



ENVIRONMENTAL IMPACT ASSESSMENT REPORT VOLUME 3 (A): APPENDICES

Large-scale Residential Development 'Swift Square Apartments'

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F01
July 2023

EIAR VOLUME 3 (A): Appendices

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Preface

This Volume of the EIAR contains specialists' technical data and other related reports as set out in the below table.

Summary of Appendices in Volume 3 (A)

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Note: Appendix 14.2 (Verified Views) is contained in Volume 3 (B) of this EIAR.

APPENDIX 2.1

Pre-Planning Consultation Records

Record of Pre-planning meeting as provided for under S.247 of the planning and Development Act 2000 as amended for circa 200 Apartments at

Swift Square Northwood Santrry

Meeting held – 02/09/2021

FCC	Development Team
David Murray	Helena Gavin
Hugh O'Neill	William Cosgrave
Anette DeKlerk	Michael Cosgrave
Niall Thornton	Garry Flood
Philp Grobler	Hannah Millar
	Patrick McNabola
	Stephen Manning
	simonekfla@gmail.com
	Joe Cosgrave

The proposal varies from the existing built character of the area with reference to building line to western elevation and setbacks from principle road ways.

shadow analysis required –analysis to demonstrate light to gap between buildings and ADF to lower units, Overshadowing of open spaces a concern

detailing north elevation further architectural devises required integration of design with Cedarview Housing and Whitehaven to be more clearly demonstrated. Re: Whitehaven proximity to south elevation, set back key design element

concerns regarding open space and play provision to be addressed in proposal with particular ref to red line

play space provision – open space at adjoining proposed Whitehaven apartments being expanded and will be larger, questioned whether this will be within the red line boundary for application. advised to contact Gemma Carr.

concern expressed regarding cantilevered corner overhang – it is not a city centre location. Also concerned about level of overshadowing and overbearance created by proposal.

Serious concerns expressed about density and over development in the current proposal the quality of design for a proposal of 200 units/Ha not evident.

details on social infrastructure, childcare provision schools etc to be submitted in support of the proposal;

stated that variation of high quality materials to elevations required to address issues with height of blocks

the requirement for a broader wider mix of unit type was discussed,

applicants to note amendments to Part V – discuss with Housing,

EIAR – prudent to submit and consideration given to cumulative and in combination impacts

pedestrian route in the gap between offices and apartments is a design challenge yet to be addressed

concern repeated regarding design aspects of height – different materials can deceive the eye to make building look lower, need to give further consideration to materials.

Proposal needs demonstrate compliance with planning guidelines issued under Section 28 of the Planning and Development Act 2000, 12 principles of urban design etc.

Transportation Issues

Transportation Section not attending meeting but can contact directly.

Level of car parking to be provided (this part of meeting was not clearly audible) 1 space per unit so total 203 no. with 250 no. surface car parking.

Bicycle parking - ABP has used accessibility of bicycle spaces as a reason for refusal parking should be close to lift cores

Water Services Section

SUDS design should consider green roof, states that SUDS will be challenging due to size;

pointed out that the water main is close to site's boundary on western side with a 3m separation distance;

flooding is not expected but should do a stage 1 flood risk assessment.

The meeting concluded with a discussion regarding the density being very much at the higher end of the scale. It was emphasised that in the absence of the highest quality of design and materials the proposal could reasonably be considered to be over development of the site.

That a reconsideration of the western and elevations is required.

The impacts of overshadowing on both the proposed units and the spaces are to be taken into careful consideration in the final proposal.



LRD - SECTION 247 PRE APPLICATION CONSULTATION NOTES

Pre Application Reference number	LRD0012/S1
Date Of Consultation	24 th June 2022
Meeting Location	Microsoft Teams
Location Of Site	Swift Square, Northwood Avenue, Santry, DUBLIN 9
Prospective Applicant	JOM Investments Unlimited Company
Prospective Applicant Represented By:	Michael Cosgrave (JOM Investments Unlimited) William Cosgrave (JOM Investments Unlimited) Stephen Manning (McCrossan O'Rourke Manning Architects) Patrick McNabola (McCrossan O'Rourke Manning Architects) Sebastien Mahony (McCrossan O'Rourke Manning Architects) Garry Flood (JB Barry Consulting Engineers) Richard McElligott (McElligott Engineers) Simone Kennedy (Kevin Fitzpatrick Landscape Architecture) Helena Gavin (RPS) Michael Higgins (RPS)
Fingal County Council Represented by:	Eugenia Thompson - Senior Executive Planner Marta Durek - Graduate Parks Superintendent Marina Rennicks - Housing Philip Grobler - Water Services Linda Lally - Transport Annamie Pretorius - Senior Executive Architect Shane Comaskey - Transport Mary O'Reilly - Planning Admin
Development Description	The proposed development comprises 198 residential apartment units within 3 blocks over basement and podium area to accommodate existing surface parking associated with Swift Square Office Park and ancillary parking associated with the proposed residential development. Other uses proposed include a concierge, multifunctional room and gym as part of services ancillary to the residential units.
Site Zoning under Fingal County Council Development Plan	Metro Economic Corridor (ME)

Disclaimer

Please Note that advice, feedback and opinion offered at consultation is given in good faith and cannot prejudice the determination of a subsequent planning application in accordance with Section 247 of the Planning and Development Act 2000, as amended, and in accordance with the provisions of the Planning and Development (Amendment) (Large-Scale Residential Development) Bill 2021.

FEEDBACK ON PROPOSAL

Planning

- 198 residential apartment units proposed on site (194 two beds & 4 one beds) in 3 blocks ranging from 1-9 storeys in height.
- Whitehaven SHD to the east, Blackwood Square nearby & Cedarview to the north.
- Previous overhang discussed at previous pre planning has been eliminated.
- Ramp access to basement & a concierge would be located on southern section of site.

Housing

- Part V; current proposal offers 20 units – 1 one bed and 19 two bed units.
- The Housing Department requires evidence of Land Purchase. This will indicate if 10% or 20% applies for Part V. Current proposal based on 10%.
- FCC require a mix of units to be delivered in line with the County Development Plan.
- Studios are not acceptable to meet Part V proposal.
- The Part V proposal must be delivered within the red line boundary.
- Part V must be delivered with each phase of the development.
- Contact must be made with the Housing Department at partv@fingal.ie.
- In terms of Part V, a preference was made to include some adaptable units for disabled and elderly tenants, this can be achieved in the 2 bed units by combining the 2 bathrooms to allow for 1 larger wheelchair accessible bathroom.

Transport

- Parking clarification required. State how many existing parking spaces on site and how many would be moved to basement parking. Clarify how many spaces currently occupied by office workers - how will these be catered for in the new development - will they be moved to the basement?
- 254 surface car parking spaces that were permitted for the Swift Square development have to be catered for (lease etc) so will be accommodated in the basement.
- Query regarding construction worker car parking – clarify if there is construction working parking within the red line boundary
- Stated that temporary construction workers are parking on Whitehaven SHD site & office workers currently parking on subject site.
- Confirm number of car parking spaces currently on site and number of spaces proposed for new development.

- Recommendation to include planning history and planning reference on existing car park.
- In terms of bicycle parking, confirm the total number and whether they are to serve residential or office workers- Make this clear.
- Clarify how cyclists get their bicycles down to basement for bicycle parking
- How is the ramp to basement to be designed?
- Outline safety plan for bike and car parking. Will the same access be used for both cars and bikes? Set out rationale clearly. Safety for cyclists to be considered.
- Confirmation on vehicular access to new basement and existing access.
- New singular proposed ramp access to serve existing and proposed access?
- Cyclist accessibility – confirmation on safety.
- Ensure gradient of ramp is suitable for cyclists.
- Proposal to segregate office and residential parking?
- Note made that the existing car park is busy with office workers.
- How is it proposed to ensure that residents have their spaces protected?
- Detail of bicycle parking – racks or lockable units? CCTV - How is bicycle parking going to be attractive and safe to incentivise residents to use it?
- How will the ramp from basement enter the road?
- Detailed traffic impact assessment required.
- Contribution for junction upgrade will be required.

Water Services

- Engage with Irish Water to get feedback on pre connection enquiry. If longer than 6 months an up-to-date feedback submission is required from Irish Water.
- Flood risk assessment required (preliminary assessment undertaken; full assessment required).
- Surface water drainage main area of interest. Important to address this adequately.
- Podiums provide an opportunity for green roofs. 70% of the proposed buildings would have green roofs.
- Existing attenuation tank is north of Gullivers retail; stated adequate capacity in this. Calculations to be submitted.

