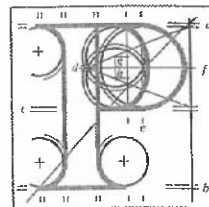


Our Case Number: ABP-314724-22



An  
Bord  
Pleanála

Fingal County Council  
County Hall  
Main Street  
Swords  
Co. Dublin  
K67 X8Y2

Date: 13 June 2023

Re: Railway (Metrolink - Estuary to Charlemont via Dublin Airport) Order [2022]  
Metrolink. Estuary through Swords, Dublin Airport, Ballymun, Glasnevin and City Centre to  
Charlemont, Co. Dublin

Dear Sir / Madam,

An Bord Pleanála has received your recent submission in relation to the above mentioned proposed railway order and will take it into consideration in its determination of the matter.

The Board will revert to you in due course with regard to the matter.

Please be advised that copies of all submissions / observations received in relation to the application will be made available for public inspection at the offices of the local authority and at the offices of An Bord Pleanála when they have been processed by the Board.

More detailed information in relation to strategic infrastructure development can be viewed on the Board's website: [www.pleanala.ie](http://www.pleanala.ie).

If you have any queries in the meantime please contact the undersigned officer of the Board. Please quote the above mentioned An Bord Pleanála reference number in any correspondence or telephone contact with the Board.

Yours faithfully,

Niamh Thornton  
Executive Officer  
Direct Line: 01-8737247

RA05

Teil	Tel	(01) 858 8100
Glaos Áitiúil	LoCall	1800 275 175
Facs	Fax	(01) 872 2684
Láithreán Gréasáin	Website	<a href="http://www.pleanala.ie">www.pleanala.ie</a>
Ríomhphost	Email	<a href="mailto:bord@pleanala.ie">bord@pleanala.ie</a>

64 Sráid Maoilbhríde	64 Marlborough Street
Baile Átha Cliath 1	Dublin 1
D01 V902	D01 V902



## Niamh Thornton

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**From:** SIDS  
**Sent:** Friday 9 June 2023 12:56  
**To:** Niamh Thornton  
**Subject:** FW: ABP-314724-22 Metrolink Railway Order 2022  
**Attachments:** ABP Letter Metrolink Railway Order 2022.pdf; FCC Submission ABP-314724-22 Metrolink Railway Order - Appendices.pdf; FCC Submission ABP-314724-22 Metrolink Railway Order 2022.pdf  
**Importance:** High

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**From:** Gerald Curley <Gerald.Curley@fingal.ie>  
**Sent:** Friday, June 9, 2023 12:54 PM  
**To:** SIDS <sids@pleanala.ie>  
**Cc:** Paul Carroll <Paul.Carroll@fingal.ie>; Matthew McAleese <Matthew.McAleese@fingal.ie>  
**Subject:** ABP-314724-22 Metrolink Railway Order 2022  
**Importance:** High

Niamh,

Please find Fingal County Council submission letter and submission letter appendices in response to An Bord Pleanála letter dated 28th April 2023 and reference ABP-314724-22 Metrolink Railway Order 2022 also attached.

If you need any further information, please advise.

Regards,

**Gerald Curley**

I Senior Executive Engineer | Planning & Strategic Infrastructure | Fingal County Council | County Hall, Swords, Co. Dublin.  
I T: +353 864183765 | Email: [gerald.curley@fingal.ie](mailto:gerald.curley@fingal.ie) |

 Please consider the Environment before printing this E-mail

**Comhairle Contae  
Fhine Gall  
Fingal County  
Council**



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8<sup>th</sup> June 2023

The Secretary,  
An Bord Pleanála (Strategic Infrastructure Division)  
64 Marlborough Street,  
Dublin 1,  
D01 V902

By email to: [sids@pleanala.ie](mailto:sids@pleanala.ie)

**Re: ABP-314724-22 Metrolink Railway Order 2022**

Dear Secretary,

We refer to the application for a railway order under Section 47D(1)(a) of the Transport (Railway Infrastructure) Act, 2001, as amended in respect of the above proposed development being made for Metrolink.

Fingal County Council welcomes the application for the Railway Order for Metrolink. MetroLink is a transformative piece of new public transport infrastructure, the first of its kind in Ireland. It will comprise a high-capacity, high-frequency, modern and efficient metro railway, with 16 new stations running from north of Swords at Estuary to Charlemont. The alignment will link Dublin Airport, Irish Rail, DART, Dublin Bus and Luas services and create a fully integrated public transport network for Fingal and the Greater Dublin Area. When completed, MetroLink passengers will be able to travel from Swords to Dublin city centre in approximately 25 minutes and it is estimated that MetroLink will carry up to 53 million passengers annually.

Public transport is crucial in supporting future sustainable and economic growth within Fingal, providing more efficient and reliable access to key urban centres within the region as well as connectivity to other major towns and cities. It also enables high volumes of people to make movements and connections much more efficiently and easily without the use of the private car, enabling modal shift which in turn will help to reduce traffic congestion and carbon emissions and improving air quality and overall quality of life for residents, commuters and visitors.

Fingal County Council acknowledges the significant contribution that MetroLink will make towards increased transportation network capacity and allow more services to operate across the region, facilitating Fingal's vision for compact growth and sustainable mobility, serving key destinations, and facilitating opportunities along the route for high-density residential, commercial and other development, including mixed-use and employment generating activities. The MetroLink project combined with significantly enhanced walking and cycling facilities that Fingal County Council is progressing, have the potential over the coming years to have a transformative impact on travel by shifting the dominance of car-based transport towards public transport thus reducing congestion and emissions in Dublin and the Eastern region.

