



downey
P L A N N I N G

The Secretary
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27th September 2018

Re: Direct Planning Application to An Bord Pleanála in respect of a Strategic Infrastructure Development at Quickpark Long Stay Carpark, Turnapin Great, Swords Road, (Old Airport Road), Santry, Co. Dublin

Dear Sir/Madam,

Downey Planning, Chartered Town Planners, No. 1 Westland Square, Pearse Street, Dublin 2, on behalf of our client, Mr. Gerard Gannon, wish to apply for planning permission under Section 37E of the Planning and Development (Strategic Infrastructure) Act 2006, as amended, for a Strategic Infrastructure Development. The proposed development, as per the description contained within the statutory planning notice, provides for:

“Planning permission for the permanent continuation of use of the existing long term car park known as Quickpark on lands at Quickpark Car Park, Turnapin Great, Swords Road (Old Airport Road), Santry, Co. Dublin that is currently used for the same purpose under and in accordance with temporary planning permission ABP Ref. 06F.PA0023. Planning permission is also sought for the construction of a new entrance building with associated revised entrance layout resulting in 6,122 long term car parking spaces (reduced from the permitted 6,240 spaces to accommodate a new entrance building). The proposed development of 6,122 long term car parking spaces is provided for under condition no. 23 of the Terminal 2 planning permission Reg. Ref. PL06F.220670 (F06A/1248). The proposed development includes the demolition of the existing single storey office and control building; demolition of existing canopy entrance structure, the relocation of the existing maintenance shed and the construction of a new part three storey entrance building comprising office space with new car park barriers and ticket machines together with premium car parking offer, elevational signage, green roof, landscaping and associated revisions to the entrance layout to accommodate the new building. Permission is also sought for the continued use of existing ancillary infrastructure and facilities including: existing internal circulation road; hard-standing; lighting; boundary fencing; bus shelters; CCTV cameras; signage; existing drainage network including existing surface water attenuation areas, foul water connection, water supply, associated landscaping and all ancillary works necessary to facilitate the development erected under and in accordance with ABP Ref. 06F.PA0023 and Reg. Ref.s F99A/0376/PL06F.112955, F02A/1110, F05A/1464 and F06A/1746. The development also includes new ancillary infrastructure and facilities/drainage improvement works including additional filter drains at the new building and swales along new entrance layout. Access to the car park is from the previously permitted signal-controlled junction on the Swords Road (Old Airport Road) with turning lanes and directional signs. Planning permission is also sought to retain existing hard standing surface area associated with the

premium valet offer of the car park. This application is accompanied by an Environmental Impact Assessment Report and a Natura Impact Statement."

The existing car park is authorised for a temporary period of 7 years under ABP Ref. 06F.PA0023. This application is seeking permanent planning permission for the continued use of the existing Quickpark car park and a new part three storey entrance building. The justification for seeking permanent permission and the need for the continued use of the car park is set out in the Planning Statement, Environmental Impact Assessment Report and the reports and documentation enclosed with this application.

This application to An Bord Pleanála follows a number of pre-planning consultations (Ref. ABP-300624-18) with the Board under section 37B of the Planning and Development Act 2000 (as amended) in relation to the proposed development and the subsequent notification by An Bord Pleanála dated 12th September 2018 under section 37B(4)(a) that the Board is of the opinion that the proposed development falls within the scope of paragraphs 37A(2)(a) and (b) of the Act. The Board has decided that the proposed development would be strategic infrastructure and that any application for the proposed development must be made directly to An Bord Pleanála under Section 37E of the Act.

Three hard copies and seven electronic copies of the planning application are submitted herewith to An Bord Pleanála. Five hard copies and two electronic copies of the planning application have been submitted to Fingal County Council.

A hard copy of the planning application has been submitted to each of the prescribed bodies set out in the attached List of Prescribed Bodies. A copy of the notice letter submitted to Fingal County Council is also attached together with copies of the notice letters submitted to the other prescribed bodies. A standalone website that contains the documentation submitted with this planning application may be viewed at the following website address www.quickparksid.ie. A list of pre-application consultations, schedule of drawings and documents and the EIA Portal Confirmation Notice is also enclosed.

The statutory fee of €100,000 for an application of this nature has been paid to An Bord Pleanála by electronic bank transfer.

If you require any further information, please contact the undersigned.

Yours sincerely,



John Downey MIPI MRTPI
Director
For and on behalf of Downey Planning
Encl.