact Name:</b>	
<b>Primary Telephone Number:</b>	
<b>Other / Mobile Number (if any):</b>	
<b>E-mail address:</b>	

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

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



**Person responsible for preparation of maps, plans and drawings:**

<b>First Name:</b>	Oscar
<b>Surname:</b>	Carballal
<b>Address Line 1:</b>	John Fleming Architects
<b>Address Line 2:</b>	103 Upper Leeson St.
<b>Address Line 3:</b>	
<b>Town / City:</b>	Dublin 4
<b>County:</b>	
<b>Country:</b>	
<b>Eircode:</b>	D04 TN84
<b>E-mail address (if any):</b>	oscar@jfa.ie
<b>Primary Telephone Number:</b>	085 120 9208
<b>Other / Mobile Number (if any):</b>	01 668 9888

**Contact for arranging entry on site, if required:**

<b>Name:</b>	Maryrose O'Donnell
<b>Mobile Number:</b>	086 3822870
<b>E-mail address:</b>	maryrose.odonnell@virtuspm.ie

## **Appendix 1: Letter of Consent**

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

22<sup>nd</sup> February 2021

**Re: Planning Application White Pines East, 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 Pleanála 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](mailto:ciaran.burns@ardstone.com) in the first instance should you require any additional information.

Yours sincerely,



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**Ciaran Burns**

**Director**

## **Appendix 2: SDCC Part V Letter**

**Jessica Crowley**

Divisional Director – Development

Ardstone Homes Ltd,

48 Fitzwilliam Square, Dublin D02 EF89

Dear Ms Crowley,

It is noted that **Ardstone Homes Limited** intends to lodge an SHD planning application to develop a site located at Whitepines East, Stocking Avenue comprising 360 units comprising 4 apartment blocks (A,B,C & D) together with a small number of single storey dwellings along the western boundary..

In respect of lodging the proposed Planning application I can confirm that **Ardstone Homes Limited** has engaged with the Housing Department, South Dublin County Council regarding a Part V proposal to satisfy Part V.

South Dublin County Council's preference in respect of Part V is to acquire units on site and is bound by the planning permissions granted. Therefore, South Dublin County Council can only agree in respect of the actual permitted development subject to costing approval from the Department of Housing, Planning and Local Government. The Part V negotiations will commence following a grant of planning permission.

Should you have any queries regarding this letter please do not hesitate to contact me

Yours sincerely,

Philomena O'Rourke

Senior Staff Officer,

Part V

Housing Department

### **Appendix 3: Irish Water Corraspondance**

Gary Talbot  
48 Fitzwilliam Square  
Dublin 2  
D02EF89

26 March 2020

Dear Gary Talbot,

**Re: Connection Reference No CDS19008724 pre-connection enquiry -  
Subject to contract | Contract denied**

**Connection for Multi/Mixed Use Development of 400 unit(s) at Stocking Avenue, Woodtown, Dublin.**

Irish Water has reviewed your pre-connection enquiry in relation to a water connection at Stocking Avenue, Woodtown, Dublin.

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.

#### **Water**

New connection to the existing network is feasible without upgrade

#### **Wastewater**

In order to accommodate the proposed connection at the Premises, upgrade works are required to the Irish Water network. There is currently a project underway (Ballycullen / Oldcourt LNRP) which will provide the necessary upgrade and capacity. This upgrade project is scheduled to be completed by Q4 2021 (this may be subject to change) and the proposed connection could be completed as soon as possibly practicable after this date.

#### **Strategic Housing Development**

Irish Water notes that the scale of this development dictates that it is subject to the Strategic Housing Development planning process. 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.

All infrastructure should be designed and installed in accordance with the Irish Water Codes of Practice and Standard Details. A design proposal for the water and/or wastewater infrastructure should be submitted to Irish Water for assessment. Prior to submitting your planning application, you are required to submit these detailed design proposals to Irish Water for review.

You are advised that this correspondence does not constitute an offer in whole or in part to provide a connection to any Irish Water infrastructure and is provided subject to a connection agreement being signed at a later date.

