

Our ref: MH20017 Whitehaven SHD

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Date: 31 March 2022

The Heritage Council,  
Áras na hOidhreachta,  
Church Lane,  
Kilkenny,  
R95 X264.

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 285(5)(a) of the *Planning and Development Regulations 2001-2021* and section 8(1)(b) of the *Planning and Development (Housing) and Residential Tenancies Act 2016*, a copy of the application is enclosed for your information.

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

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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



submission or observations in writing to An Bord Pleanála, 64 Marlborough Street, Dublin 1 or online at [www.pleanala.ie](http://www.pleanala.ie), relating to the implications of the proposed development, if carried out, for proper planning and sustainable development in the area or areas concerned, and the likely effects on the environment or the likely effects on a European site, as the case may be, of the proposed development, if carried out. Submissions or observations duly made will be considered by An Bord Pleanála in making a decision on the application. Such submissions or observations must also include the following information:

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

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

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

A person may question the validity of a decision of 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



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