



ASSOCIATES

05<sup>th</sup> July 2022

Planning Section,  
Connections and Developer Services,  
Irish Water,  
Colvill House,  
24-26 Talbot Street,  
Dublin 1.

**Re:**

**Application for Strategic Housing Development**

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

**Applicant: Dwyer Nolan Developments Ltd.**

**An Bord Pleanála Ref: ABP-312127-21**

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Dear Sir / Madam,

**1.0. Introduction**

- 1.1.** On behalf of our clients, Dwyer Nolan Developments Ltd. we wish to advise that an application for Strategic Housing Development (SHD) on a site located at the junction of Santry Avenue & Swords Road, Santry, Dublin 9, has been submitted to An Bord Pleanála.
- 1.2.** We have been directed by An Bord Pleanála, pursuant to Article 285(5)(a) of the Planning and Development (Strategic Housing Development) Regulations 2017, and in accordance with Section 8(1)(b) of the Planning and Development (Housing) and Residential Tenancies Act 2016, to furnish Irish Water with a copy of the application.
- 1.3.** We understand that, following prior correspondence with Irish Water and given the circumstances surrounding the ongoing Covid-19 pandemic and working restrictions related to same, Irish Water are happy to receive a soft copy of the application only. As such a soft copy of the application (on USB stick) is enclosed with this cover letter.
- 1.4.** We would also like to make you aware that a dedicated website for the application has been set up by the applicant which contains links to all the documentation, drawings, and details, submitted as part of the application. This website can be viewed online at [www.santryavenueshd2.ie](http://www.santryavenueshd2.ie).



## 2.0. Proposed Development

2.1. The proposed development is described in full below, as per the public notices:

Dwyer Nolan Developments Ltd. intends to apply to An Bord Pleanála for permission for a strategic housing development, on a site of c. 1.5 hectares, located at the junction of Santry Avenue and Swords Road, Santry, Dublin 9. The development site is bounded to the north by Santry Avenue, to the east by Swords Road, to the west by Santry Avenue Industrial Estate, and to the south by the permitted Santry Place development (granted under Dublin City Council Ref's. 2713/17 & 2737/19).

The proposed development provides for 350 no. apartments, comprised of 113 no. 1 bed, 218 no. 2 bed, & 19 no. 3 bed dwellings, in 4 no. seven to fourteen storey buildings, over basement level, with 4 no. retail / commercial units, a medical suite / GP Practice unit and a community use unit located at ground floor level facing onto Santry Avenue and Swords Road. A one storey residential amenity unit, facing onto Santry Avenue, is also provided for between Blocks A & D.

The development consists of the following:

- (1) Demolition of the existing building on site i.e. the existing Chadwicks Builders Merchants (c. 4,196.8m<sup>2</sup>).
- (2) Construction of 350 no. 1, 2, & 3 bed apartments, retail / commercial, medical suite / GP Practice and community uses in 4 no. buildings that are subdivided into Blocks A-G as follows:
  - Block A is a 7 to 14 storey block consisting of 59 no. apartments comprised of 26 no. 1 bed, 27 no. 2 beds & 6 no. 3 bed dwellings, with 2 no. commercial/retail units located on the ground floor (c. 132.4m<sup>2</sup> & 173m<sup>2</sup> respectively). Adjoining same is Block B, which is a 7 storey block consisting of 38 no. apartments comprised of 6 no. 1 bed, 26 no. 2 bed, & 6 no. 3 bed dwellings, with 1 no. commercial/retail unit and 1 no. medical suite / GP Practice unit located on the ground floor (c. 162.3m<sup>2</sup> & 130.4m<sup>2</sup> respectively). Refuse storage areas are also provided for at ground floor level.
  - Block C is a 7 storey block consisting of 55 no. apartments comprised of 13 no. 1 bed & 42 no. 2 bed dwellings. Refuse storage areas are provided for at ground floor level. Adjoining same is Block D which is a 7 to 10 storey block consisting of 51 no. apartments comprised of 25 no. 1 bed, 19 no. 2 bed, & 7 no. 3 bed dwellings, with 1 no. commercial unit / café located on the ground floor (c. 163.3m<sup>2</sup>). A refuse storage area is also provided for at ground floor level.
  - Block E is a 7 to 10 storey block consisting of 58 no. apartments comprised of 10 no. 1 bed & 48 no. 2 bed dwellings, with 1 no. community use unit located on the ground floor (c. 188.1m<sup>2</sup>). A refuse storage area, substation, & switchroom are also provided for at ground floor level. Adjoining same is Block F which is a 7 storey block consisting of 55 no. apartments comprised of 13 no. 1 bed & 42 no. 2 bed dwellings. A refuse storage area & bicycle storage area are also provided for at ground floor level.
  - Block G is a 7 storey block consisting of 34 no. apartments comprised of 20 no. 1 bed & 14 no. 2 bed dwellings. A refuse storage area & bicycle storage area are also provided for at ground floor level.
- (3) Construction of a 1 storey residential amenity unit (c. 187.9m<sup>2</sup>) located between Blocks A & D.
- (4) Construction of basement level car parking (c.5,470.8m<sup>2</sup>) accommodating 173 no. car parking spaces & 719 no. bicycle parking spaces. Internal access to the basement level is provided from the cores of Blocks A, B, C, D, E, & F. External vehicular access to the basement level is from the south,