Parks & Green Infrastructure

- Open Space – 10% of site area required. Note the red line splits a proposed open space with play provision shown outside the red line. It is advised that the open space is included as a whole in order to provide the required play provision. Can the applicant also clarify is the proposed OS on a podium over a car park (similar to communal spaces).
- Play Provision – based on Design Standards for New Apartments. 200-400m² per 100no. 2 bed apartments therefore approximately 800m² required. This can be partly provided on-site (toddlers & natural play) and partly contribution in lieu – as per Fingal’s play policy.

- Landscaping – detailed plan required, tree species, sizes & quantities, constructed tree pit designs in margins less than 1.4m wide verges.

- Taking-in-charge – Parks consider that the open spaces as more suited to private mgmt. company (as it will be between 2 apartment block schemes). However, a TIC drawing to show areas for private & Council maintenance (if any).

Architects

- Confirm materials to be used to break the mass and scale.
- Proposed height & scale of blocks towards existing two-storey houses to the north raises concern.
- Separation distances to nearby houses concerning.
- Advised to have regard to existing residential amenity of two-storey dwellings to the north; reduction in height may be required facing existing dwellings.
- 5-storey height proposed to face the two-storey houses (21 metre separation distance). ABP commentary from previous tripartite for Whitehaven SHD discussed in relation to impact on existing two-storey houses.
- Proposed balconies on northern elevation to be recessed. Balconies to be revised to face west instead of north.
- Advised to also plant trees along northern boundary to screen proposed apartments.
- Sunlight/daylight analysis to be submitted.
- Southern elevation of 3 blocks appears monotonous; agreed to revise to create greater visual interest; use variety of materials to tie into the 3 blocks as a feature.
- Look at a variety of materials to use, possibility of the middle block looking different to Block 1 and 3. Try to make it visually interesting, e.g., brick detailing, something interesting to break it up.

Closing Comment

- Further meeting would be required to address & clarify the issues raised before Stage 2 of the LRD process.



LRD - SECTION 247 PRE APPLICATION CONSULTATION NOTES

Pre Application Reference number	LRD0012/S1 – Second Consultation Request
Date Of Consultation	01.09.2022
Meeting Location	Microsoft Teams
Location Of Site	Swift Square, Northwood Avenue, Santry, DUBLIN 9
Prospective Applicant	JOM Investments Unlimited Company
Prospective Applicant Represented By:	<p>Michael Cosgrave (JOM Investments Unlimited)</p> <p>William Cosgrave (JOM Investments Unlimited)</p> <p>Stephen Manning (McCrossan O'Rourke Manning Architects)</p> <p>Patrick McNabola (McCrossan O'Rourke Manning Architects)</p> <p>Garry Flood (JB Barry Consulting Engineers)</p> <p>Simone Kennedy (Kevin Fitzpatrick Landscape Architecture)</p> <p>Michael Higgins (RPS Planner)</p>
Fingal County Council Represented by:	<p>Malachy Bradley Senior Planner</p> <p>Eugenia Thompson Senior Executive Planner</p> <p>Aoife Dunne – Part V Housing</p> <p>Suzanne Mathews – Part V Housing</p> <p>Marina Rennicks – Senior Staff Officer Housing</p> <p>Philip Grobler – Executive Engineer Water Services</p> <p>Linda Lally – Senior Executive Engineer Transportation</p> <p>Shane Comaskey - Executive Engineer Transportation</p> <p>Annamarie Meagher – Executive Parks Superintendent</p> <p>Annamie Pretorius – Senior Executive Architect</p> <p>Niall Kelly – Development Management Administration</p>
Development Description	The proposed development generally consists of 198 no. residential units within 3 no. apartment blocks over a basement and podium area to accommodate existing surface parking associated with Swift Square Office Park and ancillary parking associated with the proposed residential development. Other uses proposed include a concierge,

	multifunctional room and gym as part of services ancillary to the residential units.
Site Zoning under Fingal County Council Development Plan	ME – Metro Economic Corridor

Disclaimer

Please Note that advice, feedback and opinion offered at consultation is given in good faith and cannot prejudice the determination of a subsequent planning application in accordance with Section 247 of the Planning and Development Act 2000, as amended, and in accordance with the provisions of the Planning and Development (Amendment) (Large-Scale Residential Development) Bill 2021.

FEEDBACK ON PROPOSAL

Housing:

- Applicant or Agent are required to make direct contact with partv@fingal.ie regarding Part v proposal before the next meeting occurs. Advised to ensure that enough time is allowed for FCC Part V team to review and assess any proposals.
- Applicant should submit evidence of land purchase date to determine Part V obligation.
- The Part V section will issue Validation Letter once contact has been made and agreement in principle has been reached.
- Fingal County Council would prefer units to be pepper potted throughout the development. If applicant is offering ground floor units, FCC would seek level access showers on that level only. Fingal County Council would prefer to see ensuite bathrooms reinstated as per previous drawings submitted for first S247 request.

Planning:

- Proposed LRD development would need to accord with FCC Development Plan standards.
- Part V provision; contact by Cosgraves should be made directly with Part V team in Housing Dept; evidence of 10% required. Confusion regarding amendments to bathrooms to provide larger accessible bathrooms; all ensuites seem to have been omitted which is not what was requested. All Part V units indicated in Block 3; preferable that these be pepperpotted. Stated that ensuites can be reinstated and ground floor provision of shower/bathroom requirements can be addressed.

Changes to the proposed scheme since the last meeting presented;

- Scheme still 5-storey in height facing existing houses at Cedarview then rising to 9-storey to the south. Concerns remain in relation to excessive height and proportionality proposed on site.
- Red line has changed to incorporate bicycle parking but stated this additional area would not be included in calculations.
- Northern facing balcony on all 3 blocks removed & now illustrated as just west facing. Living areas moved to the southeastern corner of the blocks for improved fenestration. Elevational & material/external finish changes made to southern elevation of the 3 blocks welcomed. Visual interest improved along southern elevation. Further refinement needed regarding the fenestration is required.
- Separation distance ranging from 21 to 34 metres between proposed 5-storey blocks to existing 2-storey housing at Cedarview. Concerns regarding excessive height proposed on site. Additional mitigation measures required. Proposed development should have regard to context/existing surrounding heights. Daylight/sunlight analysis required; need to demonstrate no overshadowing of existing Cedarview housing to the north. Rationale for proposed heights needed facing Cedarview. Option to reduce the height at the 21 metre pinch point. 5-storey to 2-storey front to front; ensure development is not overbearing & does not overshadow Cedarview.
- Dun Laoghaire example given of 4/5-storey apartments (not an SHD) facing two-storey houses however it is noted that those houses & apartments were constructed at the same time and the streets designed accordingly. Need to have regard to existing established residential amenity adjoining the subject site.
- No basement bicycle parking now proposed so basement ramp would not be used for bicycles.
- Level access to undercroft for bicycles. Existing ramp for cars would be closed off and ramp access to existing and proposed basement from western boundary. Pedestrian & cyclist priority at a pedestrian ramp to the basement needed.
- Stated that 254 existing office spaces were previously permitted with the office buildings. Previously permitted & proposed car & bicycle parking quantum should be clearly outlined. Car parking needs to align with Fingal Development Plan standards. 10% EV parking required immediately and remainder to be outlined. Provision of electric bicycle parking also to be addressed.
- Water Services & SUDS; confirmation of feasibility from Irish Water received.
- Advised to liaise with Annie Meagher Parks & Green Infrastructure Division regarding open space, play provision & landscaping. Additional planting implemented along northern elevation for increased privacy to existing two-storey housing.

- Proposed development could proceed to Stage 2 taking the above recommendations into account. Applicant is advised to take on board feedback before making next submission. Applicant is reminded to review the requirements for LRD applications on Fingal County Councils website to assist with the preparation of their submission.

Architecture:

- Southern elevation is much improved. The pop up corners to the west welcomed.
- At the northern elevation the separation distance from Block 1 and Cedarview is 34m & the distance between Block 2 and Cedarview is 21.4m.
- Review potential to reduce the height of the block at the 21m point
- Review and refine fenestration on the northern elevation.
- Applicant should clarify the overshadowing impact on Cedarview in next proposal.

