



An
Bord
Pleanála

Planning and Development (Housing) and Residential Tenancies Act 2016

Notice of Pre-Application Consultation Opinion

Case Reference: ABP-311471-21

Proposed Development: Demolition of existing public house, construction of 145 no. apartments, creche and associated site works. The Lord Mayor's Public House, Main Street, Swords, Co. Dublin.

An Bord Pleanála has considered the issues raised in the pre-application consultation process and, having regard to the consultation meeting and the submission of the planning authority, is of the opinion that the documents submitted with the request to enter into consultations constitute a reasonable basis for an application for strategic housing development.

Furthermore, pursuant to article 285(5)(b) of the Planning and Development (Strategic Housing Development) Regulations 2017, the prospective applicant is hereby notified that, in addition to the requirements as specified in articles 297 and 298 of the Planning and Development (Strategic Housing Development) Regulations 2017, the following specific information should be submitted with any application for permission:

1. Notwithstanding that the proposal constitutes a reasonable basis for an application the prospective applicant is advised to address the following in the documents submitted:

- a) Further consideration and/or justification of the documents as they relate to the impact of the proposed development on the character and setting of those buildings of conservation interest, in the vicinity of the site. The documentation should demonstrate that the proposed development would not have an adverse impact on the architectural heritage to the north of the site or prevent the delivery of the Swords Town Centre Masterplan. In this regard, the Conservation Impact Assessment shall be accompanied by CGIs/visualisations/3D digital modelling and cross section drawings showing the works required on the site, the proposed development relative to existing and proposed developments in the vicinity, including justification for the height and located of the proposed buildings relative to the surrounding area.
2. A Taking in Charge Map.
 3. A Social Infrastructure Audit.
 4. A detailed landscaping plan clearly illustrating the quantum and functionality of all areas designated for communal and public open space. The landscaping details shall include, inter alia, designated communal open space, the inclusion of useable space for play provision necessary to comply with Section 4.13 of the Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities and the design, a detailed tree survey and proposed tree planting scheme and shall clearly indicate the quantum and designated areas of useable public open space. The treatment of the interface with the Ward Valley Regional Park shall be clearly detailed and cross-section drawings shall illustrate the works proposed within the applicant's site and Fingal County Council Lands.
 5. An updated Sunlight/Daylight/Overshadowing analysis showing an acceptable level of residential amenity for future occupiers and existing residents, which includes details on the standards achieved within the proposed residential units, in private and shared open space, and in public areas within the development and in adjacent properties. This report should address the full extent of requirements of BRE209/BS2011, as applicable.

6. An updated Site-Specific Flood Risk Assessment (SSFRA) clearly illustrating all necessary works required to ensure the proposed development can adequately address any impact on flood risk on the site or lands in the vicinity of the site. In this regard, all alterations to the river profile shall be clearly illustrated and include comparisons from the existing and proposed scenario.
7. Updated plans and particulars of the swale proposed at the rear of building C, *inter alia*, the design, treatment and functioning as a SuDS feature and an amenity area
8. The information referred to in article 299B(1)(b)(ii)(II) and article 299B(1)(c) of the Planning and Development Regulations 2001-2018, unless it is proposed to submit an EIAR at application stage.

Also, pursuant to article 285(5)(a) of the Planning and Development (Strategic Housing Development) Regulations 2017, the prospective applicant is informed that the following authorities should be notified in the event of the making of an application arising from this notification in accordance with section 8(1)(b) of the Planning and Development (Housing) and Residential Tenancies Act 2016:

1. **Transport Infrastructure Ireland**
2. **National Transport Authority**
3. **Irish Water**
4. **The relevant Childcare Committee**
5. **Minister for Culture, Heritage and the Gaeltacht (archaeology, architectural heritage and nature conservation),**
6. **The Heritage Council (archaeology, architectural heritage and nature conservation),**
7. **An Taisce-the National Trust for Ireland (archaeology, architectural heritage and nature conservation),**
8. **An Comhairle Ealaíon,**
9. **Faite Ireland**
10. **Inland Fisheries Ireland**

PLEASE NOTE:

Under section 6(9) of the Planning and Development (Housing) and Residential Tenancies Act 2016, neither the holding of a consultation under section 6, nor the forming of an opinion under that section, shall prejudice the performance by the Board, or the planning authority or authorities in whose area the proposed strategic housing development would be situated, of any other of their respective functions under the Planning and Development Acts 2000 to 2016 or any other enactment and cannot be relied upon in the formal planning process or in legal proceedings.

Stephen O'Sullivan
Assistant Director of Planning
December, 2021