

Planning and Development Act 2000 (as amended)  
Planning and Development Regulations 2001 (as amended)

# PLANNING APPLICATION FORM



Comhairle Cathrach  
Bhaile Átha Cliath  
Dublin City Council

June 2023

# PLANNING APPLICATION FORM

## BEFORE FILLING OUT THIS FORM PLEASE NOTE THE FOLLOWING:

### 1. MANDATORY INFORMATION

This application form is in two parts. Part 1 contains sections requiring mandatory information – these sections are **highlighted** and must be completed. In relation to Part 2, please see (4) below. Please note also that Q.27 is mandatory.

Failure to complete the mandatory sections of this form, or attach the necessary documentation, or the submission of incorrect information or omission of required information will lead to the invalidation of your application. Therefore please ensure that each mandatory section of this application form is fully completed and signed, entering n/a (not applicable) where appropriate, and that all necessary documentation is attached to your application form.

**In order to reduce the risk of your planning application being declared invalid, you are advised to complete and sign off on the validation checklist prior to lodging your planning application.**

### 2. ADDITIONAL INFORMATION

It should be noted that because each planning authority has its own development plan, which sets out local development policies and objectives for its own area it is necessary for Dublin City Council to require supplementary information (i.e. other than mandatory information) in order to determine whether the application conforms with the development plan.

While failure to supply the supplementary information will not invalidate your planning application, it may delay the decision-making process or lead to a refusal of permission. In case of doubt, applicants should contact Dublin City Council Planning Department to determine what local policies and objectives would apply to the development proposed and whether additional information is required.

### 3. IT IS VERY IMPORTANT TO NOTE THAT:

- (a) the granting of planning permission does not relieve the developer of the responsibility of complying with any requirements under other codes of legislation affecting the proposal, and
- (b) a person shall not be entitled solely by reason of a planning permission to carry out any development

### 4. DATA PROTECTION

The planning process is an open and transparent one.

All planning application documentation, Observations / Submissions, and the weekly planning lists are made available for public inspection at the Council's offices and on the Council's website under Section 38 of the Planning and Development Act 2000 as amended. This information is processed in accordance with the Planning and Development Act 2000 as amended and is made available to An Bord Pleanála in the case of an appeal under Section 127 of the Planning and Development Act 2000 as amended. There are 2 exceptions to the information being made available to the public and An Bord Pleanála (paper file or website): -

- Part 2 of the planning application form
- The email addresses and telephone numbers of Observations/Submissions

It has come to our attention that the publication of planning applications by planning authorities can lead to applicants being targeted by persons in the business sector engaged in direct marketing. In response to a request from the Data Protection Commissioner, you are hereby given an opportunity to indicate a preference with regard to the receipt of direct marketing arising from the lodging of a planning application.

If you are satisfied to receive direct marketing please tick this box.

☐

Direct marketing may be by post, by telephone, by hand or by electronic mail such as email or text message where such details are supplied.

**It is the responsibility of those entities wishing to use the personal data on planning applications and decisions lists for direct marketing purposes to be satisfied that they may do so legitimately under the requirements of the Data Protection Acts 1988 & 2003 taking account of the preference outlined above.**

## PLANNING APPLICATION FORM – Part 1

For Office use only		Plan No:	
Checked by:	History Files		Date Received
Receipt No.			
Amount	€		

**PLEASE READ INSTRUCTIONS BEFORE COMPLETING FORM - ALL QUESTIONS MUST BE ANSWERED**

**1. Type of application:**

Permission ☒

Outline Permission ☐

Retention Permission ☐

Permission on foot of Outline Permission ☐

*Place X in appropriate box.*

Where permission on foot of outline permission is being applied for,  
quote outline permission Plan No.

**2. Postal address of site or building: (if none, give description sufficient to identify):**

**Site located at the junction of Santry Avenue and Swords Road, Santry, Dublin 9**  
**(Site occupied by the existing Chadwick's Builders Merchants)**

**3. Full Name of applicant (not agent), [Please note initials are not acceptable]**

**Dwyer Nolan Developments Ltd**

Address to be supplied at the end of this form (Question 27)

**4. Where the applicant is a company registered under the Companies Acts 1963–1999, please state the following:**

**Registered address of Company:**

**Dwyer Nolan Developments Ltd,  
Stonebridge House, Stonebridge Close,  
Shankill, Co. Dublin,**

Registered Number of Company: **42701**

Names of Company Directors: **Edward O'Dwyer & Anne O'Dwyer**

5. Person/Agent acting on behalf of the Applicant (if any)

**Tracy Armstrong of Armstrong Fenton Associates (Agent)**

Address to be supplied at the end of this form (Question 28)

- 6 Brief description of nature and extent of proposed development, including reference to number and height of buildings, protected structures, etc. where appropriate.  
(This should correspond with the wording of the newspaper and site notice.)