Transportation:

- Parking for 254 office spaces are not to be included as additional spaces for this development.
- The proposed access ramp to the basement serves both existing and new basements. This requires additional detail to be submitted. Applicant advised to liaise directly with FCC Transportation Section to refine proposal. At the access point (the pedestrian crossover), priority should be given to pedestrians and cyclists.
- Residential parking at 0.91 ratio is not aligned with Development plan standards and requires review.
- Visitor and EV parking allocation requires revision. Particular attention should be paid to the initial provision of 10% EV charging with provision built in for this to be increased at a future date. Fingal County Council would appreciate consideration of EV bicycle parking.
- Applicant should clarify that office bicycle parking shall be sheltered and benefit from passive surveillance for security of use.
- Contribution towards the Junction upgrade will be required. FCC Transportation will revert to applicant with specific details.

Water Services

- Proposal generally acceptable in principle.
- FCC note applicant has received Confirmation of Feasibility statement from Irish Water.

Parks and Green Infrastructure

- Applicant advised to liaise directly with Parks & Green Infrastructure Division regarding Taking In Charge and queries raised from the previous S.247 on this development. In particular open space, play provision and possible contribution in lieu.

APPENDIX 2.2

Formal LRD Meeting Record and LRD Opinion

Fingal County Council

Large Scale Residential Development Opinion

Section 32D of the Planning and Development Act 2000 (as amended)

Applicant: JOM Investments Unlimited Company
Development Location: 'Swift Square Apartments' Northwood, Santry, Dublin 9
FCC Reference: LRD0012/S2
Receipt of valid request for LRD Meeting: 9th November 2022
Date of LRD Meeting: 9th December 2022

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1.0 Introduction

Having regard to the LRD meeting that has taken place in relation to the proposed development, the purpose of this report is to form a recommended LRD opinion as to whether or not the documents submitted for the purposes of the meeting constitute a reasonable basis on which to make a formal LRD planning application.

Whereas in the case of the latter, this report may also specify (a) the areas, or the issues, in respect of which the documents submitted do not constitute a reasonable basis on which to make the application, and (b) any issues that, if addressed by the relevant documents, could result in the documents constituting a reasonable basis on which to make the application.

2.0 Site Location and Description

The application site is referred to as 'Swift Square' in Northwood, Santry relates to a surface car parking area associated with the Swift Square Park Office and temporary parking facilitating construction workers at Blackwood Square strategic housing development (SHD) (ABP-306075-19) to the west of the subject site.

Existing office buildings are present to the south of the subject site and a newly developed residential estate at Cedarview is located to the north of the site. The Gulliver's Retail Park is present to the west. The area is characterised by commercial, office and residential developments in the form of apartment blocks and houses, linked by a network of roads accessed from Northwood Avenue, as well as landscaped, grassed areas comprising pedestrian and cycle paths. The wooded lands of Santry Demesne to the north of the site and its surroundings link to Santry Park further east.

3.0 Proposed Large Scale Residential Development

The proposed development comprises of 198 no. apartments (comprising 4 no. 1 bed apartments and 194 no. 2 bed apartments) and ancillary resident amenity floorspace, over 3 blocks (Block 1, 2 and 3) ranging from 4 no. to 9 no. storeys in height, over a basement level and a partially shared podium structure (undercroft at ground-level).

- Block 1, ranging in height from 6-9 storeys will contain 68 no. apartment units consisting of 1 no. 1 bedroom unit, 67 no.2 bedroom units with a concierge space (c. 158.2 sq.m) at ground floor level with associated communal open spaces at podium level.
- Block 2, ranging in height from 4-9 storeys, will contain 62 no. apartment units consisting of 2 no. 1 bedroom unit, 60 no. 2 bedroom units with a multifunction

area (c.167.8 sq.m) at ground floor level with associated communal open spaces at podium level; and

- Block 3, ranging in height from 5-9 storeys, will contain 68 no. apartment units consisting of 1 no. 1 bedroom unit, 67 no. 2 bedroom with associated communal open spaces at podium level.

The development also comprises 180 no. car parking spaces for residents, consisting of 146 no. spaces at new basement level (incl. 1 no. disabled space) and 34 no. spaces at ground-floor level (undercroft) (incl. 1 no. disabled space), 12 no. car parking spaces for visitors (incl. 1 no. disabled space and 2 no. car-sharing parking spaces at surface level).

Relocation of permitted 254 no. car parking spaces catering for Swift Square Office Park personnel, consisting of 214 no. spaces at new basement level (incl. 1 disabled space) and 40 no. spaces at ground-floor level (undercroft).

The proposal includes 33 no. motorcycle parking spaces, including 28 no. spaces at the basement level and 5 no. spaces at ground-floor level (undercroft) as well as 392 no. cycle parking spaces for residents distributed across 4 no. secure cycle store areas at ground-level (undercroft), and 100 no. cycle parking spaces for visitors at surface level. The development includes a new vehicular access ramp to the basement level.

The proposal comprises communal and public open spaces, including play areas, as well as private open space to apartments in the form of terraces and balconies. The scheme also comprises a gymnasium space (c. 89.7 sq.m) at ground-floor level (undercroft) between Block 1 and Block 2.

Site clearance and removal of all existing structures on site ancillary to the surface car parking and the provision of all associated plant, drainage arrangements, works to facilitate utility connections, boundary treatment, landscaping, public lighting, refuse storage, vehicle, pedestrian and bicycle access, construction compounds and site development works, are also subject to this application.

The following table provides a summary of the proposed development;

Overall Apartment/Unit Mix

Number of Bedrooms	No. of Apartments	% of total number within development
1 bed	4	2%
2 bed	194	98%

Apartment Block Layout

Block	Storey	Apartment Mix
Block 1	6-9 Storeys	1 x 1 Bed 67 x 2 Beds
Block 2	4-9 Storeys	2 x 1 Bed 60 x 2 Beds

Block 3	5-9 Storeys	1 x 1 Bed 67 x 2 Beds
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Gross Density:

The proposal for 198 residential units on a site area of 1.205ha amounts to a gross density of 164 units per hectare.

Dual Aspect:

70%

Plot Ratio:

1.71

4.0 Planning History

Subject site:

The subject site is currently in use as a surface car parking area associated with the Swift Square Office Park and adjacent lands. This was permitted under Reg.Ref: F04A/1562 and as amended by Reg.Ref: F06A/1117 and Reg.Ref: F15A/0440.

There is an extensive planning history relating to the Northwood area, and the following provides a summary of the more relevant recent planning applications which relate to residential type developments for the LRD site and its surroundings.

F18A/0343: Permission GRANTED for amendments to previously approved planning permission Reg. Ref. F15A/0054 (as amended by Reg. Ref. F17A/0207) on a 1.09 hectare site accessed from Old Ballymun Road. The parent permission included a residential development comprising a total of 62 no. residential units (32 no. houses; 30 no. apartments in a 5-storey block). The amendment applications consisted of changes to the permitted unit mix, increase in garden areas and minor elevational changes.

F18A/0421 – Permission GRANTED for Phase 1 of a 2 Phase mixed-use residential scheme comprising 99 no. apartments, concierge, creche, residents lounge and meeting rooms on lands west of the subject site, directly south of Northwood Avenue.

F18A/0438 – FCC issued a split decision for development at the Sports Surgery Clinic, Northwood Avenue, Santry, Dublin 9. The permitted retention permission element of the application included 3 no. storage sheds and modifications to the surface car park layout permitted under Reg. Ref. F15A/0482. The refused permission element of the development sought the extension of the car park to provide an additional 72 no. spaces, new access to car park, new lighting, landscaping, and all associated site works.

FW19A/0151 – Permission GRANTED for The development will consist of modifications to a previously permitted mixed-use development (Reg. Ref. F17A/0704; ABP Ref. PL06F.301370) to include: an additional 12 no. apartments at the top of Block A resulting in the permitted building height increasing from 6 no. storeys (over ground) to a total of

8 no. storeys (over ground) and the overall number of apartments increasing from 55 no. units to 67 no. units; changes to permitted car and cycle parking areas resulting in 78 new cycle parking spaces (increasing from 78 no. spaces to 156 no. spaces overall); minor elevational changes and alterations to rooftop plant enclosure and lift over-run, and associated site development works above and below ground. Vehicular access and egress will continue to be from the Old Ballymun Road to the east.

