

Planning and Development (Housing) and Residential Tenancies Act 2016
Planning and Development (Strategic Housing Development) Regulations 2017

Notice of Strategic Housing Development
Application to An Bord Pleanála

We, Cosgrave Developments intend to apply to An Bord Pleanála for permission for a strategic housing development (c.2.1ha) at this site off Northwood Avenue, Santry, Dublin 9.

The development will consist of: the construction of 4 no. 8-storey apartment blocks arranged around a communal courtyard all over a shared basement. The apartment blocks will accommodate 331 no. apartment units with associated ground floor terraces and upper floor balconies providing 6 no. one bedroom units, 292 no. two bedroom units and 33 no. three bedroom units. The development will also include: residential shared services consisting of a multi-function area (c.133sq.m), a gym (c.140sq.m) and concierge area; a childcare facility (c.224sq.m) and 5 no. ground floor mixed use units capable of accommodating class 1, 2, 8, café and restaurant uses with an overall total area of c. 939sq.m; ancillary car parking comprising 331 no. resident spaces and 3 no. disabled spaces at basement level; 3 no. car club spaces and 1 no. disabled space at surface level; ancillary bicycle storage spaces comprising 690 no. spaces at basement level and 70 no. spaces at surface level; all associated plant; refuse storage areas; communal open space; public open space; a substation; green route connection across car park associated with Gulliver's Retail Park and Local Centre with existing pedestrian and cycle paths on Northwood Avenue; associated drainage arrangements; utility connections, landscaping; public lighting; and; all site development works.

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.

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 the Board 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 or on the Citizens Information Service website: www.citizensinformation.ie.

Signed: 

Agent: RPS Group, West Pier Business Campus, Dun Laoghaire, County Dublin A96 N6T7
Date of erection of site notice: 3rd December 2019