A connection agreement can be applied for by completing the connection application form available at **[www.water.ie/connections](http://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 Marko Komso from the design team on 022 54611 or email [mkomso@water.ie](mailto:mkomso@water.ie). For further information, visit [www.water.ie/connections](http://www.water.ie/connections).

Yours sincerely,

A handwritten signature in blue ink, appearing to read 'M O'Dwyer'.

**Maria O'Dwyer**

**Connections and Developer Services**





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](http://www.water.ie)

Your Ref: ABP-307307-20

Our Ref: CDS19008724

An Bord Pleanála,  
64 Marlborough Street,  
Dublin 1

9<sup>th</sup> July 2020

Dear Sir/ Madam,

**Re:** Strategic Housing 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.

Irish Water has received notification of the Shoreline Partnership request to enter into consultations under Section 5 of the Planning and Development (Housing) and Residential Tenancies Act 2016 in respect of the above mentioned proposed development.

Irish Water had issued a Confirmation of Feasibility for this development for 400 residential units.

In order to accommodate the proposed connection at the Premises, upgrade works are required to the Irish Water network. There is currently a project underway (Ballycullen / Oldcourt LNRP) which will provide the necessary upgrade and capacity. This upgrade project is scheduled to be completed by Q4 2021 (this may be subject to change) and the proposed connection could be completed as soon as possibly practicable after this date.

All development is to be carried out in compliance with Irish Waters Standards Codes and Practices and any proposals by the applicant to build over or divert existing water or wastewater services shall be submitted to Irish Water for written approval prior to works commencing.

Queries relating to the observations above should be sent to [planning@water.ie](mailto:planning@water.ie)

---

**Maria O'Dwyer**  
Connections and Developer Services Manager

Gary Talbot  
48 Fitzwilliam Square  
Dublin 2  
D02EF89

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](http://www.water.ie)

5 February 2021

**Re: Design Submission for Stocking Avenue, Woodtown, Dublin (the “Development”) (the “Design Submission”) / Connection Reference No: CDS19008724**

Dear Gary Talbot,

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](http://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/](https://www.cru.ie/document_group/irish-waters-water-charges-plan-2018/)).

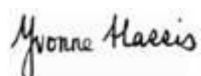
You the Customer (including any designers/contractors or other related parties appointed by you) is entirely responsible for the design and construction of all water and/or wastewater infrastructure within the Development which is necessary to facilitate connection(s) from the boundary of the Development 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: Marko Komso

Email: [mkomso@water.ie](mailto:mkomso@water.ie)

Yours sincerely,



**Yvonne Harris**  
**Head of Customer Operations**

## Appendix A

### Document Title & Revision

- [WATERMAIN LAYOUT] 190230-DBFL-WM-SP-DR-C-1001-P01
- [COMBINED SERVICES] 190230-DBFL-CS-SP-DR-C-1001-P01
- [FOUL SEWER LONGSECTIONS] 190230-DBFL-FW-SP-DR-C-3001-P0

For further information, visit [www.water.ie/connections](http://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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## **Appendix 4: EIAR Portal Confirmation**



**From:** [Housing Eiaportal](#)  
**To:** [David Lee](#)  
**Subject:** EIA Portal Confirmation Notice Portal ID 2021052  
**Date:** Wednesday 24 March 2021 10:20:05

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A Chara,

An EIA Portal notification was received on 23/03/2021 in respect of this proposed application. The information provided has been uploaded to the EIA Portal on 24/03/2021 under EIA Portal ID number **2021052** and is available to view at <http://housinggovie.maps.arcgis.com/apps/webappviewer/index.html?id=d7d5a3d48f104ecbb206e7e5f84b71f1>.

**Portal ID:** 2021052

**Competent Authority:** South Dublin County Council

**Applicant Name:** Ardstone Homes Ltd.

**Location:** Lands north of Stocking Avenue, Dublin 16. The site 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.

**Description:** 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).

**Linear Development:** No

**Date Uploaded to Portal:** 24/03/2021

Regards

**Nicole Coughlan**  
EIA Portal team

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

Teach an Chustaim, Baile Átha Cliath 1. D01 W6X0  
Custom House, Dublin D01 W6X0

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T (+353) 1 888 2504  
[www.housing.gov.ie](http://www.housing.gov.ie)