between Blocks B & C. 36 no. car parking spaces & 58 no. bicycle parking spaces are also provided for within the site at surface level.

- (5) Public open space of c. 1,915m<sup>2</sup> is provided for between Blocks C, D, E, & F. Communal open space of c. 3,122m<sup>2</sup> provided for between (i) Blocks E, F, & G, (ii) Blocks A, B, C, & D, and (iii) in the form of roof gardens located on Blocks A, C, & F and the proposed residential amenity use unit. The development includes for hard and soft landscaping & boundary treatments. Private open spaces are provided as terraces at ground floor level of each block and balconies at all upper levels.
- (6) Vehicular access to the development will be via 2 no. existing / permitted access points: (i) on Santry Avenue in the north-west of the site (ii) off Swords Road in the south-east of the site, as permitted under the adjoining Santry Place development (Ref. 2713/17).
- (7) The development includes for all associated site development works above and below ground, bin & bicycle storage, plant (M&E), sub-stations, public lighting, servicing, signage, surface water attenuation facilities etc.

The application contains a statement setting out how the proposal is consistent with the objectives of the Dublin City Development Plan 2016-2022, and also contains a statement indicating why permission should be granted for the proposed development, having regard to a consideration specified in section 37(2)(b) of the Planning and Development Act, 2000, as amended, notwithstanding that the proposed development materially contravenes a relevant development plan or local area plan other than in relation to the zoning of the land.

An Environmental Impact Assessment Report (EIAR) has been prepared in respect of the development proposal and accompanies the application. The application, together with the Environmental Impact Assessment Report, may be inspected, or purchased at a fee not exceeding the reasonable cost of making a copy, during public opening hours at the offices of An Bord Pleanála and Dublin City Council. The application may also be inspected online at the following website set up by the applicant: [www.santryavenueshd2.ie](http://www.santryavenueshd2.ie).

### 3.0. Inspection and Submissions

- 3.1. The application may be inspected, or purchased at a fee not exceeding the reasonable cost of making a copy, during public opening hours at the offices of An Bord Pleanála and Dublin City Council. The application may also be inspected online at the following website set up by the applicant: [www.santryavenueshd2.ie](http://www.santryavenueshd2.ie).
- 3.2. Any person may, within the period of 5 weeks beginning on the date of receipt by An Bord Pleanála of the application and on payment of the prescribed fee of €20 (**except for certain prescribed bodies**), make a submission or observations in writing to An Bord Pleanála, 64 Marlborough Street, Dublin 1, D01 V902, relating to the implications of the proposed development, if carried out, for proper planning and sustainable development in the area or areas concerned, and the likely effects on the environment or the likely effects on a European site, as the case may be, of the proposed development, if carried out.
- 3.3. Submissions or observations duly made will be considered by An Bord Pleanála in making a decision on the application. Such submissions or observations must also include the following information:
  - (a) the name of the person, authority or body making the submission or observations, the name of the person, if any, acting on behalf of that person, authority or body, and the address to which any correspondence relating to the application should be sent;
  - (b) the subject matter of the submission or observations, and



(c) the reasons, considerations and arguments on which the submission or observations is or are based.