F19A/0401 – Permission GRANTED for Phase 1 of a 2 Phase masterplan for a mixed residential and commercial scheme on an overall site of c.1.5 hectares, including adjoining lands to the west bound by Northwood Crescent, to the south and west and the north by the Crescent Office Building (Northwood Crescent, Northwood, Santry, Dublin 9). The proposed Phase 1 development will comprise the construction of 2 no. blocks comprising a residential and commercial office development, respectively, with a new proposed shared access road from Northwood Road to the east. The residential development component will comprise a 4 to 7 storey block (c. 8,745 sq.m, gross floor area) over podium level (8 storeys over ground in total) to include: 99 apartments consisting of 10 no. studio units, 35 no. one-bedroom units, 41 no. two-bedroom units, 13 no. three-bedroom units; plant rooms; entrance lobby and internal circulation space; internal waste collection area; residential amenity space; ESB sub-station; switch room; private open space in the form of balconies and terraces (808 sq.m); communal amenity space with children's play area, formal planting and lawn at podium level (1,159 sq.m); 102 no. residential car parking spaces (including 5 no. accessible car parking spaces); 3 no. car sharing parking spaces; 226 residential cycle parking spaces; 4 no. motorbike parking spaces; a four storey commercial office block (c. 3,030 sq.m gross floor area) with 36 no. car parking spaces, 53 no. cycle parking spaces, and all other ancillary spaces including reception area, staff changing and shower facilities, toilets; circulation areas, ESB substation, waste collection area; switch room and plant room; relocation of existing zebra crossing to facilitate the proposed site access road at Northwood Road (to the east); and closure of an existing site access at Northwood Crescent (to the south). The development will also consist of the provision of external circulation areas; pedestrian footpaths; lighting; all hard and soft landscaping; planting; boundary treatments; green roofs; changes in level; and all other associated site excavation works, site development works and site services above and below ground.

F19A/0419 – Permission GRANTED for Phase 2 of a 2 Phase masterplan for a mixed development on an overall site of c.1.5 hectares, including adjoining lands to the east located at the south western junction of Northwood Avenue and Northwood Road, Northwood, Santry, Dublin 9. The proposed Phase 2 development will comprise the construction of a proposed shared access road from Northwood Road to the east and a new residential block comprising 6 storeys over podium (7 storeys over ground) (c.6,742 sq.m. gross floor area) to include: 12 no. studio units, 19 one-bedroom units, 41 two-

bedroom units, 6 three-bedroom units; internal plant room; generator room; entrance lobby and internal circulation space; internal waste collection area; residential amenity space (communal facilities); private amenity space in the form of balconies and terraces (c. 730 sq.m); communal amenity space with children's play area, formal planting and lawn at podium level (c. 674 sq.m); a total of 72 no. car parking spaces (including 4 no. accessible car parking spaces); 160 no. cycle parking spaces; 3 no. motorbike parking spaces; creation of a pedestrian crossing point to provide safe and efficient pedestrian access between the proposed development and crèche (permitted under Reg. Ref. F18A/0438); and closure of an existing site access at Northwood Crescent (to the west). The development will also consist of the provision of external circulation areas; pedestrian footpaths; lighting; all hard and soft landscaping; planting; boundary treatments; changes in level; and all other associated site excavation works, site development works and site services above and below ground. All on this site of c.0.68 hectares comprising lands bound by Northwood Crescent to the south and west, 'The Crescent' Office Building to the north, and Northwood Road to the east, at Northwood, Santry, Dublin 9.

F21A/0175 - Permission GRANTED for development that will consist of single storey extension to the existing Sports Surgery Clinic; the relocation of 4 no. existing surface car parking spaces, the provision of 3 no. additional car parking spaces and external plant within an enclosed yard area (20 sq.m). The single storey extension (3.9 m in height) will include an MRI room, an equipment room, changing rooms, a control room and a toilet, (total GFA 94 sq.m) and all associated site works.

5.0 Relevant Planning Policy

5.1 National Policy

Project Ireland 2040 - National Planning Framework

The National Planning Framework is a high-level strategic plan shaping the future growth and development of Ireland to 2040. The NPF includes 75 no. National Policy Objectives. These include inter alia;

Objective 2a which sets a target that half of future population growth will be in the cities or their suburbs.

Objective 13 seeks in urban areas that planning and related standards including in particular building height and car parking will be based on performance criteria that seek to achieve well-designed high-quality outcomes in order to achieve targeted growth.

Objective 27 seeks to ensure the integration of safe and convenient alternatives to the car in the design of communities,

Objective 33 seeks to prioritise new homes at locations that can support sustainable development and at an appropriate scale of provision relative to location.

Objective 35 seeks to increase residential density in settlements, through a range of measures including reductions in vacancy, reuse of existing buildings, infill development schemes, area or site-based regeneration and increased building height.

Section 28 Ministerial Guidelines and other National Policy

Having considered the nature of the proposal and the receiving environment, the relevant S.28 Ministerial Guidelines and documents include:

- Childcare Facilities- Guidelines for Planning Authorities (2001) & Circular Letter PL3/2016.
- 'Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas' (including the associated 'Urban Design Manual') (2009).
- 'Urban Development and Building Height, Guidelines for Planning Authorities'. 2018.
- 'Sustainable Urban Housing: Design Standards for New Apartments, Guidelines for Planning Authorities' (2018). As amended December 2020.
- 'Design Manual for Urban Roads and Streets' (DMURS) (2013).
- 'The Planning System and Flood Risk Management' (including the associated 'Technical Appendices'). 'Childcare Facilities – Guidelines for Planning Authorities'.
- Architectural Heritage Protection Guidelines for Planning Authorities' (2011).
- Appropriate Assessment Guidelines (2009)
- Environmental Impact Assessment Guidelines (2018)
- Circular Letter: NRUP 02/2021 (Residential Densities in Towns and Villages).
- Design Manual for Quality Housing (2021.)

5.2 Regional Policy

Eastern and Midland Regional Assembly - Regional Spatial and Economic Strategy 2019-2031 (EMRA-RSES)

The RSES provides a development framework for the region through the provision of a Spatial Strategy, Economic Strategy, Metropolitan Area Strategic Plan (MASP), Investment Framework and Climate Action Strategy. The Dublin MASP is an integrated land use and transportation strategy for the Dublin Metropolitan Area, which seeks to manage the sustainable and compact growth of the Dublin Metropolitan Area.

The strategy for the sequential development of the metropolitan area is focussed on the achievement of ambitious compact development targets of at least 50% of all new homes within or contiguous to the existing built up area in Dublin and 30% in other settlements, the MASP identifies strategic residential, employment and regeneration development opportunities on the corridors along with the requisite infrastructure investment needed to ensure a steady supply of sites in tandem with the delivery of key public transport projects as set out in the NDP.

Strategic development corridors are identified including the City Centre within the M50 and the North-South Corridor (DART expansion);

- RPO 5.3: Future development in the Dublin Metropolitan Area shall be planned and designed in a manner that facilitates sustainable travel patterns, with a particular focus on increasing the share of active modes (walking and cycling) and public transport use and creating a safe attractive street environment for pedestrians and cyclists.
- RPO 5.4: Future development of strategic residential development areas within the Dublin Metropolitan Area shall provide for higher densities and qualitative standards as set out in the 'Sustainable Residential Development in Urban Areas', 'Sustainable Urban Housing: Design Standards for New Apartments' Guidelines and 'Urban Development and Building Heights Guidelines for Planning Authorities.
- RPO 5.5: Future residential development supporting the right housing and tenure mix within the Dublin Metropolitan Area shall follow a clear sequential approach, with a primary focus on the consolidation of Dublin and suburbs, and the development of Key Metropolitan Towns, as set out in the Metropolitan Area Strategic Plan (MASP) and in line with the overall Settlement Strategy for the RSES. Identification of suitable residential development sites shall be supported by a quality site selection process that addresses environmental concerns.

5.3 Local Policy

5.3.1 Fingal Development Plan 2017-2023

The site is located within the development boundary of Santry and is governed by the policies and objectives of the Fingal Development Plan 2017-2023 (as varied).

Strategic Objectives

Objective SS01

Consolidate the vast majority of the County's future growth into the strong and dynamic urban centres of the Metropolitan Area while directing development in the core to towns and villages, as advocated by national and regional planning guidance.

Objective SS01a

Support the implementation of and promote development consistent with the National Strategic Outcome of Compact Growth as outlined in the NPF and the Regional Strategic Outcome of Compact Growth and Regeneration as set out in the RSES. #

Objective SS01b

Consolidate within the existing urban footprint, by ensuring of 50% of all new homes within or contiguous to the built up area of Dublin City and Suburbs and 30% of all new homes are targeted within the existing built-up areas to achieve compact growth of urban settlements, as advocated by the RSES.

