



Part V Proposals

For:

**Strategic Housing Development at
Santry Avenue & Swords Road, Santry, Dublin 9.**



Dwyer Nolan Developments Ltd. (the applicant) intend to lodge a Strategic Housing Development application to An Bord Pleanála comprising of 350 no. residential units on a site of c. 1.5 hectares located at the junction of Santry Avenue & Swords Road, Santry, Dublin 9.

Prior to the submission of the application to An Bord Pleanála, the applicant has engaged the Housing & Community Services Section of Dublin City Council to discuss the Part V requirements for the proposed development. Dublin City Council have indicated that their preferred option is to acquire units on site upon receipt of a grant of permission. To this end, we enclose a letter from the Housing & Community Services Section of Dublin City Council dated 5th May 2021 confirming same.

In order to satisfy the requirements of Part V of the Planning and Development Act 2000 (as amended) the applicant proposes to deliver 35 no. units, representing 10% of the total number of units proposed, to Dublin City Council for the purposes of social housing.

We enclose with the application Drawing No. D1809.P29 '*Part V Drawing (Block F)*' prepared by Davey & Smith Architects which details the location of proposed Part V units to be delivered to Dublin City Council upon receipt of a grant of permission. For ease of reference, an A3 copy of this drawing is attached to this proposal, while a to scale drawing printed at A1 is also enclosed with the application. We also enclose as part of this proposal indicative costings prepared by the applicant for 35 no. Part V units which are put forward for social housing.

In total, the proposed social housing units consist of the following mix of dwellings:

Apartment Type	Social Housing Mix
1 Bed Apartment	9
2 Bed Apartment	26
Total	35

It should be noted that details of costings submitted are based on the typical cost of construction at time of making the application to An Bord Pleanála. All costs and values are estimated and are based on the submitted planning application. Pending final grant of planning permission all costs / values and locations of the proposed social housing units will be subject to review and final agreement with the Local Authority.



Comhairle Cathrach
Bhaile Átha Cliath
Dublin City Council

Housing & Community Services,
Block 1, Floor 3,
Civic Offices, Wood Quay, Dublin 8

Seirbhísí Tithíochta agus Pobal
Bloc 1, Urlár 3
Oifigí na Cathrach, An Ché Adhmaid, Baile Átha Cliath 8
T. 01 222 2458 E: Natasha.satell@dublincity.ie

Mr. Edwin O'Dwyer
Dwyer Nolan Developments Ltd
Stonebridge House
Stonebridge Close
Shankill
Co. Dublin

5th May 2021

Part V Ref: 918

RE: Heiton Buckley Site, Santry, Dublin 9.

Applicant: Dwyer Nolan Developments Ltd.

Agent: Davey & Smith Architects

Validation Letter – Part V

Dear Sir / Madam,

Davey & Smith Architects intends to lodge a planning application on behalf of Dwyer Nolan Developments Ltd., to develop a site located at Heiton Buckley, Santry, Dublin 9.

Dwyer Nolan Developments Ltd., has engaged in Part V discussions with Dublin City Council and an agreement in principal to comply with their Part V requirement has been reached.

Dublin City Councils preferred option is to acquire units **on site** and is bound by the planning permissions granted. Therefore, Dublin City Council can only agree in respect of the actual permitted development.

I would be obliged if you could validate this planning application.

If you have any further queries regarding this application, please contact me on 01 - 222 5379.

Yours sincerely,

Lorraine Gaughran

**Lorraine Gaughran
Housing Development**

LEGEND

- 3 BED APARTMENT
- 2 BED APARTMENT
- 1 BED APARTMENT
- COMMUNITY USE
- COMMERCIAL USE
- RESIDENTIAL AMENITY
- ANCILLARY USES

NOTES

TOTAL NO. APARTMENTS: 350
 19 NO. 3 BED [5%]
 218 NO. 2 BED [62%]
 113 NO. 1 BED [32%]

DUAL ASPECT RATIO : 54%
 NO SINGLE ASPECT NORTH FACING UNITS

SCHEDULE OF AREAS:

SITE AREA: 1.5 HA
 COMMUNAL OPEN SPACE: 3122 m²
 PUBLIC OPEN SPACE: 1915 M² (c.13%)

