



An  
Bord  
Pleanála

## Board Order ABP-313362-M

### Planning and Development Acts 2000 to 2021

### Amendment of Board Order

### Planning Authority: Fingal County Council

#### Development Concerned:

650 number residential units (265 number houses, 187 number apartments, six number triplex units, and 192 number duplex units comprising 113 number duplex 'house' units and 79 number duplex 'apartment' units), one number childcare facility, five number retail units and one number café or restaurant, all of which will be provided as follows:

- 265 number residential houses (240 number three-bed houses, and 25 number four-bed houses) in detached, semi-detached, end-terraced, and mid-terraced houses ranging from two to three storeys in height;
- Duplex Block A containing a total of 12 number units comprising of two number one-bed units, three number two-bed units, and three number three-bed units, in a building three storeys in height, and all units provided with private balconies or terraces; internal bicycle store; car parking and bicycle spaces, and bin stores;
- Duplex Block B containing a total of nine number units comprising of one number one-bed unit, two number two-bed units and six number three-bed units, in a building three storeys in height, and all units provided with private

balconies or terraces; internal bicycle store; one number retail unit at ground floor level with associated signage; car parking and bicycle spaces, and bin stores;

- Duplex Block C containing a total of 14 number units comprising of three number one-bed units, three number two-bed units and eight number three-bed units, in a building three storeys in height, and all units provided with private balconies or terraces; internal bicycle store; car parking and bicycle spaces, and bin stores;
- Duplex Block D containing a total of 10 number units comprising of one number one-bed unit, three number two-bed units and six number three-bed units, in a building three storeys in height, and all units provided with private balconies or terraces; internal bicycle store; car parking and bicycle spaces, and bin stores;
- Duplex Block E containing a total of 12 number units comprising of two number one-bed units, three number two-bed units and seven number three-bed units, in a building three storeys in height, and all units provided with private balconies or terraces; internal bicycle store; car parking and bicycle spaces, and bin stores;
- Duplex Block F containing a total of nine number units comprising of one number one-bed unit, two number two-bed units and six number three-bed units, in a building three storeys in height, and all units provided with private balconies or terraces; one number retail unit at ground floor level with associated signage; internal bicycle store; car parking and bicycle spaces, and bin stores;
- Duplex Block G containing a total of 14 number units comprising of three number one-bed units, three number two-bed units and eight number three-bed units, in a building three storeys in height, and all units provided with private balconies or terraces; internal bicycle store; car parking and bicycle spaces, and bin stores;
- Duplex Block H containing a total of five number units comprising of two number two-bed units and three number three-bed units, in a building three

storeys in height, and all units provided with private balconies or terraces; car parking and bicycle spaces, and bin stores;

- Duplex Block I containing a total of seven number units comprising of two number one-bed units, one number two-bed unit and four number three-bed units, in a building three storeys in height, and all units provided with private balconies or terraces; internal bicycle stores; car parking and bicycle spaces, and bin stores;
- Duplex Block J containing a total of seven number units comprising of two number one-bed units, one number two-bed unit and four number three-bed units, in a building three storeys in height, and all units provided with private balconies or terraces; internal bicycle store; car parking and bicycle spaces, and bin stores;
- Duplex Block K containing a total of 16 number units comprising of five number one-bed units, two number two-bed units and nine number three-bed units, in a building three storeys in height, and all units provided with private balconies or terraces; internal bicycle store; car parking and bicycle spaces, and bin stores;
- Duplex Block L containing a total of eight number units comprising of one number one-bed unit, two number two-bed units and five number three-bed units, in a building three storeys in height, and all units provided with private balconies or terraces; car parking and bicycle spaces, and bin stores;
- Duplex Block M containing a total of eight number units comprising of three number two-bed units and five number three-bed units, in a building three storeys in height, and all units provided with private balconies or terraces; internal bicycle store; car parking and bicycle spaces, and bin stores;
- Duplex Block N containing a total of four number units comprising of two number two-bed units and two number three-bed units, in a building three storeys in height, and all units provided with private balconies or terraces; car parking and bicycle spaces, and bin stores;
- Duplex Block O containing a total of 11 number units comprising of four number one-bed units, one number two-bed unit and six number three-bed units, in a

tl

- building three storeys in height, and all units provided with private balconies or terraces; internal bicycle store; car parking and bicycle spaces, and bin stores;
- Duplex Block P containing a total of five number units comprising of two number two-bed units and three number three-bed units, in a building three storeys in height, and all units provided with private balconies or terraces; car parking and bicycle spaces, and bin stores;
  - Duplex Block Q containing a total of 15 number units comprising of one number one-bed unit, five number two-bed units and nine number three-bed units, in a building three storeys in height, and all units provided with private balconies or terraces; internal bicycle store; car parking and bicycle spaces, and bin stores;
  - Duplex Block R containing a total of seven number units comprising of two number one-bed units, one number two-bed units and four number three-bed units, in a building three storeys in height, and all units provided with private balconies or terraces; internal bicycle store; car parking and bicycle spaces, and bin stores;
  - Duplex Block S containing a total of five number units comprising of one number one-bed unit, two number two-bed units and two number three-bed units, in a building three storeys in height, and all units provided with private balconies or terraces; car parking and bicycle spaces, and bin stores;
  - Duplex Block T containing a total of five number units comprising of one number one bed unit, two number two-bed units and two number three-bed units, in a building three storeys in height, and all units provided with private balconies or terraces; car parking and bicycle spaces, and bin stores;
  - Duplex Block U containing a total of five number units comprising of one number one-bed unit, two number two-bed units and two number three-bed units, in a building three storeys in height, and all units provided with private balconies or terraces; car parking and bicycle spaces, and bin stores;
  - Duplex Block V containing a total of four number units comprising of two number two-bed units and two number three-bed units, in a building three storeys in height, and all units provided with private balconies or terraces; car parking and bicycle spaces, and bin stores;

