

Our ref: MH18062

West Pier Business Campus
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Date: 4th December 2019

The Secretary,
An Bord Pleanála,
64 Marlborough Street,
Dublin 1.

RE: STRATEGIC HOUSING DEVELOPMENT PLANNING APPLICATION AT LANDS OFF NORTHWOOD AVENUE, SANTRY, DUBLIN 9.

Dear Sir / Madam

RPS Group Ltd., West Pier Business Campus, Dún Laoghaire, County Dublin has been instructed by the applicant, Cosgrave Developments, 15 Hogan Place, Grand Canal Street, Dublin 2, to submit a Strategic Housing Development (SHD) planning application to An Bord Pleanála as per Section 4 of the *Planning and Development (Housing) and Residential Tenancies Act 2016*, as amended, in relation to a proposed SHD at lands off Northwood Avenue, Santry, Dublin.

The proposed development will consist of the construction of;

- 4 no. 7-storey plus penthouse apartment (8-storey) blocks containing 331 no. apartment units comprising of; 6 no. one bedroom units, 292 no. two bedroom units and 33 no. three bedroom units.
- 5 no. ground floor mixed retail units (Class 1, 2 and 8, café, restaurant uses) within Blocks B and C with a total area of c.929sq.m.
- A multi-function area (c. 133sq.m), a gym (140sq.m) and a residential concierge (81.5 sq.m) within Block A.
- A childcare facility (c. 224sq.m) within Block C.
- A total of 331 no. carparking spaces and 3 no. disabled spaces at basement level. 3 no. carparking spaces and 1 no. disabled space at surface level.
- 690 no. bicycle parking spaces within the basement and 70 no. at surface level.
- Associated landscaping, private and public open space, surface water drainage arrangements, public lighting, ESB substation, refuse storage areas, plant, utility connections and boundary treatments and site development works, all on a site of 2.1ha.

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The documentation required under article 297 of the *Planning and Development Regulations 2001* (as amended) is identified below:

- 297(1) A completed planning application form is enclosed.
- 297(2)(a) A letter of consent from Cosgrave Property Developments.
- 297(2)(b) A copy of the newspaper notice published in the Irish Daily Star on 3rd December 2019 and a copy of the site notices erected on 3rd December 2019 are enclosed.
- 297(2)(c) McCrossan O Rourke Manning Architects DWG. No. PL03 (Site Plan 1) at a scale of 1:500 and incorporating the requirements of parts (i) to (iv) is enclosed. Due to the size of the subject lands and adjoining lands within the applicant's ownership, a Context Site Location Map (Site Plan 2 DWG. No. PL04) at a scale of 1:2500 is also enclosed to show the full extent of other lands within the applicant's ownership and the location of site notices erected.
- 297(2)(d) Evidence from Irish Water is enclosed.
- 297(2)(e) It is proposed to connect to a public sewer. Details of the proposed connections and associated drainage infrastructure are provided in the DBFL Infrastructure Design Report and associated drawings.
- 297(2)(f) A full Schedule of Drawings and documents required under sub-article 4 and submitted as part of the planning application package is provided on separated sheets.
- 297(2)(g) Details of compliance with Section 96 of the *Planning and Development Act 2000* (as amended) have been detailed in the Compliance Statement prepared by RPS Group Ltd. and enclosed as part of the planning application package. Correspondence from Fingal County Council confirms that proposals have been discussed with the Housing Department and an agreement in principle has been reached.
- 297(2)(h) Units to be transferred to the Planning Authority have been identified on the Proposed Part V Drawing (DWG. No. PL27) prepared by McCrossan O Rourke Manning Architects and enclosed.
- 297(2)(j) The appropriate statutory fee is enclosed.
- 297(3) A Statement of Response report prepared by RPS Group Ltd. is enclosed to address the matters set out in the Board's Notice of Pre-Application Consultation Opinion.
- 297(4) and 298(1) A full Schedule of Drawings and documents required under sub-article 4 and submitted as part of the planning application package is provided on separated sheets.
- 298(2) This application does not propose any works to a Protected Structure or Proposed Protected Structure or to a structure within an Architectural Conservation Area.

An Environmental Impact Assessment Report has been prepared in respect of the proposed development and accompanies this application.

A dedicated project website has been established, on which the application details are uploaded:

<http://blackwoodsquareplanning.com>

Please also find enclosed 3 no. digital copies and 2 no. printed copies of all relevant documentation as required by article 297(5) of the *Planning and Development Regulations 2001* (as amended). A full list of enclosures forms part of this cover letter.

