

**Our ref: MH18062**

West Pier Business Campus  
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Date: 4<sup>th</sup> December 2019

Transport Infrastructure Ireland,  
Parkgate Business Centre,  
Parkgate Street,  
Phoenix Park,  
Dublin 8.

Dear Sir / Madam,

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

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 9.

Pursuant to Article 285(5)(a) of the *Planning and Development (Strategic Housing Development) Regulations 2017*, and Section 8(1)(b) of the *Planning and Development (Housing) and Residential Tenancies Act 2016*, a copy of the application is enclosed for your information. As per your request on 2<sup>nd</sup> December 2019, we have enclosed a soft copy of the application only (1 no. CD). Should you decide that you require a hard copy, please do not hesitate to contact the undersigned directly.

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 number 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 lands which are the subject of this application are outlined in red on the enclosed Site Location Map (DWG No. PL01).

The application contains a statement setting out how the proposal will be consistent with the objectives of the Fingal Development Plan 2017-2023. An Environmental Impact Assessment Report has been prepared in respect of the proposed development and accompanies this application.

The application together with an Environmental Impact Assessment Report may be inspected, or purchased at a fee not exceeding the reasonable cost of making a copy, during public opening hours at the offices of An Bord Pleanála and Fingal County Council. The application may also be inspected online at the following website set up by the applicant: [www.blackwoodsquareplanning.com](http://www.blackwoodsquareplanning.com).


Any person may, within the period of 5 weeks beginning on the date of receipt by An Bord Pleanála of the application and on payment of the prescribed fee of €20 (except for certain prescribed bodies), make a submission or observations in writing to An Bord Pleanála, 64 Marlborough Street, Dublin 1, relating to the implications of the proposed development, if carried out, for proper planning and sustainable development in the area or areas concerned, and the likely effects on the environment or the likely effects on a European site, as the case may be, of the proposed development, if carried out. Submissions or observations duly made will be considered by An Bord Pleanála in making a decision on the application. Such submissions or observations must also include the following information:

- a) the name of the person, authority or body making the submission or observations, the name of the person, if any, acting on behalf of that person, authority or body, and the address to which any correspondence relating to the application should be sent;
- b) the subject matter of the submission or observations; and
- c) the reasons, considerations and arguments on which the submission or observations is or are based.

An Bord Pleanála may grant permission for the Strategic Housing Development as proposed, or may grant permission subject to such modifications as it specifies in its decision, or may grant permission in part only, with or without any other modifications it may specify in its decision, or may refuse to grant permission for the proposed development. An Bord Pleanála may attach to a grant of permission such conditions as it considers appropriate. Any enquiries relating to the application process should be directed to the Strategic Housing Development Section of An Bord Pleanála (Tel. 01-8588100).

A person may question the validity of a decision of An Bord Pleanála by way of an application for judicial review, under Order 84 of the Rules of the Superior Courts (S.I. No. 15 of 1986), in accordance with sections 50 and 50A of the Planning and Development Act 2000 (No. 30 of 2000), as amended. Practical information on the review mechanism can be found in the Judicial Review Notice on the An Bord Pleanála's website: [www.pleanala.ie](http://www.pleanala.ie) or on the Citizens Information Service website: [www.citizensinformation.ie](http://www.citizensinformation.ie).

Yours faithfully,  
for RPS Group Limited



**Helena Gavin**

Director - Planning

helena.gavin@rpsgroup.com

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## List of CD Enclosures

### Planning Particulars

- Cover letter to Transport Infrastructure Ireland
- Copy of cover letter to Fingal County Council
- Copy of cover letter to An Bord Pleanála
- 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
  - Volume 1: Non-Technical Summary
  - Volume 2: Main Report
  - Volume 3: Appendices
- Appropriate Assessment Screening Report prepared by Scott Cawley

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- 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.**

<b>Drawing No:</b>	<b>Drawing title:</b>	<b>Sheet:</b>	<b>Scale:</b>
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.**

<b>Drawing No:</b>	<b>Drawing title:</b>	<b>Sheet:</b>	<b>Scale:</b>
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.**

<b>Drawing No:</b>	<b>Drawing title:</b>	<b>Sheet:</b>	<b>Scale:</b>
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.**

<b>Drawing No:</b>	<b>Drawing title:</b>	<b>Sheet:</b>	<b>Scale:</b>
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