- Apartment Block A containing a total of 40 number units comprising of 10 number one-bed units, 24 number two-beds, and six number three-bed triplex units with all units provided with private balconies or terraces, in a building five storeys in height, with internal bicycle stores, bin stores and plant rooms at ground floor level; car parking within the undercroft car park and on-street, and bicycle parking;
- Apartment Block B containing a total of 70 number units comprising of 24 number one-bed units and 46 number two-bed units with all units provided with private balconies or terraces, in a building one to five storeys in height, with internal bicycle stores, bin stores and plant rooms at ground floor level; two number retail units at ground floor level with associated signage; car parking within the undercroft car park and on-street, and bicycle parking;
- Apartment Block C containing a total of eight number units comprising of eight number two-bed units with all units provided with private balconies or terraces, in a building three to four storeys in height, with internal bin stores and plant rooms at ground floor level; one number retail unit at ground floor level with associated signage; car parking within the shared parking court; bin stores and bicycle stores; and bicycle parking;
- Apartment Block D containing a total of eight number units comprising of eight number two-bed units with all units provided with private balconies or terraces, in a building three to four storeys in height, one number café or restaurant unit at ground floor level with associated signage; car parking within the shared parking court; bin stores and bicycle stores; and bicycle parking;
- Apartment Block E containing a total of 46 number units comprising of three number one-bed units and 43 number two-bed units with all units provided with private balconies or terraces, in a building five storeys in height, with internal bicycle stores, bin stores and plant rooms at ground floor level; car parking within the parking court and on-street, and bicycle parking;
- Apartment Block F containing a total of 21 number units comprising of six number one-bed units and 15 number two-bed units with all units provided with private balconies or terraces, in a building four storeys in height, with internal

*ue*

bicycle stores and bin stores at ground floor level; car parking within the parking court and on-street, and bicycle parking;

- One number childcare facility in a one to two storey building, with associated outdoor play area, car parking and drop-off and visitor parking, bicycle parking, and bin stores.

The development will provide for a total of 991 number car parking spaces within the scheme; a total of 1,141 number bicycle spaces serving the apartments, triplex units, duplex units, childcare facility and commercial units; proposed new vehicular accesses onto Main Street and onto Mooretown Distributor Road (Western Distributor Link Road) which is partly constructed and also permitted under Register Reference: F20A/0096; proposed upgrades to public realm including footpaths, a new pedestrian and cyclist link via Abbeyvale Court, landscaping including play equipment, boundary treatments, and public lighting; and all associated engineering and site works necessary to facilitate the development including the proposed stormwater storage tank and overflow outfall gravity sewer to the Broadmeadow River with associated manholes on lands locally known as the Celestica and Motorola site, junction of Glen Ellan Road and Balheary Road, and at on Balheary Road, along with the proposed vehicular and service access onto Balheary Road, Swords all located at lands to the south of Rathbeale Road and to the north and south of Main Street and to the east and southeast of Mooretown Distributor Road (Western Distributor Link Road), Mooretown, Swords, County Dublin, with associated engineering works on lands locally known as the Celestica and Motorola site, junction of Glen Ellan Road and Balheary Road, and at on Balheary Road, Swords, County Dublin.

**WHEREAS** the Board made a decision to grant permission, in relation to the above-mentioned development by order dated the 30<sup>th</sup> day of March 2023:

**AND WHEREAS** it has come to the attention of the Board that due to a clerical error in Condition Number 2(a) in respect of annotations of the blocks within the scheme whereby as per the assessment within the Inspectors Report the blocks to be omitted should have read Blocks C and D and Duplex Block V rather than Blocks B and C and Duplex Block V.

**AND WHEREAS** the Board considered that the correction of the above-mentioned error would not result in a material alteration of the terms of the development,

**AND WHEREAS** having regard to the nature of the issue involved, the Board decided not to invite submissions in relation to the matter from persons who had made submissions or observations in relation to the application the subject of this amendment,

**NOW THEREFORE** in accordance with section 146A(1) of the Planning and Development Act 2000, as amended, the Board hereby amends the above-mentioned decision so that Condition Number 2 of its order and the reason therefor shall be as follows:

2. The proposed development shall be amended as follows: -
  - (a) Urban Block 03, which comprises Apartment Blocks C and D and Duplex Block V, shall be omitted and replaced with public open space unless and until such time as permission is granted for future development in this location.
  - (b) The junction of Road 10 and Mooretown Distributor link extension shall be redesigned to cater for walking and cycling access only.
  - (c) The width of the entrance lobby in Apartment Block E as it adjoins ground floor Unit 3 shall be increased to a minimum width of 1.2 metres. This may require minor amendments to the design and layout of the Unit 3.

Revised plans and particulars showing compliance with these requirements shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

**Reason:** In the interests of residential and visual amenity and sustainable travel.



Una Crosse

**Member of An Bord Pleanála  
duly authorised to authenticate  
the seal of the Board.**

Dated this  
2023

9<sup>th</sup> day of May