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In accordance with Section 8(1)(b)(i) of the *Planning and Development (Housing) and Residential Tenancies Act 2016*, 6 no. hard copies and 1 no. digital copy of this planning application has been issued to Fingal County Council.

Furthermore, in accordance with Section 8(1)(b)(ii) of the *Planning and Development (Housing) and Residential Tenancies Act 2016*, the Applicant has notified the following authorities of the making of the SHD application:

- Transport Infrastructure Ireland
- National Transport Authority
- Irish Water
- Dublin County Childcare Committee (Fingal)
- Commission for Regulation of Utilities
- Irish Aviation Authority
- Dublin Airport Authority.

We trust that the documentation as submitted meets the requirements of the *Planning and Development (Housing) and Residential Tenancies Act 2016*, and specifically the *Planning and Development (Strategic Housing Development) Regulations 2017* and application guidance documents issued by An Bord Pleanála.

As the planning agent to the Applicant we request that all future correspondence be directed to this office.

We trust that you will find everything in order. Please contact the undersigned on any issue arising.

Yours faithfully,



for RPS Group Limited

Helena Gavin

Director - Planning

helena.gavin@rpsgroup.com

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List of Enclosures:

This SHD planning application package includes 3 no. digital copies and 2 no. hard copies the following enclosures:

Planning Particulars

- Cheque for the appropriate fee (€61,403.60)
- Cover letter to An Bord Pleanála
- Copy of cover letter to Fingal County Council
- Copy of cover letter to Transport Infrastructure Ireland
- Copy of cover letter to National Transport Authority
- Copy of cover letter to Irish Water
- Copy of cover letter to Dublin County Childcare Committee (Fingal)
- Copy of cover letter to Commission for Regulation of Utilities
- Copy of cover letter to Irish Aviation Authority
- Copy of cover letter to Dublin Airport Authority
- Strategic Housing Development Planning Application Form
 - Records of Pre-Application Consultation Meeting with Fingal County Council (included as Appendix to *Application Form*)
- Letter of Consent - Cosgrave Property Group
- Site Notice
- Newspaper Notice
- EIA Portal Confirmation Notice
- FCC Part V Agreement in Principle
- Part V Costings

Reports

- Planning Report & Statement of Consistency with Planning Policy prepared by RPS Group Ltd.
- Statement of Response (to An Bord Pleanála's Opinion) prepared by RPS Group Ltd.
- Environmental Impact Assessment Report prepared by RPS Group Ltd and Project Team

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- Volume 1: Non-Technical Summary
- Volume 2: Main Report
- Volume 3: Appendices
- Appropriate Assessment Screening Report prepared by Scott Cawley
- Architect's Design Statement prepared by McCrossan O Rourke Manning Architects
- Building Life Cycle Report prepared by McCrossan O Rourke Manning Architects
- Housing Quality Assessment prepared by McCrossan O Rourke Manning Architects
- Schedule of Units and Areas prepared by McCrossan O Rourke Manning Architects
- Landscape Report & Outline Landscape Specification prepared by Kevin Fitzpatrick Landscape Architecture
- Computer Generated Views prepared by Archimedium
- Arboricultural Report prepared by The Tree File Ltd
- Flood Risk Assessment prepared by JB Barry & Partners Consulting Engineers
- Water Services Report prepared by JB Barry & Partners Consulting Engineers
 - Irish Water Confirmation of Feasibility (included as Appendix to *Water Services Report*)
- Traffic and Transport Assessment by JB Barry & Partners Consulting Engineers
- Public Lighting Report prepared by McElligott Consulting Engineers.
- Multiple Occupancy Building Car Charging Strategy by McElligott Consulting Engineers
- Daylight and Sunlight Assessment prepared by Geraghty Energy Consultants
- Energy Statement prepared by McElligott Consulting Engineers
- Childcare Demand Analysis prepared by RPS Group Ltd.
- Social and Community Audit of Schools prepared by RPS Group Ltd.
- Unit Mix Justification prepared by RPS Group Ltd.
- Waste Management Plan prepared by KeyWaste Management Ltd.
- Construction and Demolition Waste Management Plan prepared by JB Barry & Partners Consulting Engineers
- Outline Construction Environmental Management Plan by JB Barry & Partners Consulting Engineers
- Owners Management Company Operational Management Plan prepared by WYSE Property Management

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Architectural Drawings prepared by McCrossan O'Rourke Manning Architects.

