



21<sup>st</sup> July 2021

Strategic Housing Unit,  
An Bord Pleanála,  
64 Marlborough Street,  
Dublin 1,  
D01 V902.

**Re:**

**Application for Strategic Housing Development**

**Site Location: At the Junction of Santry Avenue & Swords Road, Santry, Dublin 9.**

**Applicant: Dwyer Nolan Developments Ltd.**

**An Bord Pleanála Ref: ABP-308093-20**

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Dear Sir / Madam,

**1.0. Introduction**

- 1.1. On behalf of our client, Dwyer Nolan Developments Ltd. please find enclosed an application for Strategic Housing Development (SHD) relating to a site of c. 1.5 hectares located at the junction of Santry Avenue & Swords Road, Santry, Dublin 9. The SHD application is being made under the Planning and Development (Housing) and Residential Tenancies Act 2016, and pursuant to the Notice of Pre-Application Consultation Opinion issued by An Bord Pleanála dated 18<sup>th</sup> December 2020 (Case Reference ABP-308093-20).
- 1.2. The application submitted consists of 2 no. hard copies together with 3 no. soft copies (on USB stick) in machine readable format, as required under Article 297(5) of the Planning and Development (Strategic Housing Development) Regulations 2017. A full list of enclosures is set out in the appendix to this cover letter – please refer to same.



1.3. A dedicated website for the application has been set up by the applicant which contains links to all the documentation, drawings, and details, submitted as part of the application. This website can be viewed online at [www.santrypavenueshd.ie](http://www.santrypavenueshd.ie).

## 2.0. Proposed Development

2.1. The proposed development is described in full below, as per the public notices for the application:

Dwyer Nolan Developments Ltd. intend to apply to An Bord Pleanála for permission for a strategic housing development, on a site of c. 1.5 hectares, located at the junction of Santry Avenue and Swords Road, Santry, Dublin 9. The development site is bounded to the north by Santry Avenue, to the east by Swords Road, to the west by Santry Avenue Industrial Estate, and to the south by the permitted Santry Place development (granted under Dublin City Council Ref's. 2713/17 & 2737/19).

The proposed development provides for 350 no. apartments, comprised of 113 no. 1 bed, 218 no. 2 bed, & 19 no. 3 bed dwellings, in 4 no. seven to fourteen storey buildings, over basement level, with 5 no. retail / commercial units and a community use unit located at ground floor level facing onto Santry Avenue and Swords Road. A one storey residential amenity unit, facing onto Santry Avenue, is also provided for between Blocks A & D.

The development consists of the following:

- (1) Demolition of the existing building on site i.e. the existing Chadwicks Builders Merchants (c. 4,196.8m<sup>2</sup>).
- (2) Construction of 350 no. 1, 2, & 3 bed apartments, retail / commercial and community uses in 4 no. buildings that are subdivided into Blocks A-G as follows:
  - Block A is a 7 to 14 storey block consisting of 59 no. apartments comprised of 26 no. 1 bed & 33 no. 2 bed dwellings, with 2 no. commercial/retail units located on the ground floor (c. 132.4m<sup>2</sup> & 173m<sup>2</sup> respectively). Adjoining same is Block B, which is a 7 storey block consisting of 38 no. apartments comprised of 6 no. 1 bed, 20 no. 2 bed, & 12 no. 3 bed dwellings, with 2 no. commercial/retail units located on the ground floor (c. 162.3m<sup>2</sup> & 130.4m<sup>2</sup> respectively). Refuse storage areas are also provided for at ground floor level.
  - Block C is a 7 storey block consisting of 55 no. apartments comprised of 13 no. 1 bed & 42 no. 2 bed dwellings. Refuse storage areas are provided for at ground floor level. Adjoining same is Block D which is a 7 to 10 storey block consisting of 51 no. apartments comprised of 25 no. 1 bed, 19 no. 2 bed, & 7 no. 3 bed dwellings, with 1 no. commercial unit / café located on the ground floor (c. 163.3m<sup>2</sup>). A refuse storage area is also provided for at ground floor level.
  - Block E is a 7 to 10 storey block consisting of 58 no. apartments comprised of 10 no. 1 bed & 48 no. 2 bed dwellings, with 1 no. community use unit located on the ground floor (c. 188.1m<sup>2</sup>). A refuse storage area, substation, & switchroom are also provided for at ground floor level. Adjoining same is Block F which is a 7 storey block consisting of 55 no. apartments comprised of 13 no. 1 bed & 42 no. 2 bed dwellings. A refuse storage area & bicycle storage area are also provided for at ground floor level.