**3.4.** An Bord Pleanála may grant permission for the strategic housing development as proposed, or may grant permission subject to such modifications as it specifies in its decision, or may grant permission in part only, with or without any other modifications it may specify in its decision, or may refuse to grant permission for the proposed development. An Bord Pleanála may attach to a grant of permission such conditions as it considers appropriate.

**3.5.** Any enquiries relating to the application process should be directed to the Strategic Housing Development Section of An Bord Pleanála (Tel. 01-8588100). A person may question the validity of a decision of An Bord Pleanála by way of an application for judicial review, under Order 84 of the Rules of the Superior Courts (S.I. No. 15 of 1986), in accordance with Sections 50 and 50A of the Planning and Development Act 2000 (No. 30 of 2000), as amended. Practical information on the review mechanism can be found in the Judicial Review Notice on the An Bord Pleanála's website: [www.pleanala.ie](http://www.pleanala.ie) or on the Citizens Information Service website: [www.citizensinformation.ie](http://www.citizensinformation.ie).

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

Yours faithfully,

A handwritten signature in blue ink that reads "Tracy Armstrong".

Tracy Armstrong  
**Managing Director**  
**Armstrong Fenton Associates**  
**Planning & Development Consultants**



## Appendix

The following is a full schedule of the documentation, drawings & details enclosed as part of the application i.e. 1 no. soft copy of each.

Prepared by Armstrong Fenton Associates, Planning & Development Consultants:

Drawing / Document No.	Title	Scale
N/A	SHD Planning Application Form	A4 Document
N/A	Copy of Newspaper Notice as published in The Irish Daily Star on Monday 4 <sup>th</sup> July 2022	A3 Document
N/A	Copy of Site Notice dated for Monday 4 <sup>th</sup> July 2022	A3 Document
N/A	Planning Statement	A4 Report
N/A	Statement of Consistency	A4 Report
N/A	Material Contravention Statement	A4 Report
N/A	Statement of Response to An Bord Pleanála's Notification of Pre-Application Consultation Opinion	A4 Report
N/A	Statement of Compliance with Draft Dublin City Development Plan 2022-2028	A4 Report
N/A	Social & Community Infrastructure Assessment	A4 Report
N/A	Housing Quality Assessment	A3 Document
N/A	Outline Construction Management Plan	A4 Document
N/A	Building Life Cycle Report	A4 Report
N/A	Property Management Strategy Report	A4 Report
N/A	Universal Design Statement	A4 Document
N/A	Volume 1 - Environmental Impact Assessment Report Non-Technical Summary	A4 Report
N/A	Volume 2 - Environmental Impact Assessment Report	A4 Report
N/A	EIA Portal Confirmation Notice (ID 2022118)	A4 Document
N/A	Copy of Cover Letter to An Bord Pleanála	A4 Document
N/A	Copy of Cover Letter to Dublin City Council	A4 Document
N/A	Copy of Prescribed Bodies Notification Letter Sent to Irish Water	A4 Document
N/A	Copy of Prescribed Bodies Notification Letter Sent to Transport Infrastructure Ireland	A4 Document
N/A	Copy of Prescribed Bodies Notification Letter Sent to the National Transport Authority	A4 Document
N/A	Copy of Prescribed Bodies Notification Letter Sent to the Dublin City Childcare Committee	A4 Document
N/A	Copy of Prescribed Bodies Notification Letter Sent to the Irish Aviation Authority	A4 Document
N/A	Copy of Prescribed Bodies Notification Letter Sent to the Dublin Airport Operator	A4 Document
N/A	Copy of Prescribed Bodies Notification Letter Sent to Fingal County Council	A4 Document
N/A	Copy of Correspondence with Irish Water	A4 Document



N/A	Copy of Correspondence with Transport Infrastructure Ireland	A4 Document
N/A	Copy of Correspondence with the National Transport Authority	A4 Document
N/A	Copy of Correspondence with the Dublin City Childcare Committee	A4 Document
N/A	Copy of Correspondence with the Irish Aviation Authority	A4 Document
N/A	Copy of Correspondence with the Dublin Airport Operator	A4 Document
N/A	Copy of Correspondence with Fingal County Council	A4 Document

**Prepared by Dwyer Nolan Developments Ltd.**

<b>Drawing / Document No.</b>	<b>Title</b>	<b>Scale</b>
Document	Part V Proposals	A4 Document

**Prepared by Dublin City Council**

<b>Drawing / Document No.</b>	<b>Title</b>	<b>Scale</b>
Document	Letter of Consent	A4 Document