Drawing No:	Drawing title:	Sheet:	Scale:
PL01	Site Location Map	A2	1:2500
PL02	Overall Site Permeability	A1	1:2500
PL03	Apartment Block Site Plan 1	A1	1:500
PL04	Apartment Block Site Plan 2	A1	1:100
PL05	Apartment Blocks Basement Plan	A1	1:200
PL06	Apartment Blocks Ground Floor Plan	A1	1:200
PL07	Apartment Blocks First Floor Plan	A1	1:200
PL08	Apartment Blocks Second to Fifth Floor Plans	A1	1:200
PL09	Apartment Blocks Sixth Floor Plan	A1	1:200
PL10	Apartment Blocks Seventh Floor Plan	A1	1:200
PL11	Apartment Blocks Roof Plan	A1	1:200
PL15	Apartment Blocks West and South Elevations	A1	1:200
PL16	Apartment Blocks East and North Elevations	A1	1:200
PL17	Apartment Blocks Sections A-A & B-B	A1	1:200
PL18	Apartment Blocks Sections C-C, D-D & E-E	A1	1:200
PL19	Apartment Blocks Section F-F	A1	1:200
PL20	Apartment Blocks West and East Context Elevations	A0	1:200
PL25	Apartment Blocks Recreational Open Space Plan	A1	1:400
PL26	Private and Public Plan Taking in Charge	A1	1:400
PL27	Part V Block C, Floor Plans	A1	1:200
PL30	SubStation General Arrangement	A1	1:50
PL31	Commercial Unit Façade & Surface Bike Stands with Canopy	A1	1:50
PL32	Raised Ventilation Housing for Basement Typical Layout	A3	1:50

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Engineering Drawings prepared by JB Barry and Partners Consulting Engineers.

Drawing No:	Drawing title:	Sheet:	Scale:
19205-JBB-00-XX-DR-C- 01000	Pre-Application to Irish Water for water and wastewater connections (Site Location Map)	A1	1:1000
19205-JBB-00-XX-DR-C- 01001	Foul & Storm Water Sewers Outfall Locations	A1	1:1000
19205-JBB-00-XX-DR-C- 01002	Proposed Storm Sewers Layout	A1	1:500
19205-JBB-00-XX-DR-C- 01003	Proposed Foul Sewers Layout	A1	1:500
19205-JBB-00-XX-DR-C- 01004	Proposed Watermain Layout	A1	1:500
19205-JBB-00-XX-DR-C- 01005	Typical Foul Sewer Drainage Details	A1	1:50
19205-JBB-00-XX-DR-C- 01006	Typical Surface Water Drainage Details Sheet 1		N.T.S
19205-JBB-00-XX-DR-C- 01007	Proposed SuDS Devices Details	A1	AS
19205-JBB-00-XX-DR-C- 01008	Typical Watermain Details Sheet 1	A1	1:50
19205-JBB-00-XX-DR-C- 01009	Typical Watermain Details Sheet 2	A1	1:50
19205-JBB-00-XX-DR-C- 01013	Site Compound	A1	1:1000
19205-JBB-00-XX-DR-C- 01014	Proposed Basement SW Sewer Layout	A1	1:500
19205-JBB-00-XX-DR-C-01015	Proposed Storm and Foul Sewers Layout	A1	1:500

Engineering Drawings prepared by McElligott Consulting Engineers.

Drawing No:	Drawing title:	Sheet:	Scale:
E001	ESB Double-Sub Location SHD	A1	1:500
E002	EIR and Virgin Media Site Service	A1	1:200
E005	Public Lighting Layout SHD	A1	1:500

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Landscape Drawings prepared by Kevin Fitzpatrick Landscape Architecture.

Drawing No:	Drawing title:	Sheet:	Scale:
100	Concept Landscape Masterplan	A1	1:100
101	Landscape Masterplan	A1	1:500
102	Landscape Masterplan combined with services	A1	1:500

Landscape Drawings prepared by The Tree File Ltd.

Drawing No:	Drawing title:	Sheet:	Scale:
D1-TCP-Santry-11-19	D1_TCP_Santry_11_19_Tree Constraints Plan	A1	1:400
D2-AIA-Santry-11-19	D2_AIA_Santry_11_19_Tree Impact Assessment Plan	A1	1:400
D3-TPP-Santry-11-19	D3_TPP_Santry_11_19_Tree Protection Plan	A1	1:400