- Block G is a 7 storey block consisting of 34 no. apartments comprised of 20 no. 1 bed & 14 no. 2 bed dwellings. A refuse storage area & bicycle storage area are also provided for at ground floor level.
- (3) Construction of a 1 storey residential amenity unit (c. 187.9m<sup>2</sup>) located between Blocks A & D.
  - (4) Construction of basement level car parking (c.5,470.8m<sup>2</sup>) accommodating 173 no. car parking spaces & 719 no. bicycle parking spaces. Internal access to the basement level is provided from the cores of Blocks A, B, C, D, E, & F. External vehicular access to the basement level is from the south, between Blocks B & C. 36 no. car parking spaces & 58 no. bicycle parking spaces are also provided for within the site at surface level.
  - (5) Public open space of c. 1,915m<sup>2</sup> is provided for between Blocks C, D, E, & F. Communal open space of c. 3,122m<sup>2</sup> provided for between (i) Blocks E, F, & G, (ii) Blocks A, B, C, & D, and (iii) in the form of roof gardens located on Blocks A, C, & F and the proposed residential amenity use unit. The development includes for hard and soft landscaping & boundary treatments. Private open spaces are provided as terraces at ground floor level of each block and balconies at all upper levels.
  - (6) Vehicular access to the development will be via 2 no. existing / permitted access points: (i) on Santry Avenue in the north-west of the site (ii) off Swords Road in the south-east of the site, as permitted under the adjoining Santry Place development (Ref. 2713/17).
  - (7) The development includes for all associated site development works above and below ground, bin & bicycle storage, plant (M&E), sub-stations, public lighting, servicing, signage, surface water attenuation facilities etc.

The application contains a statement setting out how the proposal is consistent with the objectives of the Dublin City Development Plan 2016-2022, and also contains a statement indicating why permission should be granted for the proposed development, having regard to a consideration specified in section 37(2)(b) of the Planning and Development Act, 2000, as amended, notwithstanding that the proposed development materially contravenes a relevant development plan or local area plan other than in relation to the zoning of the land.

An Environmental Impact Assessment Report (EIAR) has been prepared in respect of the development proposal and accompanies the application. The application, together with the 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 Dublin City Council. The application may also be inspected online at the following website set up by the applicant: [www.santryavenueshd.ie](http://www.santryavenueshd.ie).

### 3.0. Application Fee

- 3.1. Attached to this cover letter is a cheque made payable to An Bord Pleanála for €63,674.88, being the appropriate SHD application fee. The SHD application fee is based upon the following calculation:



Category	Basic Fee	Calculations	Fee
HA1A - Housing	€130 per unit	350 no. dwellings x €130	€45,500.00
HA1B - Other Uses	€7.20 per sq.m	761.4sq.m of commercial /retail uses x €7.20 186.1sq.m of community use x €7.20 187.9sq.m of residential amenity use x €7.20	€ 5,482.08 € 1,339.92 € 1,352.88
HA2 - Submission of EIAR	€10,000	EIAR Submission = €10,000	€10,000.00
<i>Total Fee Calculation</i>			<b>€63,674.88</b>

**Table 1:** Application Fee Calculation

#### 4.0. Planning Authority & Prescribed Bodies Notification

4.1. In accordance with the requirements of the Planning and Development (Strategic Housing Development) Regulations 2017, 6 no. hard copies and 1 no. soft copy of the application has been sent to the relevant Local Authority (Dublin City Council) – a copy of the cover letter sent to Dublin County Council is enclosed with the application.

4.2. As requested by An Bord Pleanála in their Notice of Pre-Application Consultation Opinion dated 18<sup>th</sup> December 2020 (Case Reference ABP-308093-20), a copy of the application has also been sent to the following prescribed bodies:

1. Irish Water:
2. Transport Infrastructure Ireland:
3. The National Transport Authority:
4. Dublin City Childcare Committee:
5. Irish Aviation Authority:
6. Dublin Airport Operator:
7. Fingal County Council.

