

Cora Cunningham  
Executive Officer,  
Strategic Housing Unit,  
An Bord Pleanála,  
64 Marlborough Street,  
Dublin 1

12<sup>th</sup> April 2022

Dear Sir / Madam,

**RE: Planning application for a strategic housing development at this site at 'Hartfield Place', Swords Road, Whitehall, Dublin 9.**

Please find enclosed an Application under Section 4 of the Planning and Development (Housing) and Residential Tenancies Act 2016.

The proposed development is described in the public notices as follows:

**Eastwise Construction Swords Ltd intend to apply to An Bord Pleanála for permission for a strategic housing development at 'Hartfield Place', Swords Road, Whitehall, Dublin 9. The site is bound to the west by Swords Road, to the south by Highfield Hospital, to the north by vacant land and GAA pitches, and to the east by Beechlawn Nursing Home. To facilitate water services and road infrastructure connections/upgrades the application site red line extends to include a portion of Swords Road (including junctions with Iveragh Road and Collins Avenue), High Park and Grace Park Road (including junctions with Grace Park Heights and Sion Hill Road).**

**The proposed development will consist of the construction of 7 no. apartment blocks, ranging in height up to 8 storeys (over single level basement). This will provide 472 no. residential units (comprising 32 no. studios, 198 no. 1 beds, 233 no. 2 beds, and 9 no. 3 beds). All with associated private balconies/terraces to the north/south/east/west elevations. A creche (c.445.76sqm), a café unit (c.99sqm), and internal residential amenity space (c.511sqm), providing a sun lounge, gym, screening room, lounge, and meeting rooms, will also be provided.**

**The proposed development will include 337 no. car parking spaces, 982 no. cycle parking spaces, and 14 no. motorcycle spaces at basement/surface levels, public open space, and communal open spaces at ground and roof levels.**

**Vehicular access from Swords Road will be provided with associated works/upgrades to the existing public road layout, junctions, bus lane and footpath network to facilitate same. Two pedestrian/cyclist only access are provided from the Swords Road as well as a separate pedestrian and cyclist access to the southwest which also facilitates emergency vehicular access.**

**The application will include for all development works, landscaping, ESB substations, plant areas, bin storage, surface water attenuation, and site services required to facilitate the proposed development. Upgrades to the Irish Water network to facilitate the development are also proposed.**

The application contains a statement setting out how the proposal will be consistent with the objectives of the relevant development plan or local area plan.

The application 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.

A Environmental Impact Assessment Report has been prepared in respect of the proposed development.

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 Dublin City Council. The application may also be inspected online at the following website set up by the applicant: [www.hartfieldshd.ie](http://www.hartfieldshd.ie).

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 or online at [www.pleanala.ie](http://www.pleanala.ie) 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 website: [www.pleanala.ie](http://www.pleanala.ie) or on the Citizens Information Service website: [www.citizensinformation.ie](http://www.citizensinformation.ie).

In line with this Act we have submitted 3 digital copies and 2 hard copies of the requested documents to An Bord Pleanála while a further 1 digital copy and 6 hard copies have been submitted to Dublin City Council as the local Planning Authority for this area. In addition to this, and as requested in the Pre-application Opinion, one digital copy has also been sent to each of the following prescribed bodies:

- Minister for Housing, Local Government and Heritage
- An Taisce – The National Trust for Ireland
- The Heritage Council
- Irish Water
- National Transport Authority (NTA)
- Transport Infrastructure Ireland (TII)
- Dublin City Childcare Committee

These prescribed bodies have requested a digital copy of the application and no hard copy be sent to them, as set out in the attached letters.

If you have any enquiries, please don't hesitate to contact this office.

Yours Faithfully,



**Brenda Butterly (Agent)**

McGill Planning  
22 Wicklow Street  
Dublin 2

## Digital Copy Requests

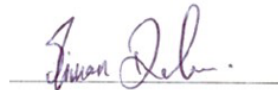
Email from the Department of Housing, Local Government and Heritage requesting a soft copy:

**From:** Housing Manager DAU <Manager.DAU@housing.gov.ie>  
**Sent:** Thursday 2 December 2021 09:53  
**To:** Shauna Hewitt  
**Subject:** RE: SHD Applications to An Bord Pleanála

Hi Shauna,

USB or CD would be perfect please. There is no need to send us in Hard Copies.

Regards,



**Simon Dolan**

**An Roinn Tithíochta, Rialtais Áitiúil agus Oidhreachta**  
**Department of Housing, Local Government and Heritage**  
*Executive Officer*

**Aonad na nIarratas ar Fhorbairt**  
*Development Applications Unit*

**Oifigi an Rialtais**  
*Government Offices*

**Bóthar an Bhaile Nua, Loch Garman, Contae Loch Garman, Y35 AP90**  
Newtown Road, Wexford, County Wexford, Y35 AP90

## An Taisce – The National Trust for Ireland

Email from Ian Lumley in An Taisce requesting an electronic copy:

**From:** Ian Lumley <heritage@antaisce.org>  
**Sent:** Thursday 27 June 2019 18:46  
**To:** Saoirse Kavanagh  
**Subject:** An Taisce consultation on SHD Planning Applications to An Bord Pleanála

Saoirse,

An Taisce would be pleased to receive all future SHD documents in soft copy on a CD with a hard copy cover letter.

