

PLANNING APPLICATION FORM

1. Name of Relevant Planning Authority:

SOUTH DUBLIN COUNTY COUNCIL

2. Location of Proposed Development:

<i>Postal Address or Townland or Location (as may best identify the land or structure in question)</i>
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Block D2, located towards the south-eastern corner of a site located north of Scholarstown Road called 'Two Oaks', formally incorporating dwellings known as 'Beechpark' and 'Maryfield', Scholarstown Road, Dublin 16, D16 X3X8 and D16 N6V6.
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<i>Ordnance Survey Map Ref No (and the Grid Reference where available)¹</i>
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3391-16

712468, 726874

3. Type of planning permission (please tick appropriate box):

<input checked="" type="checkbox"/> Permission
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<input checked="" type="checkbox"/> Permission for retention
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<input type="checkbox"/> Outline Permission

<input type="checkbox"/> Permission consequent on Grant of Outline Permission

4. Where planning permission is consequent on grant of outline permission*:

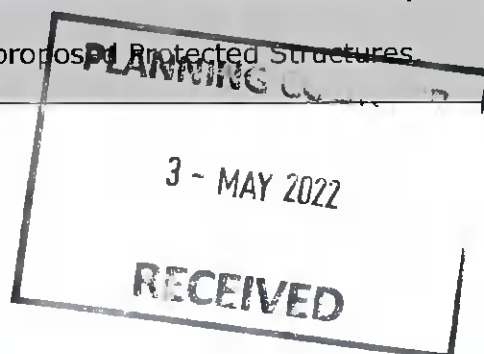
Outline Permission Register Reference Number: N/A
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Date of Grant of Outline Permission*: ____/____/____
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*NOTE: Permission consequent on the grant of Outline Permission should be sought only where Outline Permission was previously granted. Under S.36 3(a) of the Planning and Development Act 2000 (as amended) Outline Permission lasts for 3 years.

Outline Permission may not be sought for:

- | |
|--|
| (a) the retention of structures or continuance of uses, or
(b) developments requiring the submission of an Environmental Impact Statement/I.P.C./Waste Licence or
(c) works to Protected Structures or proposed Protected Structures |
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5. Applicant² (person/entity seeking planning permission not an agent acting on his/her behalf)

Name(s) **Ardstone Homes Limited**

Address(es) *Must be supplied at end of this application form - Question 26*

6. Where Applicant is a Company (registered under the Companies Acts 1963 to 1999)

Name(s) of company director(s)

Ciaran Burns, Donal O'Neill, Donal Mulcahy, Steve Cassidy

Registered Address (of company) **No. 48 Fitzwilliam Square, Dublin 2**

Company Registration No. **589251**

Telephone No. **01 6141400**

Email Address (if any) **keith.o'brien@ardstone.com**

Fax No. (if any)

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

Name

Patricia Thornton, Thornton O'Connor Town Planning

Address *To be supplied at end of this application form - Question 27*

Should all correspondence be sent to the address provided in Question 27? (please tick appropriate box and note that if the answer is 'No', all correspondence will be sent to the Applicant's address provided in Question 26)

Yes [] No []

8. Person responsible for preparation of Drawings and Plans³ :

Name **John Fleming Architects**

Address *Must be supplied at end of this application form - Question 28*

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9. Description of Proposed Development:

Brief description of nature and extent of development⁴ (This should correspond with the wording of the newspaper advert and site notice.)

The development will consist of an amendment to Block D2 (657 sq m) of the scheme granted under ABP Ref: 305878-19 and the non-material amendments permitted under ABP Ref: 311752-21. Block D2 as granted provided two retail units at ground floor level measuring 135 sq m and 112 sq m and a restaurant/cafe at first floor level measuring 271.5 sq m. The amendment proposes the provision of a single retail unit in Block D2 comprising the amalgamation of the two permitted ground floor units and the change of use of the first-floor unit from restaurant/café to ancillary retail floor area principally providing storage/back-of-house/office space for the retail unit at ground floor level; and all associated works.

Retention permission is sought for minor elevational changes to Block D2.

10. Legal Interest of Applicant in the Land or Structure:

Please tick appropriate box to show applicant's legal interest in the land or structure

A. Owner	B. Occupier
C. Other	X

Where legal interest is 'Other', please expand further on your interest in the land or structure

Ardstone Residential Partners Fund ICAV have provided a Letter of Consent for Ardstone Homes Limited to apply for the proposed development at the subject lands. Ardstone Homes Limited is a subsidiary of the owner Ardstone Residential Partners Fund ICAV. A letter of consent is provided in Appendix A.