Given the circumstances surrounding the ongoing Covid-19 pandemic and working restrictions related to same, all the above prescribed bodies have been contacted directly to establish if they required a hard copy of the application as well as a soft copy. It should be noted that 6 no. of the 7 no. prescribed bodies requested to receive a softcopy of the application only. As such, these 6 no. prescribed bodies have been sent a softcopy of the application only as requested. Fingal County Council requested to receive both 1 no. hardcopy & 1 no. softcopy of the application and as such 1 no. hardcopy & 1 no. softcopy of the application has been sent to Fingal County Council as requested.

In the interest of transparency, a copy of correspondence with each of the prescribed bodies confirming the above is enclosed with the application – for full details please refer to same. We also enclose as part of the application copies of the cover letters sent to each prescribed body which provides details of the proposed development and the states the process for making a submission on the application to An Bord Pleanála.

#### 5.0. Conclusion

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



5.2. We look forward to hearing from An Bord Pleanála in due course; however, if you have any queries in the meantime, please do not hesitate to contact us using the details supplied on the enclosed SHD planning application form.

5.3. Please refer to the pages over for a full list of the documentation, drawings and details, enclosed as part of the application.

Yours faithfully,

A handwritten signature in blue ink, appearing to read 'A. Fenton', written over a horizontal line.

**Alan Fenton**  
**Planning Consultant**  
**Armstrong Fenton Associates**  
**Planning & Development Consultants**



## Appendix

The following is a full schedule of the documentation, drawings & details enclosed as part of the application i.e. 2 no. hard copies of each & 3 no. soft copies of each.

Prepared by Armstrong Fenton Associates, Planning & Development Consultants:

Drawing / Document No.	Title	Scale
N/A	SHD Planning Application Form	A4 Document
N/A	Copy of Newspaper Notice as published in The Irish Daily Star on Tuesday 13 <sup>th</sup> July 2021	A3 Document
N/A	Copy of Site Notice dated for Tuesday 12 <sup>th</sup> July 2021	A3 Document
N/A	Planning Report	A4 Report
N/A	Statement of Consistency	A4 Report
N/A	Material Contravention Statement	A4 Report
N/A	Statement of Response to An Bord Pleanála's Notification of Pre-Application Consultation Opinion	A4 Report
N/A	Social & Community Infrastructure Assessment	A4 Report
N/A	Quality Housing Assessment	A3 Document
N/A	Outline Construction Management Plan	A4 Document
N/A	Building Life Cycle Report	A4 Report
N/A	Property Management Strategy Report	A4 Report
N/A	Universal Design Statement	A4 Document
N/A	Volume 1 - Environmental Impact Assessment Report Non-Technical Summary	A4 Report
N/A	Volume 2 - Environmental Impact Assessment Report	A4 Report
N/A	EIA Portal Confirmation Notice (ID 2021146)	A4 Document
N/A	Copy of Cover Letter to An Bord Pleanála	A4 Document
N/A	Copy of Cover Letter to Dublin City Council	A4 Document
N/A	Copy of Prescribed Bodies Notification Letter Sent to Irish Water	A4 Document
N/A	Copy of Prescribed Bodies Notification Letter Sent to Transport Infrastructure Ireland	A4 Document
N/A	Copy of Prescribed Bodies Notification Letter Sent to the National Transport Authority	A4 Document
N/A	Copy of Prescribed Bodies Notification Letter Sent to the Dublin City Childcare Committee	A4 Document
N/A	Copy of Prescribed Bodies Notification Letter Sent to the Irish Aviation Authority	A4 Document
N/A	Copy of Prescribed Bodies Notification Letter Sent to the Dublin Airport Operator	A4 Document
N/A	Copy of Prescribed Bodies Notification Letter Sent to Fingal County Council	A4 Document
N/A	Copy of Correspondence with Irish Water	A4 Document



N/A	Copy of Correspondence with Transport Infrastructure Ireland	A4 Document
N/A	Copy of Correspondence with the National Transport Authority	A4 Document
N/A	Copy of Correspondence with the Dublin City Childcare Committee	A4 Document
N/A	Copy of Correspondence with the Irish Aviation Authority	A4 Document
N/A	Copy of Correspondence with the Dublin Airport Operator	A4 Document
N/A	Copy of Correspondence with Fingal County Council	A4 Document

**Prepared by Dwyer Nolan Developments Ltd.**

<b>Drawing / Document No.</b>	<b>Title</b>	<b>Scale</b>
Document	Part V Proposals	A4 Document