To facilitate the project, the Railway Order, if granted, will authorise the National Roads Authority (operating as Transport Infrastructure Ireland) to carry out railway works and all works necessary to enable the construction, operation, maintenance and improvement of a railway designated as a metro including inter alia the construction of a fully segregated and automated railway and metro mostly underground approximately 18.8km in length with 16 stations running from north of Swords at Estuary through Swords, Dublin Airport, Ballymun, Glasnevin and the City Centre to Charlemont in the south of Dublin City Centre.

This letter addresses, where relevant, each of the items requested by An Bord Pleanála in its letter dated 28<sup>th</sup> April, starting with the request for the main planning policy and development plan provisions relating to the MetroLink project.

## **1. Planning and Development Plan Provisions relating to the Subject Site and Surrounding Area**

### **National Level Policy Context**

The *Climate Action Plan 2023 (CAP23)* acknowledges the key role that land use and spatial planning can play in ensuring that population growth is managed in a sustainable way, thus reducing our carbon footprint. The CAP identifies a set of actions to address the impacts of climate change on Ireland's environment, society, economy and natural resources. A key action relating to major public transport infrastructure provision includes advancing MetroLink, pending ABP approval (Action TR/23/36 refers). The delivery of MetroLink will provide sustainable transport infrastructure in support of key actions set out in the CAP 2023.

*Project Ireland 2040-National Planning Framework (NPF)* identifies the need for reliable, affordable, sustainable, and integrated public transport in Dublin and in this regard promotes the delivery of key infrastructure projects as set out in the *Transport Strategy for the Greater Dublin Area*. A cornerstone project of the strategy includes MetroLink which is identified as a key growth enabler for Fingal. The project aligns with key national strategic outcomes relating to compact growth, enhanced regional accessibility, high-quality international connectivity, sustainable mobility and strong economy supported by enterprise, innovation and skills and transition to sustainable energy. The following NSOs are explicit in its support for the proposed project:

- NSO4: Expand attractive public transport alternatives to car transport to reduce congestion and emissions and enable the transport sector to cater for the demands associated with longer-term population and employment growth in a sustainable manner through the following measures: Deliver the key public transport objectives of the transport strategy for the Greater Dublin Area 2016-2035 by investing in projects such as New MetroLink, DART Expansion Programme, BusConnects in Dublin and key bus-based projects in the other cities and towns.
- NSO6: Enhancing land-side access, particularly in public transport terms, such as through the new MetroLink project in Dublin.

The *National Development Plan 2021-2030* sets out the investment priorities that will underpin the successful implementation of the NPF. MetroLink is specifically identified as one of the five 'Strategic Investment Priorities' that aligns with NSO4 (Sustainable Mobility) of the NPF, providing a sustainable, safe, efficient, integrated and accessible public transport service between Swords, Dublin Airport and Dublin City Centre, forming a key spine of the overall integrated public transport system for Dublin, alongside BusConnects and DART+ as well as facilitating compact and transport-led development at key locations.

The *National Sustainable Mobility Policy* sets out a strategic framework for active travel and public transport journeys to 2030, to help Ireland meet its climate obligations. It is accompanied by an action plan which contains actions to improve and expand sustainable mobility options across the country by providing safe, green, accessible and efficient alternatives to car journeys. It also includes demand management and behavioural change measures to manage daily travel demand more efficiently and to reduce the journeys taken by private car. The policy includes three key principles including, Safe and Green Mobility, People Focused Mobility and Better Integrated Mobility. The policy document supports safe and green mobility through the construction of MetroLink in Dublin.

The *National Investment Framework for Transport in Ireland (NIFTI)*, the strategic framework for future investment decision making in land transport to guide transport investment in the years ahead to enable the National Planning Framework, supports the Climate Action Plan and promotes positive social, environmental and economic outcomes throughout Ireland. NIFTI sets out the modal hierarchy in Ireland as; 1. Active Travel; 2. Public Transport; 3. Private Vehicles. It also outlines an intervention hierarchy which is: 1. Maintain; 2. Optimise; 3. Improve; 4. New. In this regard, NIFTI supports sustainable mobility and encourages active travel and public transport and supports projects that will reduce urban congestion, particularly those that include new sustainable mobility infrastructure and optimises the existing infrastructure to prioritise sustainable transport modes.

#### Regional Level Policy Context

The *Regional Spatial and Economic Strategy [RSES] for the Eastern and Midland Region 2019-2031* promotes the growth of Dublin and regional centres in a sustainable manner, aligning services with population and economic growth, public transport and active travel infrastructure and the promotion of compact urban settlement patterns. Key growth enablers as set out in the Metropolitan Area Strategic Plan (MASP) for the Dublin Metropolitan area, includes the completion of MetroLink to Swords. The RSES also identifies Swords as a Key Town in the region. The planned MetroLink will provide a strategic link between Swords, Dublin Airport and the City Centre, facilitating sustainable growth within Fingal, with a particular opportunity to deliver planned residential and employment growth within Swords.

