

Our ref: MH20017 Whitehaven SHD

West Pier Business Campus  
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Date: 12 April 2022

Planning Department,  
Fingal County Council,  
County Hall,  
Main Street,  
Swords,  
County Dublin,  
K67 X8Y2.

Dear Sir / Madam,

**RE: STRATEGIC HOUSING DEVELOPMENT PLANNING APPLICATION ON LANDS BETWEEN SWIFT SQUARE AND SPORT SURGERY CLINIC, NORTHWOOD AVENUE, SANTRY, DUBLIN 9**

RPS Group Ltd, West Pier Business Campus, Dún Laoghaire, County Dublin has been instructed by the applicant, Cosgrave Developments Unlimited Company, to submit a Strategic Housing Development (SHD) planning application to An Bord Pleanála as per section 4 of the *Planning and Development (Housing) and Residential Tenancies Act 2016*, as amended, on lands between Swift Square and Sport Surgery Clinic, Northwood Avenue, Santry, Dublin 9.

Pursuant to article 297(6) of the *Planning and Development Regulations 2001-2021*, we enclose 1 no. digital copy and 6 no. printed copies of all relevant documentation as listed in the schedule of enclosures.

The lands which are the subject of this application are outlined in red on the enclosed Site Location Maps (Drawing Nos. PL100.1 and PL100.2).

The proposed development will consist of the construction of a residential development containing 255 no. apartment units together with a childcare facility, shared residential services and open spaces over a shared basement and all ancillary development and associated site works. The proposed development is described more fully in the enclosed site notice.

The application contains a statement setting out how the proposal will be consistent with the objectives of the *Fingal Development Plan 2017-2023*. The application contains a statement indicating why permission should be granted for the proposed development, having regard to a consideration specified in section 37(2)(b) of the *Planning and Development Act 2000*, notwithstanding that the proposed development may materially contravene the County Development Plan other than in relation to the zoning of the land.

The application together with an Environmental Impact Assessment Report may be inspected, or purchased, at a fee not exceeding the reasonable cost of making a copy, during public opening hours at the offices of An Bord Pleanála and Fingal County Council. The application may also be inspected online at the following website set up by the applicant: [www.whitehavenshd.com](http://www.whitehavenshd.com).

Any person may, within the period of 5 weeks beginning on the date of receipt by An Bord Pleanála of the application and on payment of the prescribed fee of €20 (except for certain prescribed bodies), make a submission or observations in writing to An Bord Pleanála, 64 Marlborough Street, Dublin 1 or online at

Dublin | Cork | Galway | Sligo  
[rpsgroup.com](http://rpsgroup.com)

RPS Group Limited, registered in Ireland No. 91911  
RPS Consulting Engineers Limited, registered in Ireland No. 161581  
RPS Planning & Environment Limited, registered in Ireland No. 160191  
RPS Engineering Services Limited, registered in Ireland No. 99795  
The Registered office of each of the above companies is West Pier Business Campus, Dun Laoghaire, Co. Dublin, A96 N6T7



www.pleanala.ie, relating to the implications of the proposed development, if carried out, for proper planning and sustainable development in the area or areas concerned, and the likely effects on the environment or the likely effects on a European site, as the case may be, of the proposed development, if carried out. Submissions or observations duly made will be considered by An Bord Pleanála in making a decision on the application. Such submissions or observations must also include the following information:

- (a) the name of the person, authority or body making the submission or observations, the name of the person, if any, acting on behalf of that person, authority or body, and the address to which any correspondence relating to the application should be sent,
- (b) the subject matter of the submission or observations, and
- (c) the reasons, considerations and arguments on which the submission or observations is or are based.

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

Any enquiries relating to the application process should be directed to the Strategic Housing Development Section of An Bord Pleanála (Tel. 01-8588100).

A person may question the validity of a decision of the Board 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).

Yours sincerely,  
for RPS Group Limited



**Helena Gavin**  
Director - Planning  
[helena.gavin@rpsgroup.com](mailto:helena.gavin@rpsgroup.com)  
+353 1 488 2900

## List of Enclosures:

This SHD planning application package includes 1 no. digital copies and 6 no. hard copies the following enclosures:

