

Our ref: MH20017 Whitehaven SHD

West Pier Business Campus  
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Date: 12 April 2022

The Secretary,  
An Bord Pleanála,  
64 Marlborough Street,  
Dublin 1,  
D01 V902.

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.

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 documentation required under articles 297 and 298 of the *Planning and Development Regulations 2001-2021* is identified below:

- 297(1) A completed planning application form is enclosed.
- 297(2)(a) Letters of consent from Borg Developments Unlimited Company, Northwood Management Company and JOM Investments Unlimited Company.
- 297(2)(b) A copy of the newspaper notice published in the Irish Daily Star on 5<sup>th</sup> April 2022 and a copy of the site notices erected on 5<sup>th</sup> April 2022 are enclosed.
- 297(2)(c) McCrossan O'Rourke Manning Architects Drawing nos. PL100.1 and PL100.2 (Site Location Map) at a scale of 1:1000 and incorporating the requirements of parts (i) to (iv) is enclosed.
- 297(2)(d) Evidence from Irish Water is enclosed as an appendix to the *Water Service Report* prepared by J.B. Barry and Partners Ltd Engineers.

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- 297(2)(e) Details of the proposed connections and associated drainage infrastructure are provided in the *Water Service Report* and associated drawings prepared by J.B. Barry and Partners Ltd Engineers.
- 297(2)(f) A full Schedule of Drawings and documents required under sub-article 4 and submitted as part of the planning application package is provided on separated sheets.
- 297(2)(g) Details of compliance with Section 96 of the *Planning and Development Act 2000* (as amended) have been detailed in the *Planning Report and Statement of Consistency* prepared by RPS and enclosed as part of the planning application package. Correspondence from Fingal County Council confirms that proposals have been discussed with the Housing Department and an agreement in principle has been reached as confirmed in Part V correspondence letter from Fingal County Council.
- 297(2)(h) Units to be transferred to the Planning Authorities have been identified on the Proposed Part V Drawings prepared by McCrossan O'Rourke Manning Architects and are enclosed.
- 297(2)(j) Proof of payment of the appropriate statutory fee is enclosed.
- 297(3) A *Statement of Proposals* report has been prepared by McCrossan O'Rourke Manning Architects and is enclosed to address the matters set out in the Board's Notice of Pre-Application Consultation Opinion.
- 297(4) and 298(1) A full Schedule of Drawings and documents required under sub-article 4 and submitted as part of the planning application package is provided.
- 298(2) This application does not propose any works to a Protected Structure or Proposed Protected Structure or to a structure within an Architectural Conservation Area.

An Environmental Impact Assessment Report has been prepared in respect of the proposed development and accompanies this application.

A dedicated project website as detailed on the statutory notices has been established, on which the application details are uploaded: [www.whitehavenshd.com](http://www.whitehavenshd.com).

Please also find enclosed 3 no. digital copies and 2 no. printed copies of all relevant documentation as required by article 297(5) of the *Planning and Development Regulations 2001-2021*.

In accordance with section 8(1)(b)(i) of the *Planning and Development (Housing) and Residential Tenancies Act 2016*, 6 no. copies and 1 no. digital copy of this planning application has been issued to Fingal County Council.

Furthermore, in accordance with section 8(1)(b)(ii) of the *Planning and Development (Housing) and Residential Tenancies Act 2016*, the applicant has notified the following authorities of the making of the SHD application:

1. Irish Water
2. Dublin City Council
3. Dublin Airport Authority

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4. Irish Aviation Authority
5. National Transport Authority
6. Transport Infrastructure Ireland
7. Department of Tourism, Culture, Arts, Gaeltacht, Sport and Media
8. An Taisce
9. The Heritage Council
10. Fingal County Childcare Committee.

We trust that the documentation as submitted meets the requirements of the *Planning and Development (Housing) and Residential Tenancies Act 2016*, and specifically the *Planning and Development Regulations 2001-2021* and application guidance documents issued by An Bord Pleanála.

As the planning agent to the Applicant we request that all future correspondence be directed to this office.

We trust that you will find everything in order. Please contact the undersigned on any issue arising.

Yours sincerely,  
for RPS Group Limited



**Helena Gavin**  
Director - Planning  
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+353 1 488 2900

## List of Enclosures:

This SHD planning application package includes 3 no. digital copies and 2 no. hard copies the following enclosures:

### Planning Documents

- Proof of Payment (€46,015.60)
- 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