PARKING SCHEDULE

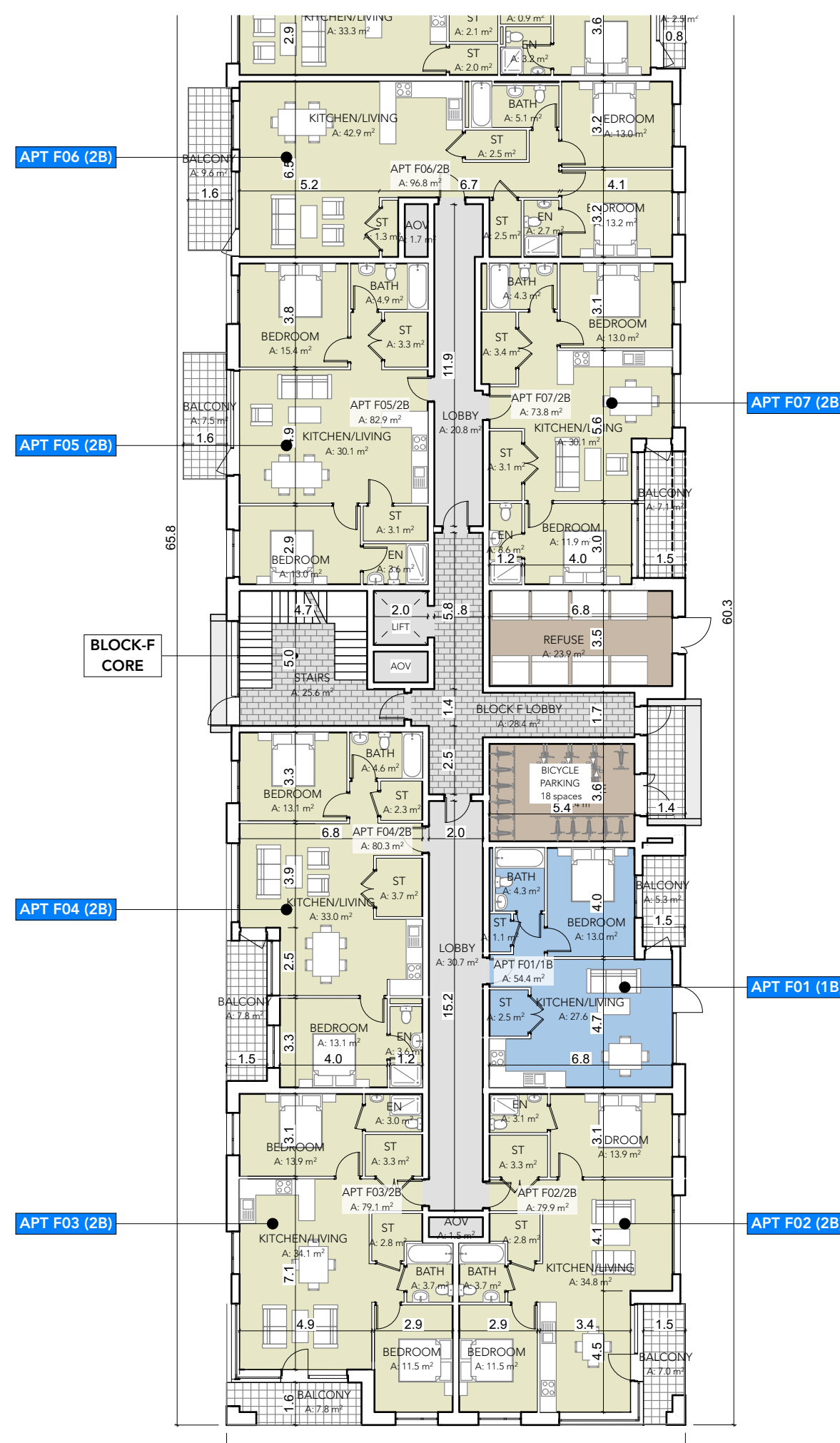
BICYCLE PARKING
 TOTAL NO. SPACES 805
 763 LONG TERM(719 BASEMENT)
 42 VISITOR

CAR PARKING:
