



21st July 2021

Irish Aviation Authority,
The Times Building,
11-12 D'Olier Street,
Dublin 2.

Re:

Application for Strategic Housing Development

Site Location: Junction of Santry Avenue & Swords Road, Santry, Dublin 9

Applicant: Dwyer Nolan Developments Ltd.

An Bord Pleanála Ref: ABP-308093-20

Dear Sir / Madam,

1.0. Introduction

- 1.1. On behalf of our client, Dwyer Nolan Developments Ltd. we wish to advise that 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, has been submitted to An Bord Pleanála.
- 1.2. We have been directed by An Bord Pleanála, pursuant to Article 285(5)(a) of the Planning and Development (Strategic Housing Development) Regulations 2017, and in accordance with Section 8(1)(b) of the Planning and Development (Housing) and Residential Tenancies Act 2016, to provide the Irish Aviation Authority with a copy of the application.
- 1.3. We understand that, following prior correspondence with the Irish Aviation Authority and given the circumstances surrounding the ongoing Covid-19 pandemic and associated working restrictions related to same, the Irish Aviation Authority are happy to receive a soft copy of the application only. As such a soft copy of the application (on USB stick) is enclosed with this cover letter.



1.4. We would also like to make you aware that 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.santryavenueshd.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. 4,196.8m²).**
- (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. 132.4m² & 173m² 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. 162.3m² & 130.4m² 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. 163.3m²). 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. 188.1m²). 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. 187.9m²) located between Blocks A & D.
 - (4) Construction of basement level car parking (c.5,470.8m²) 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. 1,915m² is provided for between Blocks C, D, E, & F. Communal open space of c. 3,122m² 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.

3.0. Inspection and Submissions

- 3.1. The application 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.
- 3.2. 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, D01 V902, 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.

3.3. 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.

3.4. 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.

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

3.6. A full list of enclosures is detailed in the appendix of this cover letter on the pages over. We trust all the above is in order; however, if you require any further clarification, please do not hesitate to contact us.

Yours faithfully,

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. 1 no. soft copy 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 th July 2021 | A3 Document |
| N/A | Copy of Site Notice dated for Tuesday 12 th 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.

| Drawing / Document No. | Title | Scale |
|-------------------------------|------------------|--------------|
| Document | Part V Proposals | A4 Document |

Prepared by Dublin City Council

| Drawing / Document No. | Title | Scale |
|-------------------------------|-------------------|--------------|
| Document | Letter of Consent | A4 Document |

Prepared by Zoltorn Ltd.

| Drawing / Document No. | Title | Scale |
|-------------------------------|-------------------|--------------|
| Document | Letter of Consent | A4 Document |

Prepared by Davey & Smith Architects

| Drawing / Document No. | Title | Scale |
|-------------------------------|---|--------------|
| 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 |



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|-----------|---|----------|
| 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 |

Prepared by DBFL Consulting Engineers

| Drawing / Document No. | Title | Scale |
|--|---|--------------|
| 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 |



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|-----------------------------|--|-------------|
| 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

| Drawing / Document No. | Title | Scale |
|-------------------------------|---|----------------|
| 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

| Drawing / Document No. | Title | Scale |
|-------------------------------|-----------------------------|--------------|
| 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.

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

Prepared by Chris Shackleton Consulting

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

Prepared by 3D Design Bureau

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

Prepared by Bruton Consulting Engineers

| Drawing / Document No. | Title | Scale |
|-------------------------------|---------------------------|--------------|
| 1061R01 | Stage 1 Road Safety Audit | A4 Document |

Prepared by AWN Consulting

| Drawing / Document No. | Title | Scale |
|-------------------------------|--|--------------|
| 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

| Drawing / Document No. | Title | Scale |
|-------------------------------|---|--------------|
| N/A | Appropriate Assessment Screening Report | A4 Report |

Prepared by ASH Ecology & Environmental

| Drawing / Document No. | Title | Scale |
|-------------------------------|-------------------|--------------|
| N/A | Bat Survey Report | A4 Report |

Prepared by Archaeology Plan Heritage Solutions

| Drawing / Document No. | Title | Scale |
|-------------------------------|---------------------------|--------------|
| AP21-08 | Archaeological Assessment | A4 Report |