**Prepared by Zoltorn Ltd.**

<b>Drawing / Document No.</b>	<b>Title</b>	<b>Scale</b>
Document	Letter of Consent	A4 Document

**Prepared by Davey & Smith Architects**

<b>Drawing / Document No.</b>	<b>Title</b>	<b>Scale</b>
N/A	Architectural Design Statement	A3 Document
D1809.P01	Site Location Map	1:1000 @ A1
D1809.P02	Existing Site Layout & Existing Buildings	As Shown@A1
D1809.P03	Proposed Site Layout	1:500@A1
D1809.P04	Site Layout - Taking in Charge	1:500@A1
D1809.P05	Basement Level Plan.	1:200@A1
D1809.P06	Blocks A-G Ground Floor Plan	1:500@A1
D1809.P07	Blocks A-G First Floor Plan	1:200@A1
D1809.P08	Blocks A-G Second Floor Plan	1:200@A1
D1809.P09	Blocks A-G Third Floor Plan	1:200@A1
D1809.P10	Blocks A-G Fourth Floor Plan	1:200@A1
D1809.P11	Blocks A-G Fifth Floor Plan	1:200@A1



D1809.P12	Blocks A-G Sixth Floor Plan	1:200@A1
D1809.P13	Blocks A-G Seventh Floor Plan	1:200@A1
D1809.P14	Blocks A-G Eight Floor Plan	1:200@A1
D1809.P15	Blocks A-G Ninth Floor Plan	1:200@A1
D1809.P16	Blocks A-G Tenth Floor Plan	1:200@A1
D1809.P17	Blocks A-G Eleventh Floor Plan	1:200@A1
D1809.P18	Blocks A-G Twelfth Floor Plan	1:200@A1
D1809.P19	Blocks A-G Thirteenth Floor Plan	1:200@A1
D1809.P20	Blocks A-G Fourteenth Floor Plan	1:200@A1
D1809.P21	Block A/B East & West Elevation	1:200@A1
D1809.P22	Block C/D East & West Elevation	1:200@A1
D1809.P23	Block E/F East & West Elevation	1:200@A1
D1809.P24	Block G East & West Elevation	1:200@A1
D1809.P25	Blocks A-G South Elevation	1:200@A1
D1809.P26	Blocks A-G North Elevation	1:200@A1
D1809.P27	Blocks A-G Section K	1:200@A1
D1809.P28	Blocks A-G Section L & Contiguous South Elevation	1:200@A0
D1809.P29	Contiguous Elevations	1:200@A0
D1809.P30	Part V drawing	1:200@A1
D1809.P31	Site Layout - Phasing	1:500@A1

\* ITM file included on soft copy enclosed with application for use by An Bord Pleanála

**Prepared by DBFL Consulting Engineers**

<b>Drawing / Document No.</b>	<b>Title</b>	<b>Scale</b>
200060-X-X-X-XXX-RP-DBFL-CE-0002-0	Site Specific Flood Risk Assessment	A4 Report
200060-X-Z-X-XXX-RP-DBFL-CE-0001	Engineering Services Report	A4 Report
200060-X-Z-X-XXX-RP-DBFL-CE-0003	Construction Environmental Management Plan (CEMP)	A4 Report
200060-X-Z-X-XXX-RP-DBFL-CE-0004	Traffic & Transport Assessment	A4 Report
200060-X-Z-X-XXX-RP-DBFL-CE-0005	Mobility Management Plan	A4 Report
200060-Itr-002	DMURS Statement of Consistency	A4 Report
200060-X-10-Z-F01-RP-DBFL-SE-0001-0	Foundation Appraisal	A4 Report
200060-X-10-Z-B01-DR-DBFL-SE-0001-0	Basement Plan	As Shown@A1
200060-X-10-Z-B01-DR-DBFL-SE-1001-0	Ground Floor Plan	As Shown@A1