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 3 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.

7. (a). State applicant's legal interest or estate in site (i.e. freehold, leasehold, etc.):

Owner ~~+~~ OTHER  
see below

- (b). If applicant is not the owner, state name and address of owner and include documentary evidence of consent of the owner to make the application.

- Please refer to the enclosed Letter of Consent from Dublin City Council dated 4<sup>th</sup> April 2024 regarding works to public footpath and roadway.
- Please refer to enclosed letter of consent from Zoltorn Limited dated 3<sup>rd</sup> April 2024

*\* If applicant holds a Leasehold Interest from Dublin City Council in the property/site, a written letter of consent to make the application must be obtained from Development Dept. (Please contact Development Department, Block 3, Floor 2, – Tel: 01 2226188)*

8. In the case of CURRENT buildings to be retained on site, please state: N/A

Address	Floor	Present use(s) or previous use where retention permission is sought (or use(s) when last used – date when last use ceased should be indicated)	Area of each use (m <sup>2</sup> )	Proposed use(s) or use(s) it is proposed to retain	Area of each use (m <sup>2</sup> )
		N/A		N/A	
		N/A		N/A	
		N/A		N/A	
		N/A		N/A	

9. (i) Does the proposal involve demolition, partial demolition or change of use of any habitable house\* or part thereof?

Yes

- (ii) Does the proposal involve the demolition of a building which forms part of a terrace of buildings or which abuts onto another building in separate ownership?

No

- (iii) In the case of a habitable house\* please state if occupied and give details of occupancy:

N/A

\*A "habitable house" is a building or part of a building which

- (a) is used as a dwelling or  
 (b) is not in use but when last used was used, disregarding any unauthorised use, as a dwelling, or  
 (c) was provided for use as a dwelling but has not been occupied

10. In all types of development, please state:

(a) Total site area

1.5 Ha

(b) Floor area\* of buildings proposed to be retained within site

0 m<sup>2</sup>

(c) Floor area\* of new buildings proposed within development

25,530.1m<sup>2</sup>

(d)(i) Total floor area\* of proposed development (i.e. new and retained)

25,530.1m<sup>2</sup>

(ii) In the case of existing residential extensions, exempt or not, please state floor area

N/A

(e) Floor area\* of buildings to be demolished

4,196.8 m<sup>2</sup>

(f) Total Non-Residential floor area\*

2,058.5 m<sup>2</sup>

(g) Proposed plot ratio

1.7

(h) Proposed site coverage

33.5%

11. If the proposal involves the provision of Childcare/ Crèche facilities please state:

No. childcare spaces

N/A

Total floor area\*

N/A

12. In the case of residential developments please provide:

For all residential applications please complete separate Schedule clearly indicating total floor area of each individual residential unit type.

(a) A breakdown of residential mix:

Number of	Studio/ Live Work	Granny Flat	1 Bed	2 Bed	3 Bed	4 Bed	4+ Bed	Total
Houses	0	0	0	0	0	0	0	0
Apartments	0	0	104	198	19	0	0	321
No. of carparking spaces to be provided	194							194

(b). Total net floor area\*\*

c.23,075

(c). Total gross floor area\*

23,305.5

\* Gross floor area i.e. the total floor space on each floor measured from the inside of the external walls.

\*\*Gross floor area minus common circulation areas



13. In the case of mixed development (e.g. Residential, Commercial, Industrial etc.), please provide breakdown of the different classes of development and breakdown of the gross floor area of each class of development:

Class of Development	Gross Floor area in m <sup>2</sup>
Residential	c.23,305.50
Retail	c.468.1
Medical Suite/ GP Practice	c.130.4
Community / Arts / Cultural	c.1,460
Residential Amenity Unit	c.166.1

14. Fee Payable

€ 66,551.2

Basis of calculation:

Class No.	Calculation	Amount	Class No.	Calculation	Amount
1 Residential	321 X 130	€41,730	EIAR	€10,000	€10,000
4 Commercial	2,058.5 sq.m x 7.20/sq.m	€14,821.2			

If exemption from payment of fees is being claimed, evidence to prove eligibility or exemption in accordance with Article 157 of the Planning & Development Regulations 2001 (as amended) must be submitted.