**Prepared by Dublin City Council**

<b>Drawing / Document No.</b>	<b>Title</b>	<b>Scale</b>
Document	Letter of Consent	A4 Document

**Prepared by Zoltorn Ltd.**

<b>Drawing / Document No.</b>	<b>Title</b>	<b>Scale</b>
Document	Letter of Consent	A4 Document

**Prepared by Davey & Smith Architects**

<b>Drawing / Document No.</b>	<b>Title</b>	<b>Scale</b>
N/A	Architectural Design Statement	A3 Document
D1809.P01	Site Location Map	1:1000 @ A1
D1809.P02	Existing Site Layout & Existing Buildings	As Shown@A1
D1809.P03	Proposed Site Layout	1:500@A1
D1809.P04	Site Layout - Taking in Charge	1:500@A1
D1809.P05	Basement Level Plan.	1:200@A1
D1809.P06	Blocks A-G Ground Floor Plan	1:500@A1
D1809.P07	Blocks A-G First Floor Plan	1:200@A1
D1809.P08	Blocks A-G Second Floor Plan	1:200@A1
D1809.P09	Blocks A-G Third Floor Plan	1:200@A1
D1809.P10	Blocks A-G Fourth Floor Plan	1:200@A1
D1809.P11	Blocks A-G Fifth Floor Plan	1:200@A1



D1809.P12	Blocks A-G Sixth Floor Plan	1:200@A1
D1809.P13	Blocks A-G Seventh Floor Plan	1:200@A1
D1809.P14	Blocks A-G Eight Floor Plan	1:200@A1
D1809.P15	Blocks A-G Ninth Floor Plan	1:200@A1
D1809.P16	Blocks A-G Tenth Floor Plan	1:200@A1
D1809.P17	Blocks A-G Eleventh Floor Plan	1:200@A1
D1809.P18	Blocks A-G Twelfth Floor Plan	1:200@A1
D1809.P19	Blocks A-G Thirteenth Floor Plan	1:200@A1
D1809.P20	Blocks A-G Fourteenth Floor Plan	1:200@A1
D1809.P21	Block A/B East & West Elevation	1:200@A1
D1809.P22	Block C/D East & West Elevation	1:200@A1
D1809.P23	Block E/F East & West Elevation	1:200@A1
D1809.P24	Block G East & West Elevation	1:200@A1
D1809.P25	Blocks A-G South Elevation	1:200@A1
D1809.P26	Blocks A-G North Elevation	1:200@A1
D1809.P27	Blocks A-G Section K	1:200@A1
D1809.P28	Blocks A-G Section L & Contiguous South Elevation	1:200@A0
D1809.P29	Contiguous Elevations	1:200@A0
D1809.P30	Part V drawing	1:200@A1
D1809.P31	Site Layout - Phasing	1:500@A1

\* ITM file included on soft copy enclosed with application for use by An Bord Pleanála

**Prepared by DBFL Consulting Engineers**

<b>Drawing / Document No.</b>	<b>Title</b>	<b>Scale</b>
200060-DBFL-XX-XX-RP-C-0002	Site Specific Flood Risk Assessment	A4 Report
200060-DBFL-XX-XX-RP-C-0001	Engineering Services Report	A4 Report
200060-DBFL-XX-XX-RP-C-0003	Construction Environmental Management Plan (CEMP)	A4 Report
200060-DBFL-TR-XX-RP-C 001 TTA Final Rev 1	Traffic & Transport Assessment	A4 Report
200060-DBFL-TR-XX-RP-C 002 MMP	Mobility Management Plan	A4 Report
200060-ltr-001	DMURS Statement of Consistency	A4 Document
200060-DBFL-XX-XX-RP-S-0001	Foundation Appraisal	A4 Report
200060-DBFL-XX-B1-DR-S-1001	Basement Plan	As Shown@A1
200060-DBFL-XX-XX-00-DR-S-1000	Ground Floor Plan	As Shown@A1