Objective SS 02b

Focus new residential development on appropriately zoned lands within the County, within appropriate locations proximate to existing settlement centre lands where infrastructural capacity is readily available, and they are along an existing or proposed high quality public transport corridors and on appropriate infill sites in the town centres, in a phased manner alongside the delivery of appropriate physical and social infrastructure.

Objective SS03a

Support the implementation of and promote development consistent with the National Strategic Outcome of Compact Growth as outlined in the NPF and the Regional Strategic Outcome of Compact Growth and Regeneration as set out in the RSES.

Objective SS15

Strengthen and consolidate existing urban areas adjoining Dublin City through infill and appropriate brownfield redevelopment in order to maximise the efficient use of existing infrastructure and services.

Objective SS16

Examine the possibility of achieving higher densities in urban areas adjoining Dublin City where such an approach would be in keeping with the character and form of existing residential communities, or would otherwise be appropriate in the context of the site.

The site is located within the development boundary of Santry is governed by the policies and objectives of the Fingal Development Plan 2017-2023 (as varied).

As per Variation No. 2 to the Fingal Development Plan, the development strategy for Santry is to consolidate the development of Santry, while protecting existing residential amenities. Enhance linkages and the environment as a gateway to and from the Airport and City, while enhancing its linkages to the existing industrial areas and lands to the west including Northwood and Ballymun.

Furthermore, the strategic objectives of the Development Plan support the consolidation of urban centres and the National Planning Framework objectives of delivering 50% of new housing in Dublin within the existing built up area.

Specific objectives for Santry are set out in Chapter 4 of the Development Plan.

Santry Objectives

Objective SANTRY 1: Improve the visual approach to Santry from Dublin Airport by encouraging the regeneration of the lands along the R132 by minimising signage, enhancing landscaping and clearing derelict sites.

Objective SANTRY 2: Promote Santry Woods as a Fingal amenity and a public open space.

Objective SANTRY 3: Encourage enhanced landscaping and noise abatement measures along the realigned M50 where it impacts on Turnapin residents.

Objective SANTRY 4: Enhance cycle and pedestrian linkages between Santry and Ballymun.

Objective SANTRY 5: Prepare and implement a Masterplan for lands identified at Northwood (see Map Sheet 11, MP 11.E) during the lifetime of this Plan. The main elements to be included are provided below. The list is not intended to be exhaustive.

- Facilitate provision of an underpass to include provision for a car, bus, cycle, and pedestrian link to link lands east and west of the R108 to enhance connectivity.
- Ensure where feasible, development overlooks the Santry River Walk.
- Allow the re-location of existing units to facilitate connectivity to the proposed Northwood Metro Stop.
- Enhance pedestrian links within and to Santry Demesne.
- Ensure the continued protection of trees within the subject lands.
- Facilitate provision of a direct access route from Old Ballymun Road through Northwood. Development shall enhance connectivity to the proposed Northwood Metro Stop.

Objective SANTRY 6: Continue to support and facilitate a cross boundary forum, which includes Dublin City Council, to co-ordinate development between Dublin City's North West Area (which includes parts of Santry, Poppintree and Ballymun) and the adjoining areas in Fingal which include Santry, Meakstown and Charlestown and lands to the north of Ballymun.

Urban Development

The Fingal Development Plan emphasises the importance of sustainable communities and placemaking. The strategy of the Development Plan addresses urban design and urban development and design criteria for residential development. Objectives in this respect include:

Objective PM37

Ensure an holistic approach, which incorporates the provision of essential and appropriate facilities, amenities and services, is taken in the design and planning of new residential areas, so as to ensure that viable sustainable communities emerge and grow.

Objective PM38

Achieve an appropriate dwelling mix, size, type, tenure in all new residential developments.

Objective PM39

Ensure consolidated development in Fingal by facilitating residential development in existing urban and village locations

Objective PM40

Ensure a mix and range of housing types are provided in all residential areas to meet the diverse needs of residents.

Objective PM41

Encourage increased densities at appropriate locations whilst ensuring that the quality of place, residential accommodation and amenities for either existing or future residents are not compromised.

Objective PM42

Implement the policies and objectives of the Minister in respect of 'Urban Development and Building Heights Guidelines' (December, 2018) and Sustainable Urban Housing: Design Standards for New Apartments (March, 2018) issued under section 28 of the Planning and Development Act, as amended

Residential Development

Objective DMS03 requires the submission of a design statement for residential developments in excess of 5 units. The Development Plan also details specific criteria for new residential development including:

- Standards for residential amenity (Objectives DMS24, DMS25, DMS30, DMS34, DMS35).
- Separation distances (Objective DMS28)
- Management companies (Objective DMS33).
- Waste management (Objectives DMS36 and DMS37).

Public Art

Objective DMS05 requires new residential developments in excess of 100 units to provide for a piece of public art to be agreed with the Council.

Sustainable Drainage

The Development Plan objectives require the provision of Sustainable Urban Drainage solutions (Objective SW04) including the use of green roofs (Objectives DMS72, SW06, DMS16 and DMS17).

Public Open Space

The following objectives are set out within the Fingal Development Plan 2017-2023 which relate to public open space:

- Minimum public open space requirement (Objective PM52, DMS27, DMS57, DMS57A, DMS57B)
- Proximity to open space (Objective DMS59).
- Taking in charge and maintenance (Objectives DMS62, DMS63 and DMS64)
- Design and layout (Objectives PM60, Objective PM61, PM62 and DMS67)
- Playground provision (Objectives DMS75 and DMS76)
- Impact of SuDS (Objectives DMS73 and DMS74)

Green Infrastructure

The Development Plan objectives support provision of green infrastructure. The objectives address the following issues:

- Provision of green corridors (Objective DMS71),
- Requirement for Green Infrastructure Plan (Objective GI22).

Zoning and Site Specific Objectives:

The subject site is located in an area designated with the zoning objective 'ME - Metro Economic Corridor', to 'Facilitate opportunities for high density mixed use employment generating activity and commercial development, and support the provision of an appropriate quantum of residential development within the Metro Economic Corridor'.

The vision for this zoning is to 'Provide for an area of compact, high intensity/density, employment generating activity with associated commercial and residential development which focuses on the Metro within a setting of exemplary urban design, public realm streets and places, which are permeable, secure and within a high quality green landscape. Landmark buildings will provide strong quality architectural features, which respect and enhance the character of the area into which they sit. The designated areas will form sustainable districts which possess a high degree of connectivity and accessibility and will be developed in a phased manner subject to the necessary provision of social and physical infrastructure.'

The application site is located within Noise Zone D associated with Dublin Airport.

6.0 Consultation

6.1 S247 Consultation

A Section 247 meeting took place between the applicant and the Planning Authority on 24th June 2022 and a further meeting was held on the 1st September 2022. The applicant is reliant on these is S.247 meetings to comply with the 'Stage 1' LRD meeting requirements.

The record of these meetings is included in Appendix 1, in accordance with the requirements of Article 16A (8) of the Planning and Development Regulations 2001, as amended.

6.2 LRD Meeting

A meeting under Section 32C of the Planning and Development Act, 2000 as amended (LRD Meeting) took place via Microsoft Teams on 9th December 2022 between the representatives of the prospective applicant and Fingal County Council. The main topics discussed at the meeting were;

- Planning & Strategic Issues
- Part V
- Transportation
- Water Services
- Parks and Green Infrastructure
- Architecture Design and Layout
- EIA and AA

In accordance with the requirements of Article 16A (8) of the Planning and Development Regulations 2001, as amended, the record of the meeting is attached to this report within Appendix 2.

6.3 Fingal County Council Internal Consultation

In accordance with section 32B(4) of the Planning and Development Act 2000, as amended, comments on the submitted documentation have been sought from the following departments within Fingal County Council:

- Architects Department
- Transportation Planning Section
- Water Services Section
- Parks and Green Infrastructure Division
- Housing Department

Copies of the reports received are included in Appendix 3.