 209 TOTAL NO.SPACES
 36 NO. SURFACE PARKING
 SPACES (NOTE 4 NO. CAR CLUB, 5 SET DOWN)
 173. NO. BASEMENT

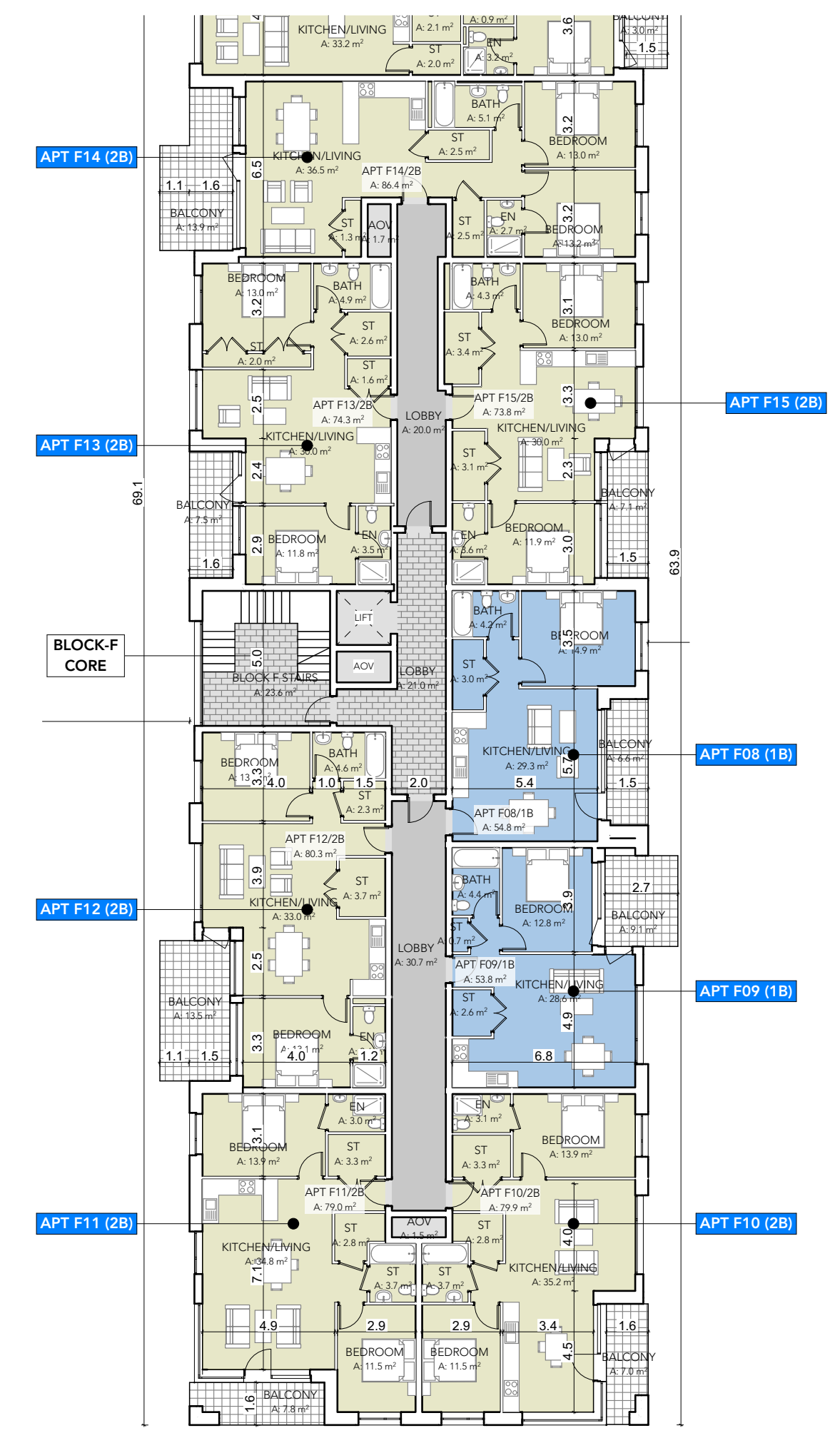