200060-DBFL-XX-00-DR-S-1002	Keyplan and Site Boundary	As Shown@A1
200060-DBFL-FW-ST-DR-C-1021	Foul Layout Plan	1:250@A1
200060-DBFL-FW-ST-DR-C-3021	Foul Water Longsections	As Shown@A1
200060-DBFL-RD-ST-DR-C-1001	Road Layout Plan	1:250@A1
200060-DBFL-RD-ST-DR-C-5001	Road Standard Details Sheet 1 of 1	As Shown@A1
200060-DBFL-SW-ST-DR-C-1011	Surface Water Layout	1:250@A1
200060-DBFL-SW-ST-DR-C-3011	Surface Water Longsections	As Shown@A1
200060-DBFL-SW-ST-DR-C-5011	Surface Water Details Sheet 1 of 6	As Shown@A1
200060-DBFL-SW-ST-DR-C-5012	Surface Water Details Sheet 2 of 6	As Shown@A1
200060-DBFL-SW-ST-DR-C-5013	Surface Water Details Sheet 3 of 6	As Shown@A1
200060-DBFL-SW-ST-DR-C-5014	Surface Water Details Sheet 4 of 6	As Shown@A1
200060-DBFL-SW-ST-DR-C-5015	Surface Water Details Sheet 5 of 6	As Shown@A1
200060-DBFL-SW-ST-DR-C-5016	Surface Water Details Sheet 6 of 6	As Shown@A1
200060-DBFL-TR-SP-DR-C-1001	NTA's CBC Corridor No. 2, Swords - City CENTRE	1:500@A1
200060-DBFL-WM-ST-DR-C-1031	Proposed Watermain Layout	1:250@A1
EN6000-000-001	Mixed Use Development – Site Access Management	NTS@A3

**Prepared by Dermot Foley Landscape Architects**

<b>Drawing / Document No.</b>	<b>Title</b>	<b>Scale</b>
Dw.02	Design Rationale – Landscape Architecture	A4 Document
Dw.01-DR-201	Landscape Plan	1:250@A1
Dw.01-DR-202	Roof Terrace Plan	1:250@A1
Dw.01-DR-203	Boundary Treatments	1:1000/1:50@A1
Dw.01-DR-240	Landscape Sections	1:100@A1
Dw.01-DR-250	Typical Landscape Details	1:20@A1



**Prepared by The Tree File Consulting Arborists**

<b>Drawing / Document No.</b>	<b>Title</b>	<b>Scale</b>
N/A	Arboricultural Report	A4 Report
N/A	Santry Tree Constraint Plan	1:500@A1
N/A	Santry Tree Impacts Plan	1:500@A1
N/A	Santry Tree Protection Plan	1:500@A1

**Prepared by Sabre Electrical Services Ltd.**

<b>Drawing / Document No.</b>	<b>Title</b>	<b>Scale</b>
SES 07021 Rev B	Outdoor Lighting Report	A4 Document
SES07021	Public Lighting Layout	1:500@ A1

**Prepared by Chris Shackleton Consulting**

<b>Drawing / Document No.</b>	<b>Title</b>	<b>Scale</b>
N/A	Santry Avenue SHD, Chadwicks Builders Merchants Site - Daylight & Shadow Assessment	A3 Document

**Prepared by 3D Design Bureau**

<b>Drawing / Document No.</b>	<b>Title</b>	<b>Scale</b>
N/A	Mixed Use Residential Development at Chadwicks Builders Merchants Site, Swords Road, Santry – Verified Views	A3 Document

**Prepared by Bruton Consulting Engineers**

<b>Drawing / Document No.</b>	<b>Title</b>	<b>Scale</b>
1061R01	Stage 1 Road Safety Audit	A4 Document

**Prepared by AWN Consulting**

<b>Drawing / Document No.</b>	<b>Title</b>	<b>Scale</b>
MA/21/12197-TR01	Hydrogeological Impact Assessment	A4 Report
CB/21/121997WMR01	Construction & Demolition Waste Management	A4 Report
CB/21/121997WMR02	Operational Waste Management Plan	A4 Report



**Prepared by Enviroguide Consulting**

<b>Drawing / Document No.</b>	<b>Title</b>	<b>Scale</b>
N/A	Appropriate Assessment Screening Report	A4 Report

**Prepared by ASH Ecology & Environmental**

<b>Drawing / Document No.</b>	<b>Title</b>	<b>Scale</b>
N/A	Bat Survey Report	A4 Report

**Prepared by Archaeology Plan Heritage Solutions**

<b>Drawing / Document No.</b>	<b>Title</b>	<b>Scale</b>
AP21-08	Archaeological Assessment	A4 Report

