

Strategic Housing Unit
An Bord Pleanála
64 Marlborough Street
Dublin 1

Wednesday, 30th March 2022

Dear Sir/Madam

Re: PROPOSED STRATEGIC HOUSING DEVELOPMENT (SHD) ON LANDS AT NORTHWOOD CRESCENT, SANTRY DEMESNE, DUBLIN 9.

(PRE-APPLICATION CONSULTATION REFERENCE: ABP-311280-21).

1.0 INTRODUCTION

On behalf of Kategale Limited, 12 Merrion Square North, Dublin 2, please find the enclosed Strategic Housing Development (SHD) planning application for the above referenced proposal, submitted to An Bord Pleanála in accordance with Section 5 *Planning and Development (Housing) and Residential Tenancies Act, 2016* ('the 2016 Act').

The application is made following Pre-Application Consultation and the receipt of a *Notice of Pre-Application Consultation Opinion* issued by An Bord Pleanála, dated October 2021¹.

Under Article 285(5) (a) of the *Planning and Development (Strategic Housing Development) Regulations 2017*, we have been instructed by An Bord Pleanála to inform you of the aforementioned planning application in accordance with Section 8(1) (b) of the *Planning and Development (Housing) and Residential Tenancies Act 2016*.

2.0 SUMMARY OF DEVELOPMENT

The development description is noted as follows in the statutory notices;

"Kategale Limited intend to apply to An Bord Pleanála for permission for a Strategic Housing Development with a total application site area of c. 1.3 ha, on a site located at Northwood Crescent, Santry Demesne, Dublin 9. The site is bounded by Northwood Crescent to the south and south-west; The Crescent Building to the north-west; Northwood Avenue to the north; and Northwood Road to the east. The development,

¹ The date was not included on the Opinion.



with a total gross floor area of c. 27,904 sqm, will consist of the construction of 268 no. Build-to-Rent apartment units arranged over 2 no. blocks ranging in height from 5 to 11 storeys (Block A will comprise 54 no. 1-bedroom units and 44 no. 2-bedroom units; Block B will comprise 70 no. 1-bedroom units and 100 no. 2-bedroom units); Residential amenity facilities including a reception, post room and building management office; lounge areas, shared workspace, multimedia/games room, meeting rooms and a single storey residents' gym at podium level (145 sqm); ancillary uses comprising a generator room; utilities room; bin stores; water tank rooms; sprinkler tank room; bicycle stores; storage rooms and plant rooms; the provision of all private and communal open space, including balconies/terraces to be provided for each apartment; and communal open space areas including a first-floor central podium garden connecting Blocks A and B and 2 no. rooftop terraces and a single storey 295 sqm crèche with dedicated outdoor play area.

The development will also comprise the construction of a 3-storey office building with a total gross floor area of c.2,868 sqm, including ancillary uses comprising a reception/security area, staff amenities, bike stores, waste room and a plant room. The development will also include the provision of hard and soft landscaping, public realm improvements and amenity areas including public open space, a children's play area and a community outdoor dining area; the provision of internal roads and pathways; 142 no. undercroft car parking spaces at ground floor level, 8 no. crèche set down spaces, and 662 no. bicycle parking spaces at ground floor level and surface level. The development will also include all associated ancillary development including 2 no. ESB switch rooms and 2 no. ESB substations; ground works and foul drainage; stormwater drainage; attenuation tank and related SUDS measures, water supply; service ducting and cabling; electric vehicle charging points; public lighting; boundary treatments; and all ancillary site development and excavation works above and below ground. Vehicular access is proposed via a new entrance on Northwood Road; Vehicular set down area for crèche with access/egress is located on Northwood Crescent. The provision of 2 no. pedestrian crossings on Northwood Crescent and Northwood Road".

Further information on the proposed development is outlined in detail in the accompanying documentation.

3.0 SUBMISSION PROCEDURE

Please find enclosed 2 no. hard copies of the SHD Planning Application, as well as 3 no. digital copies. In addition, please find enclosed 1 no. copy of the Shapefile, as required under the SHD Planning Application Form. The planning application has also been forwarded to Fingal County Council, as well as the required Prescribed Bodies, accordingly.

A receipt for the SHD Planning Application Fee, which has been paid directly to the Board is enclosed with the documentation.

A copy of the application may also be inspected online at the following website set up by the applicant: www.northwoodshd.com.

Should you have any queries in relation to this application please do not hesitate to contact me.

Yours faithfully



Cheryl O'Connor
Senior Planner
Tom Phillips + Associates