200060-X-X-Z-L00-DR-DBFL-SE-1000-0	Keyplan and Site Boundary	As Shown@A1
200060-X-92-X-DTM-DR-DBFL-CE-1101-0	Foul Layout Plan	1:250@A1
200060-X-92-X-DTM-DR-DBFL-CE-3101-0	Foul Water Longsections	As Shown@A1
200060-X-04-X-DTM-DR-DBFL-CE-1301-0	Road Layout Plan	1:250@A1
200060-X-04-X-XXX-DR-DBFL-CE-5007-0	Road Standard Details Sheet 1 of 1	As Shown@A1
200060-X-91-X-DTM-DR-DBFL-CE-1001-0	Surface Water Layout	1:250@A1
200060-X-91-X-DTM-DR-DBFL-CE-3001-0	Surface Water Longsections	As Shown@A1
200060-X-91-X-XXX-DR-DBFL-CE-5001-0	Surface Water Details Sheet 1 of 6	As Shown@A1
200060-X-91-X-XXX-DR-DBFL-CE-5002-0	Surface Water Details Sheet 2 of 6	As Shown@A1
200060-X-91-X-XXX-DR-DBFL-CE-5003-0	Surface Water Details Sheet 3 of 6	As Shown@A1
200060-X-91-X-XXX-DR-DBFL-CE-5004-0	Surface Water Details Sheet 4 of 6	As Shown@A1
200060-X-91-X-XXX-DR-DBFL-CE-5005-0	Surface Water Details Sheet 5 of 6	As Shown@A1
200060-X-91-X-XXX-DR-DBFL-CE-5006-0	Surface Water Details Sheet 6 of 6	As Shown@A1
200060-X-90-X-DTM-DR-DBFL-CE-1401-0	NTA's CBC Corridor No. 2, Swords - City CENTRE	1:500@A1
200060-X-93-X-DTM-DR-DBFL-CE-1201-0	Proposed Watermain Layout	1:250@A1
EN-6000-000-001	Mixed Use Development – Site Access Management	NTS

**Prepared by Dermot Foley Landscape Architects**

<b>Drawing / Document No.</b>	<b>Title</b>	<b>Scale</b>
Dw.02	Design Rationale – Landscape Architecture	A4 Document
Dw.01-DR-201	Landscape Plan	1:250@A1
Dw.01-DR-202	Roof Terrace Plan	1:250@A1
Dw.01-DR-203	Boundary Treatments	1:1000/1:50@A1
Dw.01-DR-240	Landscape Sections	1:100@A1
Dw.01-DR-250	Typical Landscape Details	1:20@A1





**Prepared by The Tree File Consulting Arborists**

<b>Drawing / Document No.</b>	<b>Title</b>	<b>Scale</b>
N/A	Arboricultural Report	A4 Report
N/A	Santry Tree Constraint Plan	1:500@A1
N/A	Santry Tree Impacts Plan	1:500@A1
N/A	Santry Tree Protection Plan	1:500@A1

**Prepared by Sabre Electrical Services Ltd.**

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

**Prepared by Chris Shackleton Consulting**

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

**Prepared by 3D Design Bureau**

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

**Prepared by Bruton Consulting Engineers**

<b>Drawing / Document No.</b>	<b>Title</b>	<b>Scale</b>
200060 DBFL Swords Road Santry	Stage 1 Road Safety Audit	A4 Document

**Prepared by AWN Consulting**

<b>Drawing / Document No.</b>	<b>Title</b>	<b>Scale</b>
MA/21/12197SR01	Hydrogeological Impact Assessment	A4 Report
CB/21/121997WMR01	Resource & Waste Management Plan	A4 Report
CB/21/121997WMR02	Operational Waste Management Plan	A4 Report

**Prepared by Enviroguide Consulting**

<b>Drawing / Document No.</b>	<b>Title</b>	<b>Scale</b>
N/A	Appropriate Assessment Screening Report	A4 Report

**Prepared by B-Fluid Dynamics**

<b>Drawing / Document No.</b>	<b>Title</b>	<b>Scale</b>
N/A	Wind Microclimate Modelling	A4 Report

**Prepared by ASH Ecology & Environmental**

<b>Drawing / Document No.</b>	<b>Title</b>	<b>Scale</b>
N/A	Bat Survey Report	A4 Report

**Prepared by Archaeology Plan Heritage Solutions**

<b>Drawing / Document No.</b>	<b>Title</b>	<b>Scale</b>
AP21-08	Archaeological Assessment	A4 Report

**Prepared by Dermot Nolan Conservation Architect**

<b>Drawing / Document No.</b>	<b>Title</b>	<b>Scale</b>
N/A	Architectural Heritage Impact Assessment	A4 Document

