



17<sup>th</sup> April 2024.

Planning Department,  
Dublin City Council,  
Civic Offices,  
Wood Quay,  
Dublin 8,  
D08 RF3F.

**Re:**

**Application for Permission for a Large- scale Residential Development (LRD)**

**At: Lands at the junction of Santry Avenue and Swords Road, Santry, Dublin 9.**

**Applicant: Dwyer Nolan Developments Ltd**

---

Dear Sir / Madam,

## **1.0. Introduction**

**1.1.** On behalf of our client, Dwyer Nolan Developments Ltd, we wish to apply for permission for a Large-scale Residential Development (hereafter “LRD”) consisting of 321 no. dwellings, comprised of 1, 2 & 3 bed apartments, in 4 no. seven to thirteen storey buildings, over basement level, with 3 no. retail units, a medical suite / GP Practice unit and community/arts & culture space (total c.1,460sq.m), all located at ground floor level, as well as a one storey residential amenity unit, facing onto Santry Avenue, located between Blocks A & D, all on a site area of c. 1.5 Ha, located at the junction of Santry Avenue and Swords Road, Santry, Dublin 9.

## **2.0. Development Proposal**

**2.1.** The permission being sought can be described as follows, as per the public notices issued:

**Dwyer Nolan Developments Ltd. wishes to apply for permission for a Large-Scale Residential Development (LRD) on this site, 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 (as extended under Ref. 2713/17/X1), 2737/19 & 4549/22).**

**The proposed development provides for 321 no. apartments, comprised of 104 no. 1 bed, 198 no. 2 bed, & 19 no. 3 bed dwellings, in 4 no. seven to thirteen storey buildings, over basement level, with 3 no. retail units, a medical suite / GP Practice unit and community/arts & culture space (total c.1,460sq.m), all located at ground floor level, as well as a one storey residential amenity unit, facing onto Santry Avenue, located between Blocks A & D.**



The proposed 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 321 no. 1, 2, & 3 bed apartments, retail units, medical suite / GP Practice, community/arts & culture space, and a one storey residential amenity unit in 4 no. buildings that are subdivided into Blocks A-G as follows:
  - Block A is a 7-13 storey block consisting of 51 no. apartments comprised of 22 no. 1 bed, 23 no. 2 beds & 6 no. 3 bed dwellings, with 2 no. retail units located on the ground floor (c. 132sq.m & c.172sq.m 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. retail unit (c.164sq.m) and 1 no. medical suite / GP Practice unit located on the ground floor (c. 130sq.m). Refuse storage areas are also provided for at ground floor level.
  - Block C is a 7 storey block consisting of 53 no. apartments comprised of 14 no. 1 bed & 39 no. 2 bed dwellings. Adjoining same is Block D which is an 8 storey block consisting of 44 no. apartments comprised of 22 no. 1 bed, 15 no. 2 bed, & 7 no. 3 bed dwellings. Ground floor, community/arts & culture space (c. 583sq.m) is proposed in Blocks C & D, with refuse storage area also provided for at ground floor level.
  - Block E is an 8 storey block consisting of 49 no. apartments comprised of 7 no. 1 bed & 42 no. 2 bed dwellings. 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 52 no. apartments comprised of 13 no. 1 bed & 39 no. 2 bed dwellings. Ground floor, community/arts & culture space (c.877sq.m) is proposed in Blocks E & F. A refuse storage area, bicycle storage area, substation, & switchroom are also provided for at ground floor level of Blocks E & F.
  - 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. 166.1sq.m) located between Blocks A & D.
- (4) Construction of basement level car park (c.5,470.8sq.m), accommodating 161 no. car parking spaces, 10 no. motorbike parking spaces & 664 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. 33 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. 1,791sq.m is provided for between Blocks C-D & E-F. Communal open space is also proposed, located 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, totalling c.2,986 sq.m. 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.

## 2.0. Pre-Planning Consultation

### a) Section 247 Pre-Planning Consultation:

A Section 247 meeting was held with Dublin City Council's Planning Department on the substance of the proposed development, via Microsoft Teams, on 19<sup>th</sup> July 2023.