The following RPOs of relevance to the project include:

- RPO 4.31: Support Swords-Dublin Airport as a key location for airport related economic development and employment provision linked to the protection and enhancement of access to Dublin Airport lands including the delivery of MetroLink.
- RPO 5.2: Support the delivery of key sustainable transport projects including MetroLink, DART and LUAS expansion programmes, Bus Connects and the Greater Dublin Metropolitan Cycle Network and ensure that future development maximises the efficiency and protects the strategic capacity of the metropolitan area transport network, existing and planned.
- RPO 5.3: Future development in the Dublin Metropolitan Area shall be planned and designed in a manner that facilitates sustainable travel patterns, with a particular focus on increasing the share of active modes (walking and cycling) and public transport use and creating a safe attractive street environment for pedestrians and cyclists.
- RPO 5.6: The development of future employment lands in the Dublin Metropolitan Area shall follow a sequential approach, with a focus on the re-intensification of employment lands within the M50 and at selected strategic development areas and provision of appropriate employment densities in tandem with the provision of high-quality public transport corridors.
- RPO 8.8: The RSES supports delivery of the rail projects set out in Table 8.2, subject to the outcome of appropriate environmental assessment and the planning process.



Projects relevant to Fingal outlined in Table 8.2 include the completion of MetroLink.

RPO 8.18: Improved access to Dublin Airport is supported, including MetroLink and improved bus services as part of BusConnects, connections from the road network from the west and north. Improve cycle access to Dublin Airport and surrounding employment locations. Support appropriate levels of car parking and car hire parking.

The *Transport Strategy for the Greater Dublin Area 2022-2042* sets out various proposals for future transport investment for the next 20 years. Within the strategy, significant investment is planned for Fingal and particularly as it relates to the corridor connecting Fingal and Dublin City Centre which includes the delivery of MetroLink to Swords and serving Dublin Airport, facilitating multi-modal interchange with other cross-city transport modes to enhance connectivity and provide a strategic Park & Ride facility north of Swords. The delivery of the proposed project is highlighted under Section 12.3.2 of the strategy, where MetroLink is supported by Measure LRT1 and subject to receipt of approval, construction of the project will proceed.

#### **Local Level Policy Context – Fingal Development Plan 2023-2029 (FDP)**

##### ***Current Status of Fingal County Development Plan***

The Elected Members adopted the *Fingal Development Plan 2023-2029* on Wednesday 22nd February 2023, following the consideration of the material alterations in the context of Stage 3 of the plan process at a number of Special Council Meetings. The Development Plan came into effect on Wednesday 5th April 2023.

On 4th April 2023, the Minister of State at the Department of the Housing, Local Government and Heritage, consequent to a recommendation made to him by the Office of the Planning Regulator under section 31AM(8) of the Planning and Development Act 2000 (as amended), notified Fingal County Council of his intention to issue a Direction to Fingal County Council to take certain measures specified in the notice in order to ensure that the Fingal Development Plan 2023-2029 is in compliance with the requirements of the Act. As per section 31(7) of the Act, the Planning Authority published a notice which stated the reasons for the draft direction and a copy of the draft direction was put on public display from 18th April to 2nd May 2023.

The Planning Authority has prepared a Chief Executive's Report relating to the submissions/observations in respect of the Draft Direction for consideration by the Minister. The Office of the Planning Regulator, having received the Chief Executive's Report is now considering the report together with any submission made under section 31(10) of the Act, and will, no later than 3 weeks after receipt of that report either recommend to the Minister that he or she issue the direction with or without minor amendments, or appoint a person to be an inspector where the Office is of the opinion that a material amendment to the draft direction may be required or that further investigation is necessary in order to clarify any aspect of the report furnished or submissions made.

Following receipt of a report from the inspector (if required) the OPR shall recommend to the Minister to issue or not issue the direction. If the Minister agrees with the Recommendation, then he shall issue the Direction with or without minor amendments. Pursuant to Section 31(17) of the Act, the direction issued by the Minister is deemed to have immediate effect and its terms are considered to be incorporated into the Plan, or, if appropriate, to constitute the plan.



### ***Fingal Development Plan – Planning for Growth***

MetroLink is identified in the Fingal Development Plan (FDP) 2023-2029 as a critical piece of strategic transport infrastructure for Dublin and the wider region and part of the wider transport offering in the context of the ambitious objectives for Fingal, in line with national and regional policy. Specifically, the FDP within Chapter 2 Planning for Growth, promotes and supports MetroLink, as a key strategic element for the sustainable growth of the County and subject to appraisal and delivery, will provide for infill and regeneration opportunities and unlock significant long-term capacity in the key town of Swords, Lissenhall and the South Fingal area and support the sustainable growth of Dublin Airport. MetroLink fulfils key strategic objectives of the FDP 2023-2029 for sustainable, compact and consolidated growth and the integration of land-use and transportation, facilitating connectivity between existing and new communities and employment areas along the route including Swords and Dublin Airport with the City Centre and the wider region as well as providing fast and efficient transport mobility and transport network integration for residents, commuters, and visitors, as a sustainable transport alternative to the private car which is vital in promoting modal shift away from non-sustainable travel modes and enabling a reduction in our transport related carbon emissions in line with sustainable mobility and climate change provisions of the FDP 2023-2029 and wider policy.