If you are not the legal owner, please state the name and address of owner on the last page of this application form - Question 29. You must also supply a letter from the owner of consent to make the application as listed in the accompanying documentation

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11. Site Area:

Area of site to which the application relates in hectares	0.0594.5 Ha
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12. Where the application relates to a building or buildings:

Gross floor space ⁵ of any existing building(s) in sq. m	657
Gross floor space of proposed works in sq. m	520.5 (change of use proposed to net areas)
Gross floor space of work to be retained in sq. m (if appropriate)	N/A Elevational changes proposed to be retained.
Gross floor space of any demolition in sq. m (if appropriate)	N/A
Note: Gross floor space means the area ascertained by the internal measurement of the floor space on each floor of a building i.e. floor areas must be measured from inside the external wall.	

13. In the case of mixed development (e.g. residential, commercial, industrial, etc), please provide breakdown of the different classes of development and breakdown of the gross floor area of each class of development:

Class of Development	Gross floor area in sq.m
N/A	

14. In the case of residential development provide breakdown of residential mix.

Number of	Studio	1 Bed	2 Bed	3 Bed	4 Bed	4+ Bed	Total
Houses	N/A						
Apartments							

Number of car-parking spaces to be provided	Existing: 459	Proposed: 459	Total: 459*
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*** Relates to full SHD scheme**

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15. Where the application refers to a material change of use of any land or structure or the retention of such a material change of use:

<i>Existing use⁶ (or previous use where retention permission is sought)</i>	<i>2 No. retail units permitted at ground level of Block D2 (135 sq m and 112 sq m) and a restaurant/café permitted at first floor level of Block D2 (271.5 sq m).</i>
<i>Proposed use (or use it is proposed to retain)</i>	<i>Amalgamate the 2 No. permitted ground floor retail units to provide a single retail unit and change of use of the permitted first-floor restaurant/café unit to ancillary retail floor area principally providing storage/back-of-house/office space for the retail unit at ground floor level.</i>
<i>Nature and extent of any such proposed use (or use it is proposed to retain)</i>	<i>Single retail unit with ancillary (249 sq m at ground and 271.5 sq m at first floor (all space ancillary/back-of-house).</i>

16. Social and Affordable Housing

Please tick appropriate box	YES	NO
<p><i>Is the application an application for permission for development to which Part V of the Planning and Development Act 2000 as amended by the Urban Regeneration and Housing Act 2015 applies?⁷</i></p> <p>If the answer to the above question is "yes" and the development is not exempt (see below), you must provide, as part of your application, details of how you propose to comply with Section 96 of Part V of the Act including, for example: (i) details of such part or parts of the land which is subject to the application of permission 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 (ii) details of the calculations and methodology for calculating the 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 of Part V of the Act.</p> <p>If the answer to the above question is "yes" but you consider the development to be exempt by virtue of Section 97 of the Planning and Development Act 2000 (as amended)⁸, a copy of the Certificate of Exemption under Section 97 must be submitted (or, where an application for a certificate of exemption has been made but has not yet been decided, a copy of the application</p>		N/A

should be submitted).		
If the answer to the above question is "no" by virtue of Section 96(13) of the Planning and Development Act 2000 (as amended) ⁹ , details indicating the basis on which section 96(13) is considered to apply to the development should be submitted.		

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17. Development Details

Please tick appropriate box	YES	NO
<p><i>Does the proposed development consist of work to a protected structure and/or its curtilage or proposed protected structure and/or its curtilage?</i></p> <p>Note: If yes, newspaper and site notice must indicate fact.</p>		✓
<p><i>Does the proposed development consist of work to the exterior of a structure which is located within an architectural conservation area (ACA)?</i></p>		✓
<p><i>Does the application relate to development which affects or is close to a monument or place recorded under section 12 of the National Monuments (Amendment) Act, 1994¹⁰</i></p>		✓
<p><i>Does the application relate to work within or close to a European Site (under S.I. No.94 of 1997) or a Natural Heritage Area?</i></p>		✓
<p><i>Does the proposed development require the preparation of an Environmental Impact Assessment Report¹¹?</i></p>		✓
<p><i>Does the application relate to a development which comprises or is for the purposes of an activity requiring an integrated pollution prevention and control licence?</i></p> <p>Note: If yes, newspaper and site notice must indicate fact.</p>		✓
<p><i>Does the application relate to a development which comprises or is for the purposes of an activity requiring a waste licence?</i></p> <p>Note: If yes, newspaper and site notice must indicate fact.</p>		✓
<p><i>Do the Major Accident Regulations apply to the proposed development?</i></p>		✓
<p><i>Does the application relate to a development in a Strategic Development Zone?</i></p> <p>Note: If yes, newspaper and site notice must indicate fact.</p>		✓

Does the proposed development involve the demolition of any structure¹² ?

✓

Note: Demolition of a habitable house requires planning permission.

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18. Site History

Details regarding site history (if known)

Has the site in question ever, to your knowledge, been flooded?

Yes [] No [✓]

If yes, please give details e.g. year, extent **N/A**

Are you aware of previous uses of the site e.g. dumping or quarrying?