### b) "Stage 2" LRD Pre-Planning Meeting:

The formal "LRD" meeting with the Planning Authority was held on 17<sup>th</sup> November 2023, online via Microsoft Teams, under Section 32 of the Planning and Development (Large Scale Residential Developments) Act 2021, under Ref, LRD 6044/23-S2. Under Section 32(D) of the aforementioned Act, the Planning Authority's LRD Opinion was received on 13<sup>th</sup> December 2023, under Case Reference LRD 6044/23-S2.

## 3.0. Application Fee

The applicant has paid the application by way of Cheque to Dublin City Council for **€66,551.2** being the appropriate LRD application fee. The LRD application fee is based upon the following calculation:

Category	Basic Fee	Calculations	Fee
Housing	€130 per unit	321 no. dwellings x €130	€41,730.00
Commercial	€7.20 per sq.m	2,058.5 sq.m of commercial x €7.20	€14,821.2
Environmental Impact Assessment Report	€10,000	1 x €10,000.00	€10,000.00
Total Fee Calculation			<b>€66,551.2</b>

Table 1: Application Fee Calculation

It should be noted that we received an invalid planning application under reg. ref LRD6044/24-S3 dated 28<sup>th</sup> March 2024. A cheque amounting **€67,908.40 ONLY** was submitted to Dublin City Council 22<sup>nd</sup> March 2024 for same. Due to invalidation being received, we requested that this fee is to be held with the Dublin City Council due to re-submission of this application.

We note that the submitted application fee is in excess of the amount required and the applicant is satisfied that the Planning Authority can issue a refund as necessary in due course.



#### 4.0 Enclosures

In accordance with the requirements of the Planning and Development (Large-Scale Residential Development) Regulations 2021, 10 no. hard copies and 1 no. soft copy of the the documentation, drawings, technical reports etc. that form the application are submitted to Dublin County Council as part of this LRD planning application and are scheduled in Appendix A of this cover letter.

We look forward to hearing from Dublin City Council in due course; however, if you have any queries in the meantime, please do not hesitate to contact us using the details supplied on the enclosed LRD planning application form.

Please refer to the Appendix A on the pages over a full list of all documentation, drawings, technical reports, and details, enclosed as part of the subject application.

Yours sincerely,

Tracy Armstrong, BA, MRUP, MIPI, MRTPI  
Managing Director  
**Armstrong Fenton Associates.**

**Appendix A:**

The following is a full schedule of documentation, drawings, technical reports, and details enclosed as part of the subject application i.e. 10 no. hard copies & 1 no. soft copy of each.

**Prepared by Armstrong Fenton Associates:**

Drawing/ Doc No.	Title	Scale
N/A	Planning Fee (held with Planning Authority)	Cheque
N/A	Planning Application Form	A4 Form
N/A	LRD Form 19	A4 Form
N/A	Cover Letter to Dublin City Council	A4 Document
N/A	Copy of the Newspaper Notice as published in The Irish Daily Star on 17 <sup>th</sup> April 2024	A4 Document
N/A	Copy of Site Notice signed and dated 17 <sup>th</sup> April 2024	A4 Document
N/A	Part V Proposal	A4 Document
N/A	Letter of Consent - Zoltorn Limited dated 3 <sup>rd</sup> April 2024	A4 Letter
N/A	Planning Statement	A4 Document
N/A	Statement of Response to Dublin City Council LRD Opinion	A4 Document
N/A	Statement of Consistency	A4 Document
N/A	School Demand Assessment	A4 Document
N/A	Community Safety Strategy	A4 Document
N/A	Social and Community Infrastructure Assessment	A4 Document
N/A	Building Lifecycle Report	A4 Document
N/A	Property Management Strategy Report	A4 Document
N/A	Universal Design Statement	A4 Document
N/A	Housing Quality Assessment	A4 Document
N/A	Environmental Impact Assessment Report (EIAR)	A4 Document
N/A	EIAR - Non-Technical Summary Report	A4 Document
N/A	EIAR Portal Confirmation Notice ID 2024042 Email	A4 Document