7.0 Forming of the Opinion

The prospective applicant submitted extensive documentation, including the information required under Article 16A (5), which includes drawings of the proposed development and various reports including the following:

- Cover Letter to Fingal County Council.
- LRD Pre-Planning Application form.
- Irish Water Pre-Connection Enquiry Letter; Irish Water confirmation of feasibility.
- Planning Report, prepared by RPS Group.
- Architectural Design Statement, Housing Quality Assessment (Overview), Housing Quality Assessment – Schedule of Accommodation, Housing Quality Assessment – Summary of Residential Mix prepared by McCrossan O'Rourke Manning Architectures.
- Building Life Cycle Report prepared by McCrossan O'Rourke Manning Architecture.
- Architect's Drawings prepared by prepared by McCrossan O'Rourke Manning Architectures.
- Ecological Technical Note.
- Landscape Report prepared by Kevin Fitzpatrick Landscape Architecture.
- Landscape Works and Maintenance Specification prepared by Kevin Fitzpatrick Landscape Architecture.
- Landscape Drawings prepared by Kevin Fitzpatrick Landscape Architecture.
- Traffic and Transport Assessment prepared by J. B. Barry and Partners Ltd. Engineers.
- Flood Risk Assessment prepared by J. B. Barry and Partners Ltd. Engineers.
- Water Services Report prepared by J. B. Barry and Partners Ltd. Engineers.
- Construction and Demolition Management Plan prepared by
- Residential Travel Plan prepared by J. B. Barry and Partners Ltd. Engineers.
- Engineering Drawings prepared by prepared by J. B. Barry and Partners Ltd. Engineers.
- Public Lighting Report prepared by McElligott Consulting Engineers.
- Energy Statement prepared by McElligott Consulting Engineers.
- Car Charging Strategy prepared by McElligott Consulting Engineers.
- Engineering Drawings prepared by prepared by McElligott Consulting Engineers.
- Sunlight and Daylight Access Impact Analysis prepared by ARC Architectural Consultants Limited.
- Computer Generated Images prepared by Archimedium.
- Verified Views prepared by Archimedium.

8.0 Appraisal

Based on the information submitted by the applicant in accordance with S.32B of the Planning and Development Act 2000, as amended, the proposed development falls within

the definition of Large Scale Residential Development as set out in Section 2 of the Planning and Development Act 2000, as amended.

Having examined and considered the information submitted by the applicant, the submissions from the internal consultees, the discussions which took place at the LRD Meeting, and having regard to national policy including the NPF and Section 28 Ministerial Guidelines; regional policy including the RSES and local policy in terms of the Fingal Development Plan 2017-2023, it is recommended that the Planning Authority serve notice on the prospective applicant as outlined below.

9.0 Conclusion

It is recommended that the Planning Authority serve notice on the prospective applicant, pursuant to Section 32D of the Planning and Development Act 2000, as amended, stating that it is the opinion that the documentation submitted within the consultation request under Section 32B of the Act constitutes a reasonable basis on which to make an application for permission for the proposed Large-Scale Residential Development.

It is also recommended that the prospective applicant be notified, pursuant to article 16A(7) of the Planning and Development (Large Scale Residential Development) Regulations 2021, that specified information (as outlined hereunder) be submitted with any application for permission that may follow. It is considered that the specified information will assist the Planning Authority at application stage in its decision making process.

10.0 Recommended Opinion

The Planning Authority refers to your request pursuant to Section 32B of the Planning and Development Act 2000, as amended. Section 32D of the Act provides that the Planning Authority shall provide an opinion as to whether or not the documents submitted for the purposes of the meeting constitute a reasonable basis on which to make an application for permission for the purposes of the proposed LRD.

Following consideration of the issues raised during the consultation process the Planning Authority is of the opinion that the documentation submitted constitutes a reasonable basis on which to make an application for the proposed LRD.

Pursuant to Article 16A(7) of the Planning and Development Regulations 2001, as amended, the prospective applicant is hereby notified that, in addition to the requirements as specified in articles 20A, 22 and 23, the following specific information should be submitted with any application for permission:

- 1.Regard for the established building height in the area, which is no greater than 8 storeys. The overbearing impact, height, scale and massing of the proposed development on the residential properties and occupiers in the 2 storey dwellings Cedar View remains an issue and the development is required to be further reduced in height. Blocks 2 and 3 should be no higher than 3 storeys along the northern elevation and Block 1 reduced

to 4 storeys along the same elevation. Any computer generated views of the scheme should include the development and the Cedarview dwellings for contextual comparison.

2. A large proportion of the proposed open space within the subject site is not acceptable as public open space as it does not meet Fingal County Council's standards for Public Open Space Provision. The linear element of open space that runs from west to east along the site is not considered acceptable in the calculation for Public Open Space Provision as it does not meet Development Plans standards in terms of Public Open Space. The applicant is requested to submit in the LRD proposal a revised plan showing the open space provision, omitting the area outlined above.

If there is a shortfall of public open space, Fingal County Council will require the applicant to make up this shortfall by way of a financial contribution in accordance with section 48(2) (C) of the Planning & Development Act 2000 in lieu of the public open space provision. This contribution will be applied towards the continued upgrade of local class 1 open space facilities in Santry Demesne.

3. There is a shortfall in the playground provision for the development, and the applicant will be required to provide a financial contribution in lieu for this shortfall of 382 m² of playground provision. This financial contribution shall be used towards the improvement of the playground facilities at Santry Demesne.

4. The majority of balconies for the development should be integrated. The Planning Authority will accept a number of projecting balconies in strategic locations as features but it should not form the predominant balcony type for the development.

5. Provide a phasing plan for the development which would indicate how public open spaces and housing would be provided in a timely and orderly manner.

6. Address the issues raised by the Transportation Planning Section of the Planning Authority attached as Appendix 3 of the LRD opinion.

7. Address the issues raised by the Water Services Section of the Planning Authority attached as Appendix 3 of the LRD opinion.

8. Address the issues raised by the Parks & Green Infrastructure of the Planning Authority attached as Appendix 3 of the LRD opinion.

9. Address the issues raised by the Architects section of the Planning Authority attached as Appendix 3 of the LRD opinion.

10. Address the non provision of a childcare facility in the scheme- Childcare Demand Analysis, and confirmation from Fingal County Childcare Committee.

11. A Part V validation letter should be submitted as part of the LRD application.

12. EIAR screening and NIS should consider in combination effects, in particular noting the level of integration and collaboration with adjoining, existing, permitted and proposed developments adjacent to the site.

13 The information referred to in Article 299B(1) (ii)(ll) and Article 299B(1) (c) of the Planning and Development Regulations 2001 as amended should be submitted as a standalone document.

14. A site specific Management Plan which includes details on management of the communal areas, public space, and apartments.

15. A Draft Construction Management Plan, draft Construction & Environmental Management Plan and a draft Operational Waste Management Plan.

Appendix 1: S.247 Consultation

LRD - SECTION 247 PRE APPLICATION CONSULTATION NOTES

Pre Application Referencenumber	LRD0012/S1
Date Of Consultation	24 th June 2022
Meeting Location	Microsoft Teams
Location Of Site	Swift Square, Northwood Avenue, Santry, DUBLIN 9
Prospective Applicant	DM Investments Unlimited Company
Prospective Applicant Represented By:	Michael Cosgrave (DM Investments Unlimited) William Cosgrave (DM Investments Unlimited) Stephen Manning (McCrossan O'Rourke Manning Architects) Patrick McNabola (McCrossan O'Rourke Manning Architects) Sebastien Mahony (McCrossan O'Rourke Manning Architects) Garry Flood (B Barry Consulting Engineers) Richard McElligott (McElligott Engineers) Simone Kennedy (Kevin Fitzpatrick Landscape Architecture) Helena Gavin (RPS) Michael Higgins (RPS)
Fingal County Council Represented by:	Eugenia Thompson – Senior Executive Planner Marta Durek – Graduate Parks Superintendent Marina Rennicks – Housing Philip Grobler – Water Services Linda Lally – Transport Annamie Pretorius – Senior Executive Architect Shane Comaskey - Transport Mary O'Reilly – Planning Admin
Development Description	The proposed development comprises 198 residential apartment units within 3 blocks over basement and podium area to accommodate existing surface parking associated with Swift Square Office Park and ancillary parking associated with the proposed residential development. Other uses proposed include a concierge, multifunctional room and gym as part of services ancillary to the residential units.
Site Zoning under Fingal County Council Development Plan	Metro Economic Corridor (ME)

Disclaimer

Please Note that advice, feedback and opinion offered at consultation is given in good faith and cannot prejudice the determination of a subsequent planning application in accordance with Section 247 of the Planning and Development Act 2000, as amended, and in accordance with the provisions of the Planning and Development (Amendment) (Large-Scale Residential Development) Bill 2021.