### Planning Documents

- Cover letter to An Bord Pleanála
- Copy of cover letter to Fingal County Council
- Copy of cover letter to Irish Water
- Copy of cover letter to Dublin City Council
- Copy of cover letter to Dublin Airport Authority
- Copy of cover letter to Irish Aviation Authority
- Copy of cover letter to National Transport Authority
- Copy of cover letter to Transport Infrastructure Ireland
- Copy of cover letter to Department of Tourism, Culture, Arts, Gaeltacht, Sport and Media
- Copy of cover letter to An Taisce
- Copy of cover letter to Heritage Council
- Copy of cover letter to Fingal County Childcare Committee
- Strategic Housing Development Planning Application Form
  - Records of Pre-Application Consultation Meetings with Fingal County Council (included as Appendix to *Application Form*)
- Letter of Consent - JOM Investments
- Letter of Consent – Borg Developments
- Letter of Consent - Northwood Management Company
- Site Notice
- Newspaper Notice
- EIA Portal Confirmation Notice
- FCC Part V Agreement in Principle
- Part V Costings

### Reports

- Planning Report & Statement of Consistency with Planning Policy prepared by RPS Group Ltd.
- Statement of Response (to An Bord Pleanála's Opinion) prepared by RPS Group Ltd.
- Statement of Material Contravention prepared by RPS Group Ltd.
- Childcare Demand Analysis prepared by RPS Group Ltd.
- School Demand and Concentration Report prepared by RPS Group Ltd.
- Social and Community Infrastructure Audit prepared by RPS Group Ltd.
- Unit Mix Report prepared by RPS Group Ltd.
- Environmental Impact Assessment Report prepared by RPS Group Ltd and Project Team

- Volume 1: Non-Technical Summary
  - Volume 2: Main Report
  - Volume 3: Appendices
- Appropriate Assessment Screening Report prepared by Scott Cawley
  - Architectural Design Statement prepared by McCrossan O'Rourke Manning Architects
  - Building Lifecycle Report prepared by McCrossan O'Rourke Manning Architects
  - Schedule of Accommodation and Housing Quality Assessment prepared by McCrossan O'Rourke Manning Architects
  - Schedule of Units and Areas prepared by McCrossan O'Rourke Manning Architects
  - Architectural Report relating to Materials and Finishes prepared by McCrossan O'Rourke Manning Architects
  - Statement of Proposals by McCrossan O'Rourke Manning Architects
  - Landscape Report prepared by Kevin Fitzpatrick Landscape Architecture
  - Landscape Works and Maintenance Specification prepared by Kevin Fitzpatrick Landscape Architecture
  - Arboricultural Report prepared by The Tree File Ltd.
  - Whitehaven Computer Generated Views prepared by Archimedium
  - Assessment of Sunlight & Daylight Access within the Proposed Development prepared by ARC
  - Flood Risk Assessment prepared by J.B. Barry & Partners Consulting Engineers
  - Water Services Report prepared by J.B. Barry & Partners Consulting Engineers
    - Irish Water Confirmation of Feasibility (included as Appendix to *Water Services Report*)
    - Irish Water Design Acceptance (included as Appendix to *Water Services Report*)
  - Traffic and Transport Assessment prepared by J.B. Barry & Partners Consulting Engineers
  - Residential Travel Plan prepared by J.B. Barry & Partners Consulting Engineers
  - Stage 1 Road Safety Audit prepared by J.B. Barry & Partners Consulting Engineers
  - Statement of Consistency with Ministerial Guidelines – Design Manual Urban Roads and Streets (2019) prepared by JB Barry & Partners Consulting Engineers
  - Construction and Demolition Waste Management Plan prepared by J.B. Barry & Partners Consulting Engineers
  - Outline Construction Environmental Management Plan by J.B. Barry & Partners Consulting Engineers
  - Public Lighting Report prepared by McElligott Consulting Engineers.
  - Multiple Occupancy Building Car Charging Strategy for Whitehaven SHD Northwood Avenue, Santry, Dublin 9 by McElligott Consulting Engineers
  - Energy Statement for Whitehaven prepared by McElligott Consulting Engineers
  - Operational Waste Management Plan prepared by KeyWaste Management Ltd.
  - Owners Management Company Operational Management Plan prepared by WYSE Property Management