**Prepared by Dublin City Council:**

Drawing/ Doc No.	Title	Scale
N/A	LRD6044/24-S3 Invalidation Letter	A4 Letter
N/A	Letter of consent dated 4 <sup>th</sup> April 2024	A4 Letter

**Prepared by Dwyer Nolan Developments Ltd:**

Drawing/ Doc No.	Title	Scale
N/A	Outline Construction Management Plan	A4 Document

**Prepared by Davey & Smith Architects:**

Drawing/ Doc No.	Title	Scale
N/A	Architectural Design Statement	A3 Document
N/A	Drawing Register	A4 Sheet
D1809.P01	Site Location Map	1:500 @ A1
D1809.P02	Existing Site Layout	1:500 @ 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	Ground Floor Plan	1:200 @ A1
D1809.P07	First Floor Plan	1:200 @ A1
D1809.P08	Second Floor Plan	1:200 @ A1
D1809.P09	Third Floor Plan	1:200 @ A1
D1809.P10	Fourth Floor Plan	1:200 @ A1
D1809.P11	Fifth Floor Plan	1:200 @ A1
D1809.P12	Sixth Floor Plan	1:200 @ A1
D1809.P13	Seventh Floor Plan	1:200 @ A1
D1809.P14	Eight Floor Plan	1:200 @ A1
D1809.P15	Ninth Floor Plan	1:200 @ A1
D1809.P16	Tenth Floor Plan	1:200 @ A1
D1809.P17	Eleventh Floor Plan	1:200 @ A1
D1809.P18	Twelfth Floor Plan	1:200 @ A1
D1809.P19	Roof Level Floor Plan	1:200 @ A1
D1809.P20	Blocks A/B East & West Elevations	1:200 @ A1
D1809.P21	Blocks C/D East & West Elevations	1:200 @ A1
D1809.P22	Blocks E/F East & West Elevations	1:200 @ A1
D1809.P23	Block G East & West Elevations	1:200 @ A1
D1809.P24	Blocks A-G South Elevations	1:200 @ A1
D1809.P25	Blocks A-G North Elevations	1:200 @ A1
D1809.P26	Blocks A-G Section K	1:200 @ A1
D1809.P27	Block A-G Section L & Contiguous Elevations	1:200 @ A1
D1809.P28	Contiguous Elevations	As Shown
D1809.P29	Part V Drawing (Block F)	1:200 @ A1
D1809.P30	Site Layout – Phasing	1:500 @ A1
D1809.P31	Site Layout – Open Space	1:500 @ A1
D1809.P32	Universal Design Drawing	1:100 @ A1
D1809.P33	Existing Buildings	1:500 @ A1

Prepared by DBFL Consulting Engineers:

Drawing/ Doc No.	Title	Scale
230146-X-Z-X-XXX-RP-DBFL-CE-0001	Engineering Services Report	A4 Document
230146-X-Z-X-XXX-RP-DBFL-CE-0002	Site Specific Flood Risk Assessment	A4 Document
230146-X-Z-X-XXX-RP-DBFL-CE-0003	Construction & Environmental Management Plan	A4 Document
230146-X-90-X-XXX-RP-DBFL-CE-0001	Traffic & Transport Assessment	A4 Document
230146-X-90-X-XXX-RP-DBFL-CE-0002	Mobility Management Plan	A4 Document
230146-X-90-X-XXX-RP-DBFL-CE-0003	DMURS Compliance Report	A4 Document
230146-X-90-X-XXX-RP-DBFL-CE-0004	Delivery and Servicing Plan	A4 Document
2173R01	Stage 1 Road Safety Audit	A4 Document
EN-6000-000-001	Mixed Use Development – Site Access Management	N.T.S
230146-X-91-X-DTM-DR-DBFL-CE-1001	Surface Water Layout	1:250 @ A1
230146-X-92-X-DTM-DR-DBFL-CE-1101	Foul Layout Plan	1:250 @ A1
230146-X-93-X-DTM-DR-DBFL-CE-1201	Proposed Watermain Layout	1:250 @ A1
230146-X-04-X-DTM-DR-DBFL-CE-1301	Road Layout Plan	1:250 @ A1
230146-X-92-X-DTM-DR-DBFL-CE-3101	Foul Water Long sections	As Shown @ A1
230146-X-90-X-DTM-DR-DBFL-CE-1401	NTA's CBC Corridor No. 2 Swords -City	1:500 @ A1



