

**Planning and Development (Housing) and Residential Tenancies Act 2016**  
**Planning and Development (Strategic Housing Development) Regulations 2017**

**Notice of Strategic Housing Development**  
**Application to An Bord Pleanála**

Cosgrave Developments Unlimited Company intends to apply to An Bord Pleanála for permission for a strategic housing development at this c.1.5 hectare site located between Swift Square and Sports Surgery Clinic, Northwood Avenue, Santry, Dublin 9.

The proposed development will consist of the construction of a residential development comprising of 5 no. apartment blocks containing 255 no. apartment units to include 11 no. 1-bedroom units, 229 no. 2-bedroom units and 15 no. 3-bedroom units together with a childcare facility, shared residential services in a single storey between Blocks 2 and 3, and open spaces over a shared basement.

Each apartment block will comprise of:

- Block 1 will be an 8 storey block containing 49 no. apartment units consisting of 7 no. 1-bedroom unit, 42 no. 2-bedroom units with a childcare facility (c. 398 sq.m) at ground floor level with associated outdoor play area;
- Block 2 will be a 9 storey block providing a total of 60 no. apartment units comprising 1 no. 1-bedroom unit, 57 no. 2-bedroom units, 2 no. 3-bedroom units with a concierge/multifunction area (c. 246 sq.m) at ground floor level extending into a single storey block and the provision of a residential gym (73 sq.m);
- Block 3 will be a 7-8 storey block providing a total of 47 no. apartment units comprising 1 no. 1-bedroom unit, 38 no. 2-bedroom units and 8 no. 3-bedroom units;
- Block 4 will be an 8-9 storey block providing a total of 52 no. apartment units comprising 1 no. 1-bedroom unit, 49 no. 2-bedroom units and 2 no. 3-bedroom units; and
- Block 5 will be a 5-9 storey block providing a total of 47 no. apartment units comprising 1 no. 1-bedroom unit, 43 no. 2-bedroom units and 3 no. 3-bedroom units.

The development will also provide:

- 277 no. associated car parking spaces (including 5 no. disabled parking) at basement level, 16 no. car parking spaces (including 1 no. disabled parking and 2 no. car sharing) at surface level, 8 no. motorbike parking spaces at basement level, 600 no. cycle parking spaces at basement level and 128 no. cycle number spaces at surface level (including 72 no. of sheltered spaces);
- a new vehicular access ramp to basement level;
- private open space to apartments in the form of terraces, balconies and gardens;
- communal and public open spaces including play areas; and
- all associated plant, drainage arrangements, works to facilitate utility connections, substation, boundary treatment, landscaping, public lighting, refuse storage, construction compounds, vehicle access and site development works.

The application contains a statement setting out how the proposal will be consistent with the objectives of the Fingal Development Plan 2017-2023. An Environmental Impact Assessment Report has been prepared in respect of the proposed development and accompany this application. 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 Acts 2000, notwithstanding that the proposed development materially contravenes the Fingal Development Plan 2017-2023 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 [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).

Signed: 

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