Classes of fees are set out in Explanatory Notes

15. Approved newspaper in which notice was published

The Irish Daily Star

Date of publication

17<sup>th</sup> April 2024

Date of erection of site notice(s)

17<sup>th</sup> April 2024

## 16. SOCIAL AND AFFORDABLE HOUSING

Please tick appropriate box.

YES

NO

Is the application an application for permission for development to which Part V of the Planning and Development Act 2000 (as amended) applies?

X

If the answer to the above question is "yes" and the development is not exempt (see below), you must provide, as part of your application, details as to how you propose to comply with Section 96 of Part V of the Act including, for example,

- (i) details of such part or parts of the land which is subject to the application for permission or is or are specified by the Part V agreement, or houses situated on such aforementioned land or elsewhere in the planning authority's functional area proposed to be transferred to the planning authority, or details of houses situated on such aforementioned land or elsewhere in the planning authority's functional area proposed to be leased to the planning authority, or details of any combination of the foregoing, and
- (ii) details of the calculations and methodology for calculating values of land, site costs, normal construction and development costs and profit on those costs and other related costs such as an appropriate share of any common development works as required to comply with the provisions in Part V of the Act"

Please refer to enclosed Part V details



If the answer to the above is "yes" but you consider the development to be exempt by virtue of Section 97 of the Planning and Development Act 2000 (as amended), a copy of the Certificate of Exemption under Section 97 must be submitted (or, where an application for a certificate of exemption has been made but has not yet been decided, a copy of the application should be submitted).

If the answer to the above question is "no" by virtue of Section 96(13) of the Planning and Development Act 2000 (as amended), details indicating the basis on which Section 96(13) is considered to apply to the development should be submitted.

17. (i) Does the development involve a **PROTECTED STRUCTURE (and/or its curtilage)** or a **proposed PROTECTED STRUCTURE (and/or its curtilage)**?

Yes

☐

No

X

Place X in appropriate box

(If **yes**, the newspaper and site notice must indicate this fact).

- (ii) Does the proposed development consist of work to the exterior of a structure that is located in an Architectural Conservation Area (A.C.A.)?

Yes

☐

No

X

Place X in appropriate box

- 18 (a). Are you aware of any valid planning applications previously made in respect of this land/structure

Yes

☒

No

☐

Place X in appropriate box

If **yes** please state planning reference number(s) and date(s) of receipt of the planning application(s) (if known)

Reference Number(s).	Date(s)
4549/22	9 <sup>th</sup> January 2023
2737/19	1 <sup>st</sup> October 2019
2713/17	23 <sup>rd</sup> April 2018
ABP-314019-22	7 <sup>th</sup> July 2022
ABP-310910-21	4 <sup>th</sup> November 2021

If a valid planning application has been made in respect of this land or structure in the six months prior to the submission of this application, then the site notice must be on a yellow background in accordance with Article 19(4) of the Planning and Development Regulations 2001 (as amended).

- (b) Is the site of the proposal subject to a current appeal to an Bord Pleanála in respect of a similar development?

Yes

☐

No

X

Place X in appropriate box

If **yes**, please state An Bord Pleanála Reference No.:

N/A

## 19. DEVELOPMENT DETAILS

Please tick appropriate box	YES	NO
Does the application relate to development which affects or is close to a monument or place recorded under Section 12 of the National Monuments (Amendment) Act, 1994?		X
Does the proposed development require the preparation of an Environmental Impact Statement? (If yes, the newspaper and site notice must indicate this fact).	X	

Does the application relate to work within or close to a European Site (under S.I. No. 94 of 1997) or a Natural Heritage Area? <i>(See link to National Parks &amp; Wildlife Services map - NPWS Designations Viewer (arcgis.com) ).</i>		<b>X</b>
Does the application relate to a development which comprises or is for the purposes of an activity requiring an Integrated Pollution Prevention and Control Licence? <i>(If yes, the newspaper and site notice must indicate this fact).</i>		<b>X</b>
Does the application relate to a development which comprises or is for the purposes of an activity requiring a Waste Licence? <i>(If yes, the newspaper and site notice must indicate this fact).</i>		<b>X</b>
Do the Major Accident Regulations apply to the proposed development?		<b>X</b>
Is the site within a zone of archaeological interest?		<b>X</b>
Does the application relate to a development in a Strategic Development Zone? <i>(If yes, the newspaper and site notice must indicate this fact).</i>		<b>X</b>

## 20. SITE HISTORY

Details regarding site history (if known)

Has the site in question ever, to your knowledge, been flooded?

