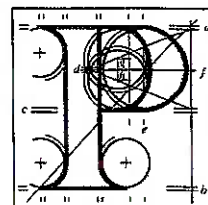


**Our Case Number:** ABP-314019-22



**An  
Bord  
Pleanála**

Dublin City Council  
Planning & Property Development Department  
Block 4, Floor 3  
Civic Offices  
Wood Quay  
Dublin 8

**Date:** 06 September 2022

**Re:** Demolition of the existing building on site, construction of 350 no. apartments and associated site works.

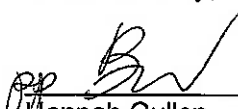
At the junction of Santry Avenue a Swords Road, Santry, Dublin 9 – occupying the site of the existing Chadwick Builders Merchants. ([www.santryavenueshd2.ie](http://www.santryavenueshd2.ie))

Dear Sir / Madam,

I've been asked by An Bord Pleanála to acknowledge receipt of the Report of the Chief Executive received on 31st August 2022 in relation to the above mentioned proposed development.

If you have any queries in relation to the matter, please contact the undersigned officer. Our email address is [strategichousing@pleanala.ie](mailto:strategichousing@pleanala.ie). Please mark in block capitals "STRATEGIC HOUSING UNIT" and quote the above-mentioned reference number in any correspondence or telephone contact with An Bord Pleanála.

Yours faithfully,

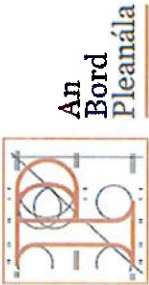
  
Hannah Cullen  
Executive Officer  
Direct Line: 01-8737246

SHA30

|                           |                |                                                        |
|---------------------------|----------------|--------------------------------------------------------|
| <b>Tel</b>                | <b>Tel</b>     | (01) 858 8100                                          |
| <b>Glaó Áitiúil</b>       | <b>LoCall</b>  | 1890 275 175                                           |
| <b>Facs</b>               | <b>Fax</b>     | (01) 872 2684                                          |
| <b>Láithreán Gréasáin</b> | <b>Website</b> | <a href="http://www.pleanala.ie">www.pleanala.ie</a>   |
| <b>Ríomhphost</b>         | <b>Email</b>   | <a href="mailto:bord@pleanala.ie">bord@pleanala.ie</a> |

|                      |                       |
|----------------------|-----------------------|
| 64 Sráid Maoilbhríde | 64 Marlborough Street |
| Baile Átha Cliath 1  | Dublin 1              |
| D01 V902             | D01 V902              |

Lodgement Cover Sheet - LDG-056751-22



Details

|                                  |                     |
|----------------------------------|---------------------|
| Lodgement Date                   | 31/08/2022          |
| Customer                         | Dublin City Council |
| Lodgement Channel                | Email               |
| Lodgement by Agent               | No                  |
| Agent Name                       |                     |
| Correspondence Primarily Sent to |                     |
| Registered Post Reference        |                     |

|                                 |               |
|---------------------------------|---------------|
| Lodgement ID                    | LDG-056751-22 |
| Map ID                          |               |
| Created By                      | Hannah Cullen |
| Physical Items included         | No            |
| Generate Acknowledgement Letter |               |
| Customer Ref. No.               |               |
| PA Reg Ref                      |               |

Categorisation

|                |                                  |
|----------------|----------------------------------|
| Lodgement Type | Response to Request / Submission |
| Section        | Strategic Housing                |

|                                |                              |
|--------------------------------|------------------------------|
| PA Name                        | Dublin City Council North    |
| Case Type (3rd Level Category) | Housing Act 2017 Application |

Fee and Payments

|                        |        |
|------------------------|--------|
| Specified Body         | No     |
| Oral Hearing           | No     |
| Fee Calculation Method | System |
| Currency               | Euro   |
| Fee Value              | 0.00   |
| Refund Amount          |        |

|                                |  |
|--------------------------------|--|
| Observation/Objection Allowed? |  |
| Payment                        |  |
| Related Payment Details Record |  |