Thanks

Ian Lumley

The Heritage Council

Email from the Heritage Council requesting soft copy of SHD applications:

**Saoirse Kavanagh**

**From:** Ger Croke <[gcroke@heritagecouncil.ie](mailto:gcroke@heritagecouncil.ie)>  
**Sent:** Tuesday 24 September 2019 10:55  
**To:** Saoirse Kavanagh  
**Subject:** RE: SHD Planning Applications

Hi Saoirse

We would prefer to receive these applications by email if possible. A Cover letter with files attached would be the ideal scenario or else a link to where the files can be found.

Many Thanks

Martina  
On behalf of Alison Harvey, Planning & Development Officer

Irish Water

Email from Irish Water's CDS Developer Liason Team requesting a USB copy of SHD applications:

**From:** CDStraining <[CDStraining@water.ie](mailto:CDStraining@water.ie)>  
**Sent:** Tuesday 29 September 2020 10:00  
**To:** CDStraining <[CDStraining@water.ie](mailto:CDStraining@water.ie)>  
**Subject:** SHD Planning documentation.

Hello

Due to the ongoing Covid-19 pandemic, Irish Water is seeking the assistance of the development community to help minimise our requirement to attend the office. In this regard, it is preferable for Irish Water to receive the SHD Planning Documentation in USB format rather than paper format with a cover letter. The USB should be sent to the same address as the paper format: CDS Planning, Irish Water, Colvill House, 24-26 Talbot Street, Dublin 2

We also urge the development community to continue to submit their designs to [CDSdesignqa@water.ie](mailto:CDSdesignqa@water.ie) ahead of any full SHD application to An Bord Pleanála for assessment. Upon review of an acceptable design Irish Water will provide the developer with a Statement of Design Acceptance.

Many thanks

CDS Developer Liaison Team

## National Transport Authority

Email from David Clements in the National Transport Authority requesting a CD copy of SHD applications.

**From:** David Clements <[David.Clements@nationaltransport.ie](mailto:David.Clements@nationaltransport.ie)>  
**Sent:** Tuesday 6 August 2019 16:06  
**To:** info <[Info@mcgplanning.ie](mailto:Info@mcgplanning.ie)>  
**Subject:** NTA Referrals

Dear Sir / Madam,

In relation to any referrals that are made to the NTA, in particular those pertaining to Strategic Housing Developments, can you please inform the relevant staff members that we only require a CD and cover letter, rather than a hard copy of the application.

Thanks,

David Clements  
Land Use & Transport Planner  
Transport Planning and Capital Investment



Dún Scoine  
Iveagh Court  
Harcourt Lane  
Dublin 2

Tel: + 353 (0)1 879 8305  
Email: [david.clements@nationaltransport.ie](mailto:david.clements@nationaltransport.ie)  
Web: [www.nationaltransport.ie](http://www.nationaltransport.ie)

## Transport Infrastructure Ireland

Email from Olivia Morgan in Transport Infrastructure Ireland requesting an electronic copy:

**From:** Landuse Planning <[LandUsePlanning@tii.ie](mailto:LandUsePlanning@tii.ie)>  
**Sent:** Wednesday 24 June 2020 11:30  
**To:** Nicky Casey  
**Subject:** RE: Statutory Consultee for SHD

Hi Nicky

Thank you for your email regarding the above.

The TII offices are still closed and we would be most obliged if the application could be submitted electronically to [landuseplanning@tii.ie](mailto:landuseplanning@tii.ie), along with notification of the application website.

Thank you for your co-operation in this matter.

Kind regards  
Olivia Morgan  
Land Use Planning

Dublin City Childcare Committee

Email from Aisling Masterson in DCCC requesting an electronic copy:

**From:** Aisling Masterson <aisling.masterson@dccc.ie>  
**Sent:** Tuesday 13 April 2021 14:04  
**To:** Saoirse Kavanagh  
**Subject:** RE: Belmayne Residential Development

Hi Saoirse,

A soft copy on a CD would be preferred as we have limited storage for hard copies.

Many thanks,  
Kind regards,  
Aisling

**Aisling Masterson**

Information and Communication Officer  
Dublin City Childcare Committee Limited by Guarantee  
Ocean House, Arran Quay, Dublin 7  
Phone: (01) 8897122 Web: [www.childcareonline.ie](http://www.childcareonline.ie)  
Working days: Mon – Thurs



An Roinn Leznai, Comhionannais,  
Michumais, Lámháirtíochta agus Óige  
Department of Children, Equality,  
Disability, Integration and Youth



Forbairt Cáilíocht  
Luathbhlianta Náisiúnta  
National Early Years  
Quality Development



Dublin City Childcare Committee, supporting Early Years providers to achieve the best possible outcomes for children through **Better Start**.

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