KEY PLAN

UNITS PROPOSED FOR PART V

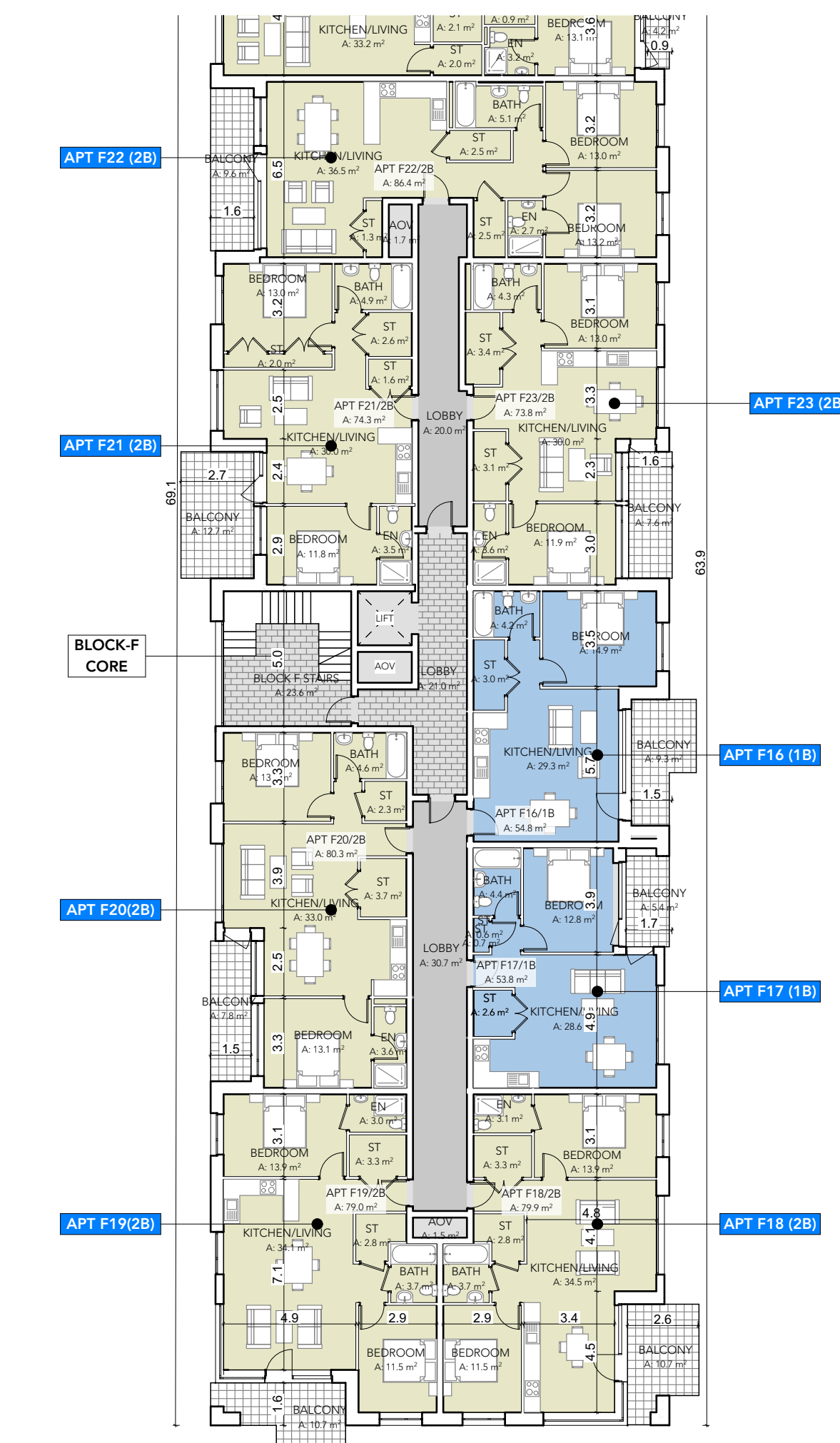
PART V SCHEDULE
 35 NO. APARTMENTS
 (9 X 1BEDS, 26 X 2BEDS)