In this regard, relevant supportive policy as set out in the Plan include the following:

#### ***Policy CSP26 – Consolidation and Growth of Swords***

*Promote and facilitate the long-term consolidation and growth of Swords as a Key Town including the provision of key enabling public transport infrastructure, including MetroLink and BusConnects, in accordance with the relevant provisions of the NPF, RSES and the MASP.*

#### ***Policy CSP29 – Promote and Facilitate MetroLink***

*Promote and facilitate the development of MetroLink, connecting Swords to the Airport and on to the City Centre.*

Chapter 2 of the Plan at Section 2.2.12 acknowledges and supports the strategic location and development potential of the long-term strategic reserve lands at Lissenhall which offers the opportunity for the development of a well-connected mixed-use urban district on the northern side of Swords where a substantial portion of the lands are within 1km of the proposed Estuary MetroLink Stop. The Plan acknowledges that the development of the area, following the sequential development of the existing Swords envelope is consistent with the Council's long term strategic vision for Swords to develop as a sustainable city. It is envisaged that this area could accommodate the development of a significant mixed use urban district providing for a significant level of employment, in addition to approximately 6,000–7,000 residential units. A statutory land use plan will be prepared for these lands to provide a framework for the sustainable long-term development of the lands.

Relevant supportive objectives as set out in the Plan include the following:

#### ***Objective CSO41 – Regeneration and Infill Opportunities***

*Support the regeneration of underused town centre lands along with the planned and sequential infill opportunities to provide for high density and people intensive uses in accessible locations that are accessible to high quality transport, existing and planned, and to support the preparation of a statutory land use plan for the strategic landbank at Lissenhall for the longer-term development of Swords.*

**Objective CSO43 – Swords – Dublin Airport**

*Support Swords-Dublin Airport as a key location for airport related economic development and employment provision linked to the protection and enhancement of access to Dublin Airport lands including the delivery of MetroLink.*

MetroLink, in conjunction with the on-going and future planned regeneration of Swords including the historical Main Street of Swords Civic Centre and Cultural Quarter, in accordance with the provisions of *Sustainable Swords Strategy 2022*, provides a unique opportunity to bring a new dynamic and cohesiveness to Swords and ensures the realisation of this development strategy for the town as well as the long-term strategy outlined in *Your Swords - An Emerging City Strategic Vision 2035*, to facilitate the optimal regeneration and development of Swords into the future, to increase the resilience of the local economy and to provide for an enhanced, accessible, inclusive and healthy and vibrant urban environment with sustainable transport alternatives, supporting existing and new communities and fostering enterprise and employment, recreation and tourism.

Relevant supportive policy and objectives as set out in the Plan include the following:

**Objective CSO39 – Sustainable Swords Project**

*Support and promote the implementation of key recommendations arising from the Sustainable Swords' project including the implementation of the Swords Cultural Quarter.*

**Fingal Development Plan – Climate Action**

MetroLink supports Fingal in becoming climate resilient, reducing private car use and helping to reduce greenhouse gases emissions, a key strategic objective of the FDP, resulting in a higher quality of life for those who live, work and visit our County. While climate change is a recurring theme throughout the FDP, Chapter 5 Climate Action of the Plan includes the main provisions to facilitate a low carbon society and mitigate the impacts of climate change. Within the context of Chapter 5, Section 5.5.5 supports for the delivery of enhanced, suitably located, integrated, more frequent and sustainable public transport provision.

**Fingal Development Plan – Connectivity and Movement**

Chapter 6 Connectivity and Movement of the Plan recognises the role that public transport and MetroLink can play in supporting future sustainable and economic growth within the County, enabling mode shift which in turn will help to reduce traffic congestion and harmful emissions and improving quality of life for residents, commuters and visitors. In this regard, Section 6.5.7 of the Plan is explicit in its support for high quality public transport provision including the key project of MetroLink. The Plan acknowledges the opportunities afforded by this key infrastructure project, facilitating Fingal's vision for compact growth and sustainable mobility, linking key destinations including Swords and Dublin Airport to the City Centre and facilitating opportunities along the route for high-density residential development, mixed-use and employment generating activities.

The Plan also acknowledges that when combined with enhanced walking and cycling facilities and complimentary transport interchange and Park and Ride, strategic public transport provision has the potential over the coming years to have a transformative impact on travel by shifting the dominance of car-based transport towards public transport. The Plan promotes the continued engagement with key transport providers including TII and NTA to ensure the delivery of key public transport projects that will directly benefit Fingal and encourage a move away from dependency on the private car and towards a low carbon society. The Plan also acknowledges that the *South Fingal Transport Study 2019* will also play its part facilitating sustainable growth within the Swords and south Fingal areas,

particularly in the period before the delivery of MetroLink. The Plan supports the continued implementation of the recommendations of the Study in consultation with other stakeholders. This includes MetroLink, BusConnects, upgrades to the R132 and the delivery of the Swords Western Distributor Road.

Supportive policy and objectives as set out in the Plan as follows:

**Policy CMP1 – Decarbonisation of Motorised Transport**

*Support the decarbonisation of motorised transport and facilitate modal shift to walking, cycling and public transport and taking account of National and Regional policy and guidance, while supporting an efficient and effective transport system.*

**Objective CMO1 – Transition to Sustainable Modes**

*Work with the NTA, TII and other transport agencies in facilitating the integrated set of transport objectives for the County as set out in this Plan, in line with National and Regional policy including the NTA's GDA Transport Strategy and any subsequent plan to encourage modal shift towards more sustainable modes of transport and patterns of commuting to reduce reliance on the private car.*

**Policy CMP3 – Integrated Land-Use and Transport Approach**

*Provide for an integrated approach to land-use and transportation aimed at minimising the demand for travel and prioritising sustainable modes of transport including walking, cycling and public transport.*

**Objective CMO3 – Integration of Public Transport and Development**

*Support and facilitate high-density, mixed-use development and trip intensive uses along public transport corridors and to ensure the integration of high-quality permeability links and public realm in conjunction with the delivery of public transport services through plan frameworks to generate and reinforce sustainable patterns of compact growth and development in the County.*

**Policy CMP18 – Public Transport**

*Support the provision of a high-quality public transportation system that is accessible to all to serve the needs of the County and to enable a significant shift from car-based travel to public transport.*

**Objective CMO23 – Enabling Public Transport Projects**

*Support the delivery of key sustainable transport projects including MetroLink, BusConnects, DART+ and LUAS expansion programme so as to provide an integrated public transport network with efficient interchange between transport modes to serve needs of the County and the mid-east region in collaboration with the NTA, TII and Irish Rail and other relevant stakeholders.*

**Objective CMO24 – NTA Strategy**

*Support NTA and other stakeholders in implementing the NTA Strategy including MetroLink, BusConnects, DART +, LUAS and the GDA Cycle Network.*

**Objective CMO29 – Integration of Public Transport Services and Development**

*Work with the NTA, TII and other relevant national transport agencies to optimise accessibility to public transport, increase catchment and maximise permeability through the creation of high-quality walking and cycling routes linking to public transport stops.*

**Objective CMO30 – Cycling and Walking Links**

*Avail of the opportunities provided by any public transport infrastructure works to improve and provide new cycling and walking links, including crossings of motorways and major roads which currently represent major permeability barriers to active travel especially in South Fingal.*

**Objective CMO31 – South Fingal Transport Study**

*Implement the recommendations of the South Fingal Transport Study 2019 in consultation with the relevant stakeholders.*

**Policy CMP20 – Public Transport Interchange**

*Support and facilitate the provision of high-quality transport interchanges including the Blanchardstown Town Centre Bus Interchange within the transport network in order to facilitate seamless transition between different transport modes and to maximise the movement of people by sustainable modes in collaboration with the NTA, TII and other relevant stakeholders including key active travel representative stakeholders.*

**Policy CMP21 – Park and Ride**

*Support the provision of Park and Ride facilities in conjunction with supporting ancillary infrastructure to accommodate the transition to sustainable mobility modes at suitable locations in accordance with the large-scale transportation projects being delivered under the NTA Strategy.*

**Fingal Development Plan – Employment and Economy**

Chapter 7 Employment and Economy of the FDP acknowledges that MetroLink is a key factor in the economic development of the County that will bring significant economic benefits including employment generation, competitive advantage and significantly improved accessibility for employment hubs, particularly along the dedicated Metro and Rail Economic corridor, including Dublin Airport, the largest employer in the County and the wider Swords-Dublin City corridor, contributing to the overall economic development of the County and the Dublin Metropolitan Area.

Supportive policy and objectives as set out in the Plan as follows:

**Policy EEP9 – Fingal As An Engine For Economic Growth**

*Promote enterprise and employment throughout the County, including along the Dublin Belfast Economic Corridor, the Metro and Rail Economic Corridor, Swords, Blanchardstown and Balbriggan and work with the other Local Authorities to promote Fingal and the wider mid-eastern region as an engine for economic growth.*

**Objective EEO15 – Metro and Rail Economic Corridor Lands**

*Protect the integrity of the Metro and Rail Economic Corridor from inappropriate forms of development and optimise development potential in a sustainable and phased manner.*

**Objective EEO16– Design Proposals on MRE Zoned Lands**

*Ensure high quality urban design proposals within the Metro and Rail Economic Corridor Zoning, incorporating exemplary public spaces, contemporary architecture and sustainable places within a green landscape setting*

**Fingal Development Plan – Dublin Airport**

The FDP 2023-2029 at Chapters 6 Connectivity and Movement and Chapter 8 Dublin Airport acknowledges the vital role that Dublin Airport plays in providing international connectivity and an

important economic driver to Fingal, the mid-east region and nationally. The Dublin Airport LAP 2020 sets out a framework to facilitate the future development, operation and safeguarding of Dublin Airport. In line with the land-use planning policy of the Dublin Airport LAP 2020 and to boost the connectivity offered by Dublin Airport, is contingent on, continued protection of the core transport function of the Airport, enhanced land-side access to Dublin Airport, particularly through public transport provision such as MetroLink and BusConnects, implementation of the recommendations of the South Fingal Transport Study 2019 and careful land use management of land-side areas to focus on the current and future needs of the Airport as key infrastructure for National and Regional development.

Supportive policy and objectives as set out in the Plan as follows:

**Policy CMP27 – Dublin Airport, Transportation, Surface Access and Freight**

*Support the continued protection of the core transport function of Dublin Airport including measures to enhance surface access, public transport connections and strategic freight movements.*

**Objective CMO34 – Dublin Airport and MetroLink**

*Promote and facilitate the development of MetroLink, connecting Swords to the Airport and on to the City Centre.*

**Policy DAP2 – Infrastructure Provision**

*Ensure that the required infrastructure and facilities are provided at Dublin Airport, in accordance with Dublin Airport LAP 2020, or any subsequent LAP or extension of same, so that the Airport can develop further and operate to its maximum sustainable potential, whilst taking into account the impact on local communities, the environment and climate change.*

### ***Fingal Development Plan – Infrastructure and Utilities***

Chapter 11 of the FDP 2023-2029 acknowledges that land-use planning, transportation and the provision of essential infrastructure are interdependent key components for the delivery of development and they require an integrated approach by all stakeholders. The policies and objectives in this chapter address a wide range of supporting infrastructure and services, including improvements in water services, water quality, the promotion of sustainable waste management in our transition to a circular economy, diversity in our energy supply and improved energy efficiency, enhanced digital connectivity and SMART technologies and a holistic approach to flood risk and surface water management, while safeguarding environmental quality and providing for climatic resilience. The policies and objectives set out in this chapter support the availability of quality infrastructure which is critical to productivity and competitiveness for the County. The Plan also acknowledges that the location and delivery of both regional and local infrastructure is necessary to ensure that Fingal's Settlement Strategy is successful and that its economy can thrive as part of a wider city region. Table 11.1 of the Plan sets out the key water service projects in the County.

