



An  
Bord  
Pleanála

**Memorandum**  
**ABP-320106-24**  
**Reg. Ref.: LRD6044/24-S3A**

*Ms. Clarke*  
*When AA procedures*  
*are completed, please*  
*forward file to*  
*M. Crowley*

*8/8/24*

**To:** Bronwyn Byrne, SEO

**From:** Lita Clarke, EO

**Re:** Large-scale residential development (LRD): 321 apartments with 3 retail units, a medical suite/GP practice unit and community/arts & culture space. An Environmental Impact Assessment Report has been prepared in respect of the proposed development. The application may be inspected online at the following website set up by the applicant: [www.santrypavenuelrd.ie](http://www.santrypavenuelrd.ie).

**The junction of Santry Avenue and Swords Road, Santry, Dublin 9.**

**Date:** 06 August 2024

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Dublin City Council granted permission subject to 30 conditions for the above large scale residential development on 12 June 2024. The Board received a 3<sup>rd</sup> party appeal from Chadwicks Group Limited on 05 July 2024.

The appeal was circulated to the applicant and the planning authority 10 July 2024. The final day for their response is 06 August 2024. Responses were received from both Dublin City Council and the applicant. These are to be acknowledged and are on file.

The last day for observations on the LRD appeal was 01 August 2024. Two observations have been received from John Nonal and Róisín Shorthall TD. These are to be acknowledged and are on file.

An EIAR was submitted with the application this fact was mentioned in both the application site and newspaper notices. The green EIAR submitted form has been placed on file. ✓

Dublin City Council had invited comments from Irish Water, NTA and DAA their responses are on file.

The following pre-planning information is included at back of the file: LRD6044/24-S1, LRD6044/24-S2, PAC6044/23-S1, PAC0484/15. 4549/22, 2543/21, 2737/19, 2713/17 and 4571/23. Live SHD case ABP-314019-22 is at Board level. Decided SHD case ABP-310910-21 and ABP-312127-21 are all cases on the same site. Also, adjacent, granted LRD applications ABP-316108-23 (LRD6019/22-S3) and SHD cases 314458, 307011 and 306987 are available from archives should they be required.

A USB copy of the application was also received the USB is contained in the GIS pouch and has been uploaded to J:\Section Folders\Processing\320106 by ICT.

In accordance with the procedures relating to appeal cases that include an EIAR it will be necessary to upload the EIAR to the website. The appeal, observations, responses letters, internal forms and memos will require scanning to the j-drive to facilitate publication of file once case is decided. These admin procedures should be carried out before file is sent for allocation.

This LRD appeal file has statutory objective to be decided within **16 weeks** from 05 July 2024 i.e., **by 24 October 2024**.

File forwarded for comments.