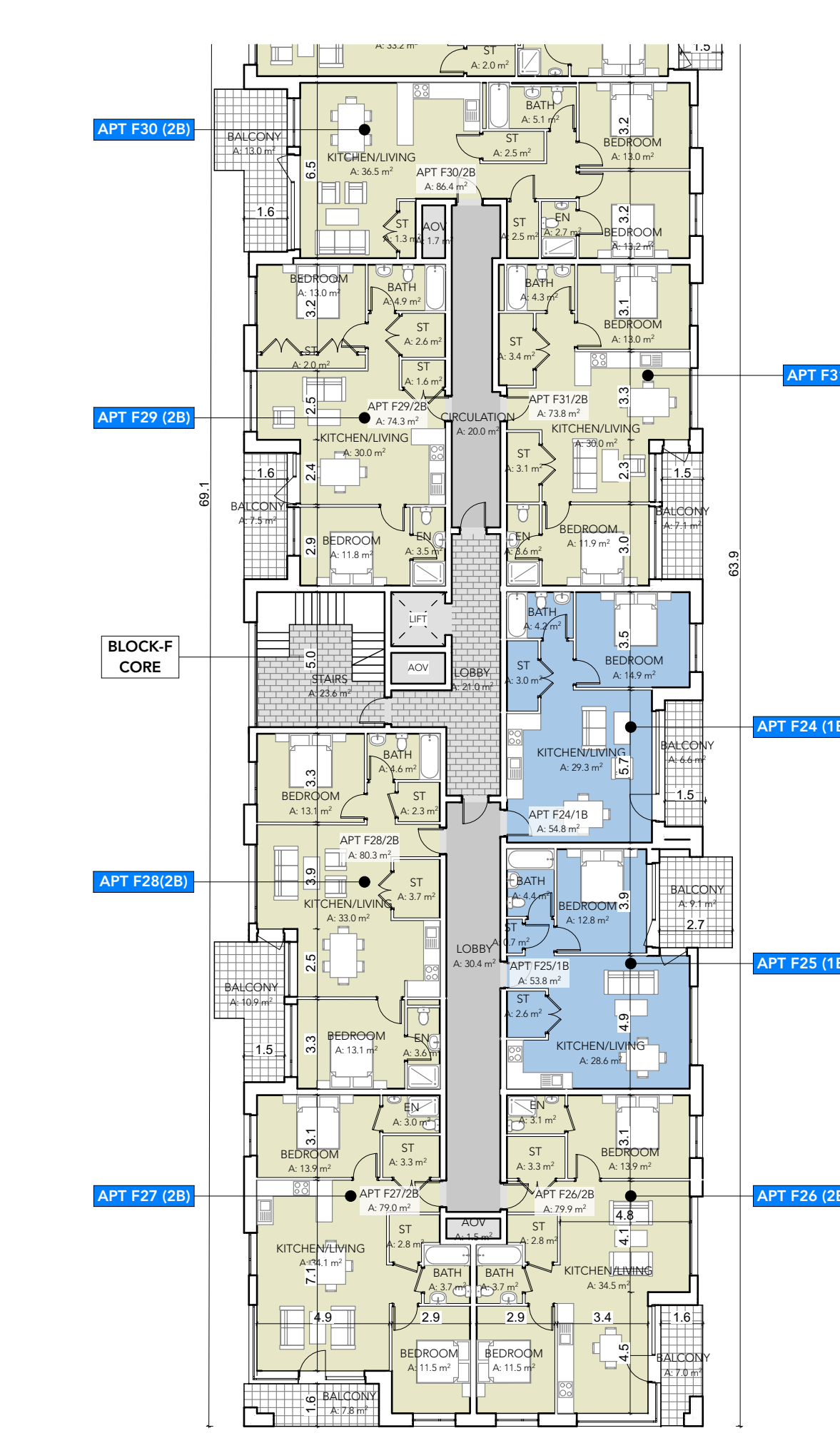
Ground Floor Plan
SCALE: 1:200



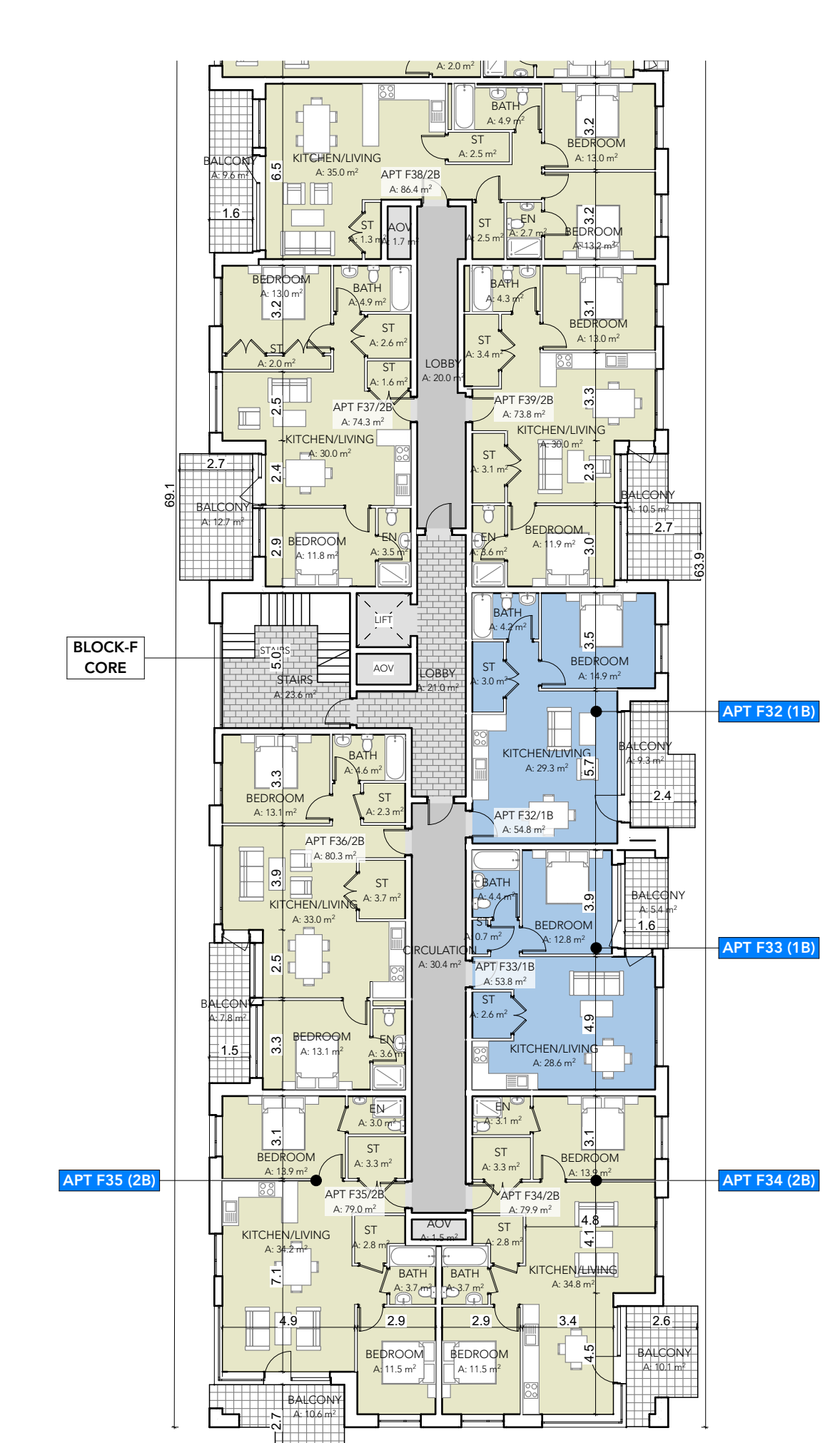
First Floor Plan
SCALE: 1:200



Second Floor Plan
SCALE: 1:200



Third Floor Plan
SCALE: 1:200



Fourth Floor Plan
SCALE: 1:200

RIAI Planning Drawings

DAVEY + SMITH ARCHITECTS

DAVEY + SMITH ARCHITECTS Unit 13, THE SEAPORT BUILDING, 44-45 CLONTARF ROAD, CLONTARF DUBLIN 3 | PH: 01 2447638 | EMAIL: info@davey-smith.com | WEB: www.davey-smith.com

Layout ID: **D1809.P29** Scale: **1:200, 1:1250**

Project: **Santry Avenue SHD - Swords Road, Santry, Dublin 9** Job No: **D1809**

Drawing Name: **Part V Drawing (Block F)** Series: **Planning Drawings** Date: **13/07/2021**

Status: **Revision:**