	Centre	
230146-X-90-X-DTM-DR-DBFL-CE-1501	Swept Path Analysis	NTS @ A1
230146-X-91-X-DTM-DR-DBFL-CE-3001	Surface Water Long Sections	As Shown @ A1
230146-X-91-X-DTM-DR-DBFL-CE-5001	Surface Water Details Sheet 1 of 6	As Shown @ A1
230146-X-91-X-DTM-DR-DBFL-CE-5002	Surface Water Details Sheet 2 of 6	As Shown @ A1
230146-X-91-X-DTM-DR-DBFL-CE-5003	Surface Water Details Sheet 3 of 6	As Shown @ A1
230146-X-91-X-DTM-DR-DBFL-CE-5004	Surface Water Details Sheet 4 of 6	As Shown @ A1
230146-X-91-X-DTM-DR-DBFL-CE-5005	Surface Water Details Sheet 5 of 6	As Shown @ A1
230146-X-91-X-DTM-DR-DBFL-CE-5006	Surface Water Details Sheet 6 of 6	As Shown @ A1
230146-X-04-X-DTM-DR-DBFL-CE-5007	Road Standard Details Sheet 1 of 1	As Shown @ A1

**Prepared by DFLA Landscape Architects:**

Drawing/ Doc No.	Title	Scale
Dw.03	Design Rationale	A4 Document
Dw.03-DR-2001	Landscape Plan	1:250 @ A1
Dw.03-DR-2002	Roof Terrace Plan	1:250 @ A1
Dw.03-DR-2003	Boundary Treatments	1:1000 @ A1
Dw.03-DR-2400	Landscape Sections	1:100 @ A1
Dw.03-DR-2500	Typical Landscape Details	1:20 @ A1

**Prepared by Enviroguide Consulting:**

Drawing/ Doc No.	Title	Scale
N/A	Appropriate Assessment Screening Report	A4 Document
N/A	Biodiversity Management Plan (BMP)	A4 Document

**Prepared by Ayesa:**

Drawing/ Doc No.	Title	Scale
B2125-AYE-GEO-R001	Basement Impact Assessment	A4 Document

**Prepared by B-Fluid-Building Fluid Dynamics:**

Drawing/ Doc No.	Title	Scale
W_2409505	Wind Microclimate Modelling	A4 Document

**Prepared by Chris Shakleton:**

Drawing/ Doc No.	Title	Scale
N/A	Daylight, Sunlight and Shadow Assessment	A3 Document

**Prepared by Turley:**

Drawing/ Doc No.	Title	Scale
N/A	Cultural Infrastructure (Impact) Assessment	A4 Document

**Prepared by Morley Walsh:**

Drawing/ Doc No.	Title	Scale
NA	Energy Statement	A4 Document
N/A	Justification for Demolition Report	A4 Document

**Prepared by 3DDB:**

Drawing/ Doc No.	Title	Scale
N/A	Verified Views and CGI's	A3 Document

**Prepared by Dermot Nolan:**

Drawing/ Doc No.	Title	Scale
N/A	Architectural Heritage Impact Assessment	A4 Document

**Prepared by The Tree File Ltd:**

Drawing/ Doc No.	Title	Scale
N/A	Arboricultural Report	A4 Document
N/A	Santry Tree Constraints Plan	1:500 @ A1
N/A	Santry Tree Impacts Plan	1:500 @ A1
N/A	Santry Tree Protection Plan	1:500 @ A1

**Prepared by AWN Consulting:**

Drawing/ Doc No.	Title	Scale
AW/247501.0056/WR01	Hydrological and Hydrogeological Qualitative Risk Assessment	A4 Document

**Prepared by Sabre Electrical Services Ltd:**

Drawing/ Doc No.	Title	Scale
N/A	Outdoor Lighting Report	A4 Document
SES 07021	Public Lighting Layout	1:500 @ A1