Yes [ ] No [ **X** ]

If yes, please give details e.g. year, extent.

Are you aware of previous uses of the site e.g. dumping or quarrying?

Yes [ ] No [ **X** ]

If yes, please give details.

21. Do any **statutory notices** apply to the site/building at present? (e.g. Fire Safety, Enforcement, Dangerous Buildings, Derelict Sites, Building Control, etc.)

Yes

No **X**

*Place X in appropriate box*

If **yes**, please give details:

22. Has a Pre-Planning Consultation in accordance with **Section 247 of the Planning and Development Act 2000 (as amended)** taken place in respect of this application?

Yes

**X**

No

*Place X in appropriate box*

If **yes**, please state date of meeting

S.247 meeting on 19<sup>th</sup> July 2023 & LRD meeting on 17<sup>th</sup> November 2023  
Ref. LRD6044/23-S2

**NOTE:** You should only tick the 'Yes' box if a formal meeting has taken place with an Area Planning Officer

23. Is it intended that any part of the proposed development will be taken in charge by Dublin City Council?

Yes

**x**

No

*Place X in appropriate box*

If the answer is **yes**, please attach site plan clearly showing area(s) intended for taking in charge.

**See enclosed taking in charge details and map**

**24. Proposed Source of Water Supply**

Existing connection [ ] New mains connection [X] Private well [ ]

Use of grey or recycled water [ ]

Other (please specify) \_\_\_N/A\_\_\_\_\_

For nondomestic developments

Proposed daily flow in cubic metres \_\_\_N/A cm/d\_\_\_

Proposed peak flow in litres/second 8.13 l/s

**25. Proposed Drainage System**

All items on the "Drainage Requirements for Planning Applications" sheet must be addressed as part of this planning application. This sheet can be found on the Dublin City Council website (<http://www.dublincity.ie/WaterWasteEnvironment/WasteWater/Drainage/Documents/GeneralDrainageRequirementsatpreplanningstage.pdf>).

The Drainage submission should also include

- (a) Detailed Drainage Drawings for the proposed development
- (b) The Public Drainage records sheet for the site  
(contact Drainage Division, Block 1, Floor 4, Civic offices, Dublin 8 01-2222155)

**26. Name & Address of person or firm responsible for preparation of drawings:**

**Scott Morton of Davey + Smith Architects**  
**Unit 13, The Seapoint Building,**  
**44-45 Clontarf Road,**  
**Dublin 3, D03 A0H3**

I, the undersigned, hereby declare, that to the best of my knowledge and belief, the information given in this form is correct and accurate and fully compliant with Planning and Development Act 2000 (as amended) and the Regulations made thereunder.

Signature of applicant  
(or his/her agent)



Date

17.04.2024



## CONTACT DETAILS

### PLANNING APPLICATION FORM – Part 2

**IMPORTANT:** Part 2 of the application form must always be submitted on a completely separate page as this information will not form part of the public file.

#### 27. Applicant Address/Contact Details:

Address ( Please note that a c/o address is not acceptable):

Dwyer Nolan Developments Ltd,  
Stonebridge House,  
Stonebridge Close,  
Shankill,  
Dublin,  
Ireland

Email Address: bernie@dwyernolandev.ie

Telephone No. (optional) : 01-2827200

#### 28. Agent's (if any) Address/Contact Details:

Address: Armstrong Fenton Associates,  
Unit 13, The Seapoint Building,  
44-45 Clontarf Road,  
Dublin 3, D03 A0H3.

Email Address: [tracy@armstrongfenton.com](mailto:tracy@armstrongfenton.com)

Telephone No. (optional): 01 - 479 3140 Fax No. (optional): N/A

Should all correspondence be sent to the agent's address (where applicable)?

Please tick appropriate box. (Please note that if the answer 'No', all correspondence will be sent to the applicant's address).

Yes [ ☒ ]      No [ ☐ ]

#### 29. Reimbursement of Fees:

In the event a refund of fees is required please indicate who the refund should be made payable to:

Applicant      [ ☒ ]

Agent      [ ☐ ]

Other      [ ☐ ]

Please provide details:

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A contact address must be provided, whether that of the applicant or that of the agent.