**Architectural Drawings prepared by McCrossan O Rourke Manning Architects.**

<b>Drawing No:</b>	<b>Drawing title:</b>	<b>Sheet:</b>	<b>Scale:</b>
PL100	Site Location Map Overall	A1	1:2500
PL100.1	Site Location Map Sheet 1 of 2	A1	1:1000
PL100.2	Site Location Map Sheet 2 of 2	A1	1:1000
PL101	Site Survey – As Existing	A1	1:500
PL102	Site Plan 1	A1	1:1000
PL103	Site Plan 2	A1	1:500
PL104	Site Plan – Public Area	A1	1:500
PL104.1	Site Plan – Open Space	A1	1:500
PL105	Overall Site Permeability	A1	1:2500
PL106	Proposed Basement Plan Car Parking & Ventilation	A0	1:200
PL200	Apartment Blocks 1, 2, 3, 4 & 5 Ground Floor Plan	A1	1:200
PL201	Apartment Blocks 1, 2, 3, 4 & 5 1 <sup>st</sup> , 2 <sup>nd</sup> , 3 <sup>rd</sup> & 4 <sup>th</sup> Floor Plans	A1	1:200
PL202	Apartment Blocks 1, 2, 3, 4 & 5 5 <sup>th</sup> & 6 <sup>th</sup> Floor Plans	A1	1:200
PL203	Apartment Blocks 1, 2, 3, 4 & 5 7 <sup>th</sup> Floor Plan	A1	1:200
PL204	Apartment Blocks 1, 2, 3, 4 & 5 Penthouse Floor Plan	A1	1:200
PL205	Apartment Blocks 1, 2, 3, 4 & 5 Roof Plan	A1	1:200
PL300	Contiguous Elevations AA BB CC	A1	1:250
PL301	Contiguous Elevation Northwood Avenue	A1	As Stated.
PL400	Apartment Blocks 1 & 2 Elevations	A1	1:200
PL401	Apartment Block 3 Elevations	A1	1:200
PL402	Apartment Block 4 Elevations	A1	1:200
PL403	Apartment Block 05 Elevations	A1	1:200
PL500	Site Sections A-A B-B	A1	1:200
PL501	Site Sections C-C	A1	1:200
PL600	ESB Substation Plans, Elevations & Details	A1	As Stated

PL700	Apartment Block 1 – Part V 1 <sup>st</sup> 2 <sup>nd</sup> & 3 <sup>rd</sup> Floor Plans	A1	1:200
PL701	Apartment Block 1 – Part V 4 <sup>th</sup> Floor Plan	A1	1:200

**Engineering Drawings prepared by J.B. Barry and Partners Consulting Engineers.**

<b>Drawing No:</b>	<b>Drawing title:</b>	<b>Sheet:</b>	<b>Scale:</b>
21202-JBB-00-XX-DR-C-01400	Proposed Watermain Layout	A1	1:500
21202-JBB-00-XX-DR-C-01401	Proposed Storm and Foul Sewers Layout	A1	1:500
21202-JBB-00-XX-DR-C-01402	Proposed SuDS Devices Layout	A1	1:500
21202-JBB-00-XX-DR-C-01403	Fire Tender Autotrack	A1	1:500
21202-JBB-00-XX-DR-C-01404	Refuse Truck Autotrack	A1	1:500
21202-JBB-00-XX-DR-C-01405	Typical Foul Sewer Details	A1	1:50
21202-JBB-00-XX-DR-C-01406	Typical Surface Water Drainage Details Sheet 1	A1	1:40
21202-JBB-00-XX-DR-C-01407	Typical SuDS Devices Details	A1	As Shown
21202-JBB-00-XX-DR-C-01408	Typical Watermain Details Sheet 1	A1	1:50
21202-JBB-00-XX-DR-C-01409	Typical Watermain Details Sheet 2	A1	1:50
21202-JBB-00-XX-DR-C-01413	Road and Block Levels	A1	1:500
21202-JBB-00-XX-DR-C-01414	Details of Access Ramp Ground Floor to Basement	A1	1:50
21202-JBB-00-XX-DR-C-01415	Proposed Road Cross Sections	A1	As Shown

**Engineering Drawings prepared by McElligott Consulting Engineers.**

<b>Drawing No:</b>	<b>Drawing title:</b>	<b>Sheet:</b>	<b>Scale:</b>
E001	ESB Double Sub-Station With Off-Loading Rooms	A1	1:250
E040	Public Lighting Layout	A1	1:250
E003	Eir and Virgin Media Site Services	A1	1:250

**Landscape Drawings prepared by Kevin Fitzpatrick Landscape Architecture.**

<b>Drawing No:</b>	<b>Drawing title:</b>	<b>Sheet:</b>	<b>Scale:</b>
100	Concept Landscape Masterplan	A1	1:500
101	Landscape Masterplan	A1	1:250
102	Landscape Sections	A1	1:100
103	Landscape Masterplan & Services	A1	1:250
104	Combined Landscape Masterplan Existing and Proposed	A1	1:1000

**Arboricultural Drawings prepared by The Tree File Ltd.**

<b>Drawing No:</b>	<b>Drawing title:</b>	<b>Sheet:</b>	<b>Scale:</b>
1	Whitehaven Tree Constraints Plan	A1	1:500
2	Whitehaven Tree Impacts Plan	A1	1:500
3	Whitehaven Tree Protection Plan	A1	1:500