Submission

314019  
DCC (North)  
CE Report

|                                     |                                                                                                                                                                                                                         |
|-------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Planning Authority Reference Number |                                                                                                                                                                                                                         |
| Correspondence Number               |                                                                                                                                                                                                                         |
| Planning Authority Decision Date    |                                                                                                                                                                                                                         |
| County                              |                                                                                                                                                                                                                         |
| Development Type                    |                                                                                                                                                                                                                         |
| Site Address                        | At the junction of Santry Avenue a<br>Swords Road, Santry, Dublin 9 –<br>occupying the site of the existing<br>Chadwick Builders Merchants.<br>( <a href="http://www.santryavenueshd2.ie">www.santryavenueshd2.ie</a> ) |
| Appellant                           |                                                                                                                                                                                                                         |
| Time to Respond                     |                                                                                                                                                                                                                         |

|                              |                                                                                                                  |
|------------------------------|------------------------------------------------------------------------------------------------------------------|
| Development Description      | Demolition of the existing building on<br>site, construction of 350 no.<br>apartments and associated site works. |
| Applicant                    |                                                                                                                  |
| Submission/Response Sub Type |                                                                                                                  |

## Hannah Cullen

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**From:** Strategic Housing Development <SHD@dublincity.ie>  
**Sent:** Wednesday 31 August 2022 10:39  
**To:** Strategic Housing Unit  
**Cc:** Mary Conway; Natalie de Roiste; Siobhan O'Connor; Bryan Ward  
**Subject:** ABP-314019-22 - At the Junction of Santry Avenue & Swords Road, Santry, Dublin 9 , occupying the site of the existing Chadwick Builders Merchants  
**Attachments:** APPENDIX A - Drainage Report.pdf; APPENDIX A - Archaeology Report.pdf; APPENDIX A - Housing Report.pdf; APPENDIX A - Waste Regulations Report.pdf; APPENDIX A - EHO Report.pdf; APPENDIX A - Conservation Report.pdf; APPENDIX A - Transport Report.pdf; APPENDIX B - Nth Central Area Committee Meeting.pdf; APPENDIX A - Parks Report.pdf; Chief Executive Report SHD0014-22.pdf; APPENDIX C - Contribution - Bond ABP Letter.pdf

**RE: ABP REF: ABP-314019-22**  
**DCC REF: SHD0014/22**

**Location:** At the Junction of Santry Avenue & Swords Road, Santry, Dublin 9 , occupying the site of the existing Chadwick Builders Merchants

**Description:** Construction of 350 Apartments

Dear Sir/Madam

I refer to your letter of 12<sup>th</sup> July 2022 in relation to the above application.

Please find enclosed a copy of the following:

- Chief Executive's Report
- Reports from Internal Departments, Dublin City Council (Appendix A)
- Report from South Central Area Committee Meeting – Thursday , 28<sup>th</sup> July 2022 (Appendix B)
- Letter from Planning Decisions re Development Contributions and Bond Conditions (Appendix C)

If you have any queries in relation the above please contact me.

Kind Regards,

*Darren Brereton*

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Darren Brereton  
For **EXECUTIVE MANAGER**

**Darren Brereton**  
**An Roinn Pleanála & Forbairt Maoine**  
Bloc 4, Urlár 3, Oifigi na Cathrach, An Ché Adhmaid, Baile Átha Cliath 8.  
**Planning & Property Development Department,**

Dublin City Council, Block 4, Floor 3, Civic Offices, Wood Quay, Dublin 8.

T. (01) 222 3687

M. 087 2750947

E. [darren.brereton@dublincity.ie](mailto:darren.brereton@dublincity.ie)



Smaoinigh ar an timpeallacht sula ndéanann tú an ríomhphost seo a phriontáil. Please consider the Environment before printing this mail.