Yes [] No [✓]

If yes, please give details. **N/A**

Are you aware of any valid planning applications previously made in respect of this land/structure?

Yes [✓] No []

If yes, please state planning reference number(s) and the date(s) of receipt of the planning application(s) by the planning authority if known:

Reference No.: SD19A/0088 Date: 15th March 2019

Reference No.: ABP-305878-19 Date: 11th November 2019

Reference No.: ABP TR06S.311752 Date: 22nd October 2021 (not considered a full application as no notices required etc).

*If a **valid** planning application has been made in respect of this land or structure in the 6 months prior to the submission of this application, then the site notice must be on a yellow background in accordance with Article 19(4) of the Planning and Development Regulations 2001-2006 as amended.*

Is the site of the proposal subject to a current appeal to An Bord Pleanála in respect of a similar development ¹³ ?

Yes [] No [✓]

An Bord Pleanála Reference No.: **N/A**

(Note: the Appeal must be **determined or withdrawn before** another similar application can be made).

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19. Pre-application Consultation

Has a pre-application consultation taken place in relation to the proposed development ¹⁴ ?

Yes [] No [✓]
If yes, please give details: **N/A**

Reference No. (if any): _____

Date(s) of consultation: ____ / ____ / ____

Persons involved: _____

20. Services

Proposed Source of Water Supply

Existing connection [] New connection [✓]

Public Mains [✓] Group Water Scheme [] Private Well []

Other (please specify):

Name of Group Water Scheme (where applicable)

Proposed Wastewater Management/Treatment

Existing [] New [✓]

Public Sewer [✓] Conventional septic tank system []

Other on-site treatment system [] Please specify _____

Proposed Surface Water Disposal

Public Sewer/Drain [] Soakpit []
 Watercourse [] Other [] Please specify

21. Details of Public Notice

Approved newspaper ¹⁵ in which notice was published	Irish Daily Star
Date of publication	3 rd May 2022
Date on which site notice was erected	3 rd May 2022

PLANNING APPLICATION FORM**22. Application Fee**

Fee Payable	€1,297.40
Basis of Calculation	<p>Class 13- €80 - Amalgamation of ground floor retail units</p> <p>Class 4 271.50 sq m X €3.60 = €977.40 (Change of use of 1st Floor from Restaurant to ancillary retail).</p> <p>Class 13 Retention - €240.00 (Retention of Elevation Changes)</p>
Please see fee notes available on Council website www.sdcc.ie	

SUPPLEMENTARY INFORMATION

(Sections 23 - 25)

23. Is it proposed that the Development will: (please tick appropriate box)¹⁹ : (see note 19)

- A Be **Taken in Charge** by the County Council ()
- B Be maintained by an **Estate Management Company** (✓)
- C In **part be Taken in Charge and part maintained** by an Estate Management Company ()

In the case of B or C please submit a Site Layout drawing that clearly indicates the services within the estate/development (Roads, Footpaths, Car Parking Spaces, Foul/Surface Water Sewers, Watermain and Open Spaces) that will be maintained by the Estate Management Company.

24. Do any Statutory Notices apply to the site/building at present?
(e.g. Enforcement, Dangerous Buildings, Derelict Sites)

Yes No Place an X in the appropriate box.

If yes, please give details _____

<p>25. Please describe where the site notice(s) is/are erected at site of proposed development</p>	<ul style="list-style-type: none"> • 4 No. Site Notices located along the Scholarstown Road frontage. • 1 No. Site Notice location from the pedestrian connection at the north-east corner of the wider site to the public open space in Dargle Park.
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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 Planning & Development Act 2000, as amended, and the Regulations made thereunder:

<p>Signed (Applicant or Agent as appropriate)</p>	<p><i>Patricia Thornton</i></p> <p>Patricia Thornton</p> <p>Thornton O'Connor Town Planning (Agent)</p>
<p>Date:</p>	<p>3rd May 2022</p>

An applicant will not be entitled solely by reason of a planning permission to carry out the development. The applicant may need other 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.

NOTES TO APPLICANT

Sections 1 to 22 of this form MUST be completed *insofar as they relate to your particular proposal*. Failure to do so will render your application invalid.

Sections 23-25 seek supplementary information which may be needed by this Planning Authority to assess the application, depending on your proposal.

You must provide contact details as requested - Questions 26-29 as appropriate in order to be notified of the decision of the planning authority.

Please read the further notes attached to this document and extensive guide documents in the Forms area of the Council website www.sdublincoco.ie for further assistance in making your application.

FOR OFFICE USE ONLY

	Date received	Document lodged	Newspaper Notice
Application Type <u>Permission</u> Register Reference <u>SD22A/0128</u> Fee Received € <u>1,297.40</u> Receipt No..... Date: O.S.I. Map Reference L.A.P. Area Reference	<u>3.5.22</u>		<u>The Star</u> <u>3/5/22</u>