In this regard, key supportive policy and objectives as set out in the Plan include the following:

**Policy IUP1 – Uisce Éireann-Water Services Infrastructure**

*Support Uisce Éireann's strategic water service projects and infrastructure improvements and engage with them to facilitate projects that deliver the water services infrastructure necessary to support Fingal's settlement hierarchy, sustainable growth and mitigation and adaptation to climate change in line with national and regional policy.*



**Policy IUP3 – Regional Wastewater Treatment Plant**

*Facilitate the provision of appropriately sized and located wastewater treatment plants and networks including a new Regional Wastewater Treatment Plant and the implementation of other recommendations of the Greater Dublin Strategic Drainage Study, in conjunction with relevant stakeholders and services providers, to facilitate development in the County and Region and to protect the water quality of Fingal's coastal and inland waters through the provision of adequate treatment of wastewater.*

**Policy IUP4 – Uisce Éireann – Water Service Projects**

*Support Uisce Éireann in delivering key water service projects in the County, as per Table 11.1 above.*

**Policy IUP8 – Strategic Water Services Infrastructure**

*Identify and support the provision of key enabling infrastructure at strategic development sites in Fingal, as outlined in the MASP, to facilitate their release for development during the lifetime of the Development Plan and consult with all relevant public service providers to ensure that zoned lands are serviced in a timely fashion to facilitate opportunities for employment, enterprise creation and residential development.*

**Policy IUP10 – Water Conservation and SuDS**

*Promote the inclusion of water conservation and SuDS measures in all developments, to reduce the level of surface water run-off, improve water quality and contribute to adaptation to climate change through natural solutions.*

**Policy IUP11 – Multi-Disciplinary Approach**

*Adopt a multi-disciplinary approach to the implementation of policies in relation to wetlands, flood alleviation measures, public access to rivers and riparian/waterway/green corridors and encourage measures for the 'greening' of new developments including the use of green roofs, brown roofs, green walls and water harvesting.*

**Policy IUP20 – Implementation Of Existing Waste Management Policy**

*Support the implementation of existing waste management policy and promote education and awareness on all issues associated with waste management, both at industry and community level, including the promotion of waste reduction by encouraging reuse, recycling and recovery of waste. Fingal County Council will continue to promote and support the objectives of the Eastern and Midlands Region Waste Management Plan 2015–2021, or such plans as may be updated.*

**Policy IUP22 – Transition From A Waste Economy Towards A Green Circular Economy**

*Support the principles of transition from a waste economy towards a green circular economy and implement good waste management and best practices to enable Fingal to become self-sufficient in terms of resource and waste management and to enhance employment and increase the value recovery and recirculation of resources, in accordance with the Whole-of-Government Circular Economy Strategy 2022.*

**Policy IUP27 – Energy Networks and ICT Infrastructure**

*Facilitate and promote the development of energy networks and ICT infrastructure where necessary to facilitate sustainable growth and economic development and support the provision of critical energy utilities and the transition to alternative, renewable, decarbonised, and decentralised energy sources, technologies, and infrastructure.*

### ***Fingal County Development Plan – Land-Use Zoning***

MetroLink is supported by a dedicated Metro and Rail Economic Corridor (MRE) zoning as set out in Chapter 13 Land Use Zoning of the Plan, along the large majority of the route and specifically at locations on and adjacent to the proposed MetroLink route and its associated stops, including strategic locations in Swords and Lissenhall, to facilitate opportunities for high density mixed use employment generating activity and commercial development and support the provision of an appropriate quantum of residential development within the MRE corridor, in accordance with the Core Strategy for the County. Furthermore, the Local Area Plans (LAPs), Masterplans and Framework Plans, both adopted and proposed within the MRE corridor will facilitate the vision for these strategically important lands. Table 1.0 refers to the various land-use plans in this regard.

*MRE zoning vision as follows: Provide for an area of compact, high intensity/density, employment generating activity with associated commercial and residential development which focuses on the MetroLink, or rail or light rail stations within settings of exemplary urban design, public realm streets and places, which are permeable, secure and within a high-quality green landscape. Landmark buildings will provide strong quality architectural features, which respect and enhance the character of the area into which they sit. The designated areas will form sustainable districts which possess a high degree of connectivity and accessibility and will be developed in a phased manner subject to the necessary provision of social and physical infrastructure.*

The remaining zoning objectives on or adjacent to the proposed route includes, DA-Dublin Airport, GB-Greenbelt, GE-General Employment, HA-High Amenity, HT-High Technology, OS-Open Space, RS-Residential and RW-Retail Warehousing. These zoning objectives are accompanied by a 'Permitted in Principle' and 'Not Permitted' table of use classes as set out in Chapter 13 of the Plan. Uses which are neither 'Permitted in Principle' nor 'Not Permitted' will be assessed in terms of their contribution towards the achievement of the Zoning Objective and Vision and their compliance and consistency with the policies and objectives of the Development Plan.

Sheets 8 and Sheet 11 of the adopted Development Plan (as also shown on the interactive web viewer for the Fingal Development Plan 2023-2029 at <https://www.fingal.ie/development-plan>) specifically show the proposed MetroLink alignment as it passes through the relevant zoning objectives within the County as well as relevant map-based local objectives.

### ***Fingal Development Plan – Map-Based Local Objectives***

The FDP 2023-2029 includes a number of map-based local objectives on or adjacent to the proposed route as follows:

Number	Objective Description
30	Support and facilitate a Park and Ride Facility
32	Preserve and seek to enhance the existing recreational facilities at Balheary.
60	Undertake a Land Use and Transportation Study to determine the development capacity of the subject lands, and an appropriate phasing and quantum of development in advance of the operation of the indicative route for MetroLink.



GIM17	Develop a 'green necklace' of open spaces which are linked to each other and to the existing town centre of Swords, and to new development areas, promoting enhanced physical and visual connections to the Ward River Valley Regional Park and the Broadmeadow River Valley Park from within the development boundary of Swords. Develop an appropriate entrance to the Ward River Valley and provide for a comprehensive network of pedestrian and cycle ways, linking housing to commercial areas, to the town centre and to MetroLink stops and linking the three water bodies (the Ward River Valley, the Broadmeadow River Valley and the Estuary) to each other and prepare a Landscape and Recreation Strategy for the Ward River Valley.
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### ***Fingal Development Plan – Development Management Standards***

Chapter 14 Development Management Standards of the Plan seeks to reserve public transport connections and corridors free from inappropriate development as they relate to improvements in the public transport network.

A relevant supportive objective included in the Plan states the following:

#### ***Objective DMSO108 – Improvements to Public Transport Network***

*Support improvements to the public transport network by reserving proposed public transport connections and corridors free from inappropriate development. Provide setbacks along public transport corridors to allow for future improvement to enable the provision of a safe and efficient network of public transport infrastructure.*

Section 14.17.12 of the Plan seeks that development contributions and transport infrastructure financial contributions will be sought as part of the Development Management process for certain development under the provisions of Section 48 and Section 49 of the Planning and Development Act, 2000 (as amended). Specifically, Section 49 (supplementary) schemes relate to the separately specified infrastructural service or projects such as MetroLink, which benefit a specific area (normally a corridor).

Relevant supportive objective as set out in the Plan includes:

#### ***Objective DMSO123 – Section 48 and 49 Contributions***

*Utilise, where appropriate, the provisions of Section 48 and 49 of the Planning and Development Act, 2000 (as amended) to generate financial contributions towards the capital costs of providing local and strategic transport infrastructure, services or projects in the County. This will be done in conjunction with adjoining Local Authorities where appropriate.*

#### ***Local Level Policy Context – Local Area Plans/Masterplans/Framework Plans***

The Council proposes a number of land-use plans to be prepared during the new FDP 2023-2029 plan period within areas which represent an opportunity for the planned sustainable integration of land use and transportation, regeneration and infill development as well as new residential and employment opportunities, on or adjacent to the proposed MetroLink route. In addition, a number of existing Local Area Plans and Masterplans give additional guidance for future development in areas on or adjacent to the route. The Council will continue to implement the provisions of the various Local Area Plans currently in place, up to their expiration, thereafter the provisions of the Fingal Development Plan 2023-2029 will pertain, unless otherwise extended, having regard to new plan

policy and provisions. The interactive web viewer for the Fingal Development Plan 2023-2029 shows the proposed MetroLink alignment as it passes through the relevant Local Area Plan, Masterplan and Framework Plan lands as set out in the table below.

**Land-Use Plans relevant to the MetroLink alignment**

Land-Use Plan	Status	Vision Statement
Dublin Airport Local Area Plan 2020 (LAP 11.A)	Operational	To facilitate and manage the sustainable growth of Dublin Airport in a manner that reflects its status as Ireland's premier aviation gateway whilst safeguarding the core operational function of the Airport and supporting neighbouring communities, the economy and the environment.
Dublin Airport Central Masterplan (MP 11.A)	Operational	The Masterplan has been formulated and structured on the basis of a number of principles for the future development of lands strategically located adjacent to Dublin Airport. These include principles relating to urban design and quality space making, movement and circulation, economic conditions and environmental and building sustainability.
Barrysparks & Crowscastle Masterplan (MP 8.B, MP 8.D)	Operational	The lands at Barrysparks & Crowscastle will accommodate a mixed-use commercial and residential development that will grow into a key economic cluster both for Swords and the Greater Dublin Area. The vision for the Masterplan lands is the creation of a unique business campus with complimentary residential development, capable of attracting top-tier employers, set in a high-quality green environment. Strong transport connections from MetroLink and BusConnects, coupled with the nature and scale of development envisaged, will enable the lands to play a key role in the economic life of the region.
Fosterstown (MP 8.C)	Operational	The vision for Fosterstown is to create a residential community that is mixed and balanced, and forms a clear nexus with the scale of commercial development anticipated on the nearby Barrysparks & Crowscastle area. The Fosterstown lands have a unique opportunity to utilise the new connections that will emerge in Swords via the MetroLink station and Core Bus Corridor on the R132.
Estuary West (MP 8.A)	Operational	Estuary West will become a vibrant residential and mixed-use community, with active and friendly streetscapes. The aim is to produce an exemplary environment; a place that is desirable to live and one which balances usable private space within an overall structure of high-quality public spaces. The community will be prioritised, with parks, open space and public plazas filtered throughout.
Lissenhall East Local Area Plan 2023 (LAP 8.A)	Operational	To establish a location for high-end, high quality value-added businesses, blending sustainable urban design and architecture with nature to create a distinct, enjoyable sense of place.
Swords Local Area Plan (LAP 8.B)	To be prepared during Plan period	-

Land-Use Plan	Status	Vision Statement
Dubber (Horizon Business Park) (FP 11.A)	To be prepared during Plan period	-
Northwood (FP 11.B)	To be prepared during Plan period	-

#### **Local Level Policy Context – Other Relevant Documents**

The *South Fingal Transport Study 2019* was prepared by Fingal County Council in accordance with the provisions of the Fingal Development Plan 2017-2023 and undertaken in collaboration with the relevant statutory transport agencies including Transport Infrastructure Ireland and the National Transport Authority, having regard to relevant national and regional policy. The study makes key transport infrastructure recommendations relating to public transport, active travel and roads infrastructure provision, to ensure the sustainable growth of the South Fingal area including Swords and the Dublin Airport lands, leading up to the delivery of the proposed MetroLink and beyond. The study informs the preparation of various land-use plans for the area including the Fingal Development Plan 2023-2029.

*Sustainable Swords 2022* is a strategy informed by strategic documents including *Your Swords: An Emerging City, Strategic Vision 2035* that aims to increase the resilience of the local economy and to provide for an enhanced, accessible, inclusive and healthy urban environment. The strategy includes a Public Realm and Transport Strategy to facilitate more sustainable modes of transport to places of work and study as well as enabling recreation and tourism. The strategy sets out recommendations to maximise transformational public transport investment projects planned for Swords including MetroLink, through enhanced permeability and connectivity to these key projects.

*Your Swords: An Emerging City, Strategic Vision 2035* sets out the long-term strategic vision for Swords to create a sustainable city with a commensurate level of jobs, services and infrastructure. It is envisaged that Swords will be a major transport hub with an integrated public transport system, exploiting the opportunities of key public transport projects including MetroLink, to advance Swords as a highly accessible and attractive location to live, work and do business.

#### **2. Relevant Planning History relating to the Subject Site and the Surrounding Area.**

A planning application search has been completed along the proposed route (50m buffer each side). This is included in Appendix 1.

#### **3. Relevant Enforcement Information relating to the Subject Site and the Likely Developer (If Known).**

There is no relevant enforcement information relating to the subject site and the likely developer.

#### **4. Any Special Area Amenity Order which may be affected by the proposed development.**

There are no Special Area Amenity Orders (SAAOs) in close proximity to the proposed route in Fingal.

**5. European designations, National Heritage Areas, which may be affected by the proposed development (whether in or proximate to same).**

There are no European Sites located on the proposed route within Fingal. The nearest European site is Malahide Estuary SAC, which is located approximately 260m to the east of the subject route. European Sites within 15km of the subject route in Fingal include:

- Malahide Estuary SAC and SPA,
- Baldoyle Bay SAC and SPA,
- Rogerstown Estuary SAC and SPA,
- Howth Head SAC,
- Howth Head Coast SPA,
- Ireland's Eye SAC and SPA,
- Lambay Island SAC and SPA
- Rockabill to Dalkey Island SAC
- Rockabill SPA
- Skerries Islands SPA

Natural Heritage Areas and proposed Natural Heritage Areas within 15km of the subject route in Fingal include:

- Malahide Estuary pNHA
- Skerries Islands NHA
- Baldoyle Bay pNHA
- Feltrim Hill pNHA
- Lambay Island Pnha
- Rockabill pNHA
- Howth Head pNHA
- Royal Canal pNHA

**6. Protected Structures, Architectural Conservation Areas etc.**

The following is a list of Protected Structures within close proximity of the subject route.

RPS No.	Structure Name	Address	Description
340	Balheary Bridge	Balheary Park, off R132 Road, Balheary Demesne, Swords, Co. Dublin	Double arch stone bridge over Broadmeadow River
341	Lissenhall Bridge	Balheary Park, off R132 Road, Balheary Demesne, Swords, Co. Dublin	Five arch stone bridge over Broadmeadow River
342	Lissen Hall	Spittal Hill, Estuary Road, Lissenhall Great, Swords, Co. Dublin	18th century house, outbuildings & entrance gates
345	Scotchstone Bridge	Balheary Road, Balheary Demesne, Swords, Co. Dublin	Three-point arch stone road bridge over River Ward.

346	Former Carnegie Library	North Street, Townparks, Swords, Co. Dublin	Early 20th century yellow and red brick former library building with projecting central canted bay
348		42 North Street, Townparks, Swords, Co. Dublin	One of pair of late 19th century semi-detached houses built for the teachers of New Borough Female School
349	Former New Borough Female Schools	rear of 44 North Street, Townparks, Swords, Co. Dublin	Late 19th century thirteen-bay single-storey former school building to rear of No. 44 North Street, now used by Swords Youth Reach
350	Swords Court House	North Street, Townparks, Swords, Co. Dublin	Mid-19th century stone courthouse building
353	Accord	Seatown Road, Townparks, Swords, Co. Dublin	Late 19th century former residence for teacher of New Borough Male School, now offices for Accord
354	Former New Borough Male Schools	Seatown Road, Townparks, Swords, Co. Dublin	Late 19th century six-bay two-storey former New Borough Male Schools, in use by Prosper Fingal
356	St. Columcille's Church	Chapel Lane, Swords Demesne, Swords, Co. Dublin	Early 19th century Catholic Church within enclosed graveyard and archaeological artefact of round bowl-shaped font