FEEDBACK ON PROPOSAL

Planning

- 198 residential apartment units proposed on site (194 two beds & 4 one beds) in 3 blocks ranging from 1-9 storeys in height.
- Whitehaven SHD to the east, Blackwood Square nearby & Cedarview to the north.
- Previous overhang discussed at previous pre planning has been eliminated.
- Ramp access to basement & a concierge would be located on southern section of site.

Housing

- Part V; current proposal offers 20 units – 1 one bed and 19 two bed units.
- The Housing Department requires evidence of Land Purchase. This will indicate if 10% or 20% applies for Part V. Current proposal based on 10%.
- FCC require a mix of units to be delivered in line with the County Development Plan.
- Studios are not acceptable to meet Part V proposal.
- The Part V proposal must be delivered within the red line boundary.
- Part V must be delivered with each phase of the development.
- Contact must be made with the Housing Department at partv@fingal.ie.
- In terms of Part V, a preference was made to include some adaptable units for disabled and elderly tenants, this can be achieved in the 2 bed units by combining the 2 bathroomsto allow for 1 larger wheelchair accessible bathroom.

Transport

- Parking clarification required. State how many existing parking spaces on site and how many would be moved to basement parking. Clarify how many spaces currently occupied by office workers - how will these be catered for in the new development - will they be moved to the basement?
- 254 surface car parking spaces that were permitted for the Swift Square development have to be catered for (lease etc) so will be accommodated in the basement.
- Query regarding construction worker car parking – clarify if there is construction working parking within the red line boundary
- Stated that temporary construction workers are parking on Whitehaven SHD site & office workers currently parking on subject site.
- Confirm number of car parking spaces currently on site and number of spaces proposed for new development.

- Recommendation to include planning history and planning reference on existing car park.
- In terms of bicycle parking, confirm the total number and whether they are to serve residential or office workers- Make this clear.
- Clarify how cyclists get their bicycles down to basement for bicycle parking
- How is the ramp to basement to be designed?
- Outline safety plan for bike and car parking. Will the same access be used for both cars and bikes? Set out rationale clearly. Safety for cyclist to be considered.
- Confirmation on vehicular access to new basement and existing access.
- New singular proposed ramp access to serve existing and proposed access? Confirmation sought.
- Cyclist accessibility – confirmation on safety.
- Ensure gradient of ramp is suitable for cyclists.
- Proposal to segregate office and residential parking?
- Note made that the existing car park is busy with office workers.
- How is it proposed to ensure that residents have their spaces protected?
- Detail of bicycle parking – racks or lockable units? CCTV - How is bicycle parking going to be attractive and safe to incentivise residents to use it?
- How will the ramp from basement enter the road?
- Detailed traffic impact assessment required.
- Contribution for junction upgrade will be required.

Water Services

- Engage with Irish Water to get feedback on pre-connection enquiry. If longer than 6 months an up-to-date feedback submission is required from Irish Water.
- Flood risk assessment required (preliminary assessment undertaken; full assessment required).
- Surface water drainage main area of interest. Important to address this adequately.
- Podiums provide an opportunity for green roofs. 70% of the proposed buildings would have green roofs.
- Existing attenuation tank is north of Gullivers retail; stated adequate capacity in this. Calculations to be submitted.

Parks & Green Infrastructure

- Open Space – 10% of site area are required. Note the red line splits a proposed open space with play provision shown outside the red line. It is advised that the open space is included as a whole in order to provide the required play provision. Can the applicant also clarify if the proposed OS on a podium over a car park (similar to communal spaces).
- Play Provision – based on Design Standards for New Apartments. 200-400m² per 100 no. 2 bed apartments therefore approximately 800m² required. This can be partly provided on-site (toddlers & natural play) and partly contribution in lieu – as per Fingal's play policy.

- Landscaping – detailed plan required, tree species, sizes & quantities, constructed tree pit designs in margins less than 1.4m wide verges.
- Taking-in-charge – Parks consider that the open spaces as more suited to private mgmt. company (as it will be between 2 apartment blocks schemes). However, a TIC drawing to show areas for private & Council maintenance (if any).

Architects

- Confirm materials to be used to break the mass and scale.
- Proposed height & scale of blocks towards existing two-storey houses to the north raises concern.
- Separation distances to nearby houses concerning.
- Advised to have regard to existing residential amenity of two-storey dwellings to the north; reduction in height may be required facing existing dwellings.
- 5-storey height proposed to face the two-storey houses (21 metre separation distance). ABP commentary from previous tripartite for Whitehaven SHD discussed in relation to impact on existing two-storey houses.
- Proposed balconies on northernelevation to be recessed. Balconies to be revised to face west instead of north.
- Advised to also plant trees along northern boundary to screen proposed apartments.
- Sunlight/daylight analysis to be submitted.
- Southernelevation of 3 blocks appears monotonous; agreed to revise to create greater visual interest; use variety of materials to tie into the 3 blocks as a feature.
- Look at a variety of materials to use, possibility of the middle block looking different to Block 1 and 3. Try to make it visually interesting, e.g., brick detailing, something interesting to break it up.

Closing Comment

- Further meeting would be required to address & clarify the issues raised before Stage 2 of the LRD process.



LRD - SECTION 247 PRE APPLICATION CONSULTATION NOTES

Pre Application Reference number	LRD0012/S1 – Second Consultation Request
Date Of Consultation	01.09.2022
Meeting Location	Microsoft Teams
Location Of Site	Swift Square, Northwood Avenue, Santry, DUBLIN 9
Prospective Applicant	JOM Investments Unlimited Company
Prospective Applicant Represented By:	<p>Michael Cosgrave (JOM Investments Unlimited)</p> <p>William Cosgrave (JOM Investments Unlimited)</p> <p>Stephen Manning (McCrossan O'Rourke Manning Architects)</p> <p>Patrick McNabola (McCrossan O'Rourke Manning Architects)</p> <p>Garry Flood (JB Barry Consulting Engineers)</p> <p>Simone Kennedy (Kevin Fitzpatrick Landscape Architecture)</p> <p>Michael Higgins (RPS Planner)</p>
Fingal County Council Represented by:	<p>Malachy Bradley Senior Planner</p> <p>Eugenia Thompson Senior Executive Planner</p> <p>Aoife Dunne – Part V Housing</p> <p>Suzanne Mathews – Part V Housing</p> <p>Marina Rennicks – Senior Staff Officer Housing</p> <p>Philip Grobler – Executive Engineer Water Services</p> <p>Linda Lally – Senior Executive Engineer Transportation</p> <p>Shane Comaskey - Executive Engineer Transportation</p> <p>Annamarie Meagher – Executive Parks Superintendent</p> <p>Annamie Pretorius – Senior Executive Architect</p> <p>Niall Kelly – Development Management Administration</p>
Development Description	<p>The proposed development generally consists of 198 no. residential units within 3 no. apartment blocks over a basement and podium area to accommodate existing surface parking associated with Swift Square Office Park and ancillary parking associated with the proposed residential development. Other uses proposed include a concierge,</p>

	multifunctional room and gym as part of services ancillary to the residential units.
Site Zoning under Fingal County Council Development Plan	ME – Metro Economic Corridor

Disclaimer

Please Note that advice, feedback and opinion offered at consultation is given in good faith and cannot prejudice the determination of a subsequent planning application in accordance with Section 247 of the Planning and Development Act 2000, as amended, and in accordance with the provisions of the Planning and Development (Amendment) (Large-Scale Residential Development) Bill 2021.

FEEDBACK ON PROPOSAL

Housing:

- Applicant or Agent are required to make direct contact with partv@fingal.ie regarding Part v proposal before the next meeting occurs. Advised to ensure that enough time is allowed for FCC Part V team to review and assess any proposals.
- Applicant should submit evidence of land purchase date to determine Part V obligation.
- The Part V section will issue Validation Letter once contact has been made and agreement in principle has been reached.
- Fingal County Council would prefer units to be pepper potted throughout the development. If applicant is offering ground floor units, FCC would seek level access showers on that level only. Fingal County Council would prefer to see ensuite bathrooms reinstated as per previous drawings submitted for first S247 request.

Planning:

- Proposed LRD development would need to accord with FCC Development Plan standards.
- Part V provision; contact by Cosgraves should be made directly with Part V team in Housing Dept; evidence of 10% required. Confusion regarding amendments to bathrooms to provide larger accessible bathrooms; all ensuites seem to have been omitted which is not what was requested. All Part V units indicated in Block 3; preferable that these be pepperpotted. Stated that ensuites can be reinstated and ground floor provision of shower/bathroom requirements can be addressed.

Changes to the proposed scheme since the last meeting presented;

- Scheme still 5-storey in height facing existing houses at Cedarview then rising to 9-storey to the south. Concerns remain in relation to excessive height and proportionality proposed on site.
- Red line has changed to incorporate bicycle parking but stated this additional area would not be included in calculations.
- Northern facing balcony on all 3 blocks removed & now illustrated as just west facing. Living areas moved to the southeastern corner of the blocks for improved fenestration. Elevational & material/external finish changes made to southern elevation of the 3 blocks welcomed. Visual interest improved along southern elevation. Further refinement needed regarding the fenestration is required.
- Separation distance ranging from 21 to 34 metres between proposed 5-storey blocks to existing 2-storey housing at Cedarview. Concerns regarding excessive height proposed on site. Additional mitigation measures required. Proposed development should have regard to context/existing surrounding heights. Daylight/sunlight analysis required; need to demonstrate no overshadowing of existing Cedarview housing to the north. Rationale for proposed heights needed facing Cedarview. Option to reduce the height at the 21 metre pinch point. 5-storey to 2-storey front to front; ensure development is not overbearing & does not overshadow Cedarview.
- Dun Laoghaire example given of 4/5-storey apartments (not an SHD) facing two-storey houses however it is noted that those houses & apartments were constructed at the same time and the streets designed accordingly. Need to have regard to existing established residential amenity adjoining the subject site.
- No basement bicycle parking now proposed so basement ramp would not be used for bicycles.
- Level access to undercroft for bicycles. Existing ramp for cars would be closed off and ramp access to existing and proposed basement from western boundary. Pedestrian & cyclist priority at a pedestrian ramp to the basement needed.
- Stated that 254 existing office spaces were previously permitted with the office buildings. Previously permitted & proposed car & bicycle parking quantum should be clearly outlined. Car parking needs to align with Fingal Development Plan standards. 10% EV parking required immediately and remainder to be outlined. Provision of electric bicycle parking also to be addressed.
- Water Services & SUDS; confirmation of feasibility from Irish Water received.
- Advised to liaise with Annie Meagher Parks & Green Infrastructure Division regarding open space, play provision & landscaping. Additional planting implemented along northern elevation for increased privacy to existing two-storey housing.

- Proposed development could proceed to Stage 2 taking the above recommendations into account. Applicant is advised to take on board feedback before making next submission. Applicant is reminded to review the requirements for LRD applications on Fingal County Councils website to assist with the preparation of their submission.

Architecture:

- Southern elevation is much improved. The pop up corners to the west welcomed.
- At the northern elevation the separation distance from Block 1 and Cedarview is 34m & the distance between Block 2 and Cedarview is 21.4m.
- Review potential to reduce the height of the block at the 21m point
- Review and refine fenestration on the northern elevation.
- Applicant should clarify the overshadowing impact on Cedarview in next proposal.

Transportation:

- Parking for 254 office spaces are not to be included as additional spaces for this development.
- The proposed access ramp to the basement serves both existing and new basements. This requires additional detail to be submitted. Applicant advised to liaise directly with FCC Transportation Section to refine proposal. At the access point (the pedestrian crossover), priority should be given to pedestrians and cyclists.
- Residential parking at 0.91 ratio is not aligned with Development plan standards and requires review.
- Visitor and EV parking allocation requires revision. Particular attention should be paid to the initial provision of 10% EV charging with provision built in for this to be increased at a future date. Fingal County Council would appreciate consideration of EV bicycle parking.
- Applicant should clarify that office bicycle parking shall be sheltered and benefit from passive surveillance for security of use.
- Contribution towards the Junction upgrade will be required. FCC Transportation will revert to applicant with specific details.

Water Services

- Proposal generally acceptable in principle.
- FCC note applicant has received Confirmation of Feasibility statement from Irish Water.

Parks and Green Infrastructure

- Applicant advised to liaise directly with Parks & Green Infrastructure Division regarding Taking In Charge and queries raised from the previous S.247 on this development. In particular open space, play provision and possible contribution in lieu.



Appendix 2: LRD Meeting

RECORD OF SECTION 32C - LRD MEETING

Pre Application Reference Number	LRD0012/S2		
Meeting Type	Section 32C LRD Meeting		
Date	09.12.2022	Start Time	11am
Location		End Time	12pm
Chairperson	Eugenia Thompson		

Representing Fingal County Council

Malachy Bradley – Senior Planner
Eugenia Thompson – Senior Executive Planner
Catherine Dillon – Senior Executive Planner
Camile Bleytou – Executive Planner
Aoife Dunne – Part V Housing
Marinna Rennicks Part V Housing
David Devine – Senior Executive Engineer Water Services
Philip Grobler – Executive Engineer Water Services
Linda Lally – Senior Executive Engineer Transportation
Shane Comaskey – Executive Engineer Transportation
AnnaMarie Meagher - Executive Parks Superintendent
Annamie Pretorius - Senior Executive Architect

Representing Prospective Applicant

Helena Gavin
Carlos Lara Gonzalez
Michael Cosgrove
William Cosgrove
Patrick McNabola
John McCord
Richard McElligott
Garry Flood
Kevin Fitzpatrick

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INTRODUCTION

The Chairperson welcomed the prospective applicant and introductions were made.

The procedural matters relating to the meeting were as follows:

1. Fingal County Council shall keep a record in writing of the meeting including a copy of the request for the meeting and accompanying documents and the names of those who participated. A copy of the record shall be placed and kept with the documents to which any application in respect of that proposed development relates. This record shall only be made public when a planning application in respect of the proposed development is made in accordance with section 34.
2. The consultation meeting will not involve a merits-based assessment of the proposed development,
3. The meeting will focus on key site-specific issues at strategic overview level, and whether the documents submitted require further consideration and/or amendment in order to constitute a reasonable basis for an application.
4. Key considerations will be examined in the context of the statutory development plan for the area and section 28 Ministerial Guidelines where relevant.
5. A reminder that neither the holding of an LRD Meeting or the forming of an opinion shall prejudice Fingal County Council in relation to any other of their respective functions under the Planning Acts or any other enactments and cannot be relied upon in the formal planning process or in legal proceedings.
6. The Chairperson acknowledged the letter dated November 9th 2022 formally requesting to hold an LRD Meeting.
7. No verbatim recording of the meeting by the use of recording equipment or a stenographer is permitted.
8. Fingal County Council will issue its LRD Opinion within the period of 4 weeks from this date.

The Meeting Agenda is as follows:

- Planning & Strategic Issues
- Part V
- Transportation
- Water Services
- Parks and Green Infrastructure
- Architecture Design and Layout
- EIA and AA
- AOB

- FCC note this meeting date was moved outside of the 4 week requirement at applicant's request. Applicant confirmed their consent.
- Applicant advised FCC Opinion report will issue four weeks from the date of this meeting.
- Applicant advised that the Development Plan process is underway and is due to be adopted in March 2023. Applicant should consider the draft plan before submission as application will be assessed against the plan in effect on the date a decision is made.
- Photomontage pack should include Cedarview houses and demonstrate them in relation to this proposed development.

Agenda Item 2 : Part V

- FCC note 20 Part V units are proposed and the mix of proposed units is acceptable.
- Part V proposal is acceptable in principal.
- Applicant will require a Full Validation Letter to be issued prior to lodgement of application. This letter should accompany any future submissions.
- Applicant advised to contact Aoife.dunne@fingal.ie or Partv@fingal.ie regarding Validation Letter.

Agenda Item 3 : Transportation

- Existing and proposed parking layout to be clearly defined in submission. Applicant needs to further define how parking areas are defined for residents and employees.
- Traffic and Transport Assessment should include proposed parking and adjacency/links to Metro link.
- A Parking Provision table is required clearly defining units/types with the proposed development and parking spaces allocated.
- The submitted swept path analysis uses a car length of 4.2m. The minimum acceptable standard is a car length of 4.8m.
- Updated bicycle parking plans appear to be more accessible. Additional detail required indicating what is proposed regarding access and maintenance of this area.
- Basement/Undercroft entrance must be DEMURS compliant. Applicant needs to clearly demonstrate how the path crossing will be managed.
- EV parking @10% required applicant should submit details of how the parking area can be retrofitted in future.
- The contribution scheme assessment regarding the junction to the west of the site (Ballymun Rd) is being finalised. Details will issue in the full Opinion.
- Parking provision may need to be revised to meet Development Plan standards.
- Applicant advised to contact shane.comasky@fingal.ie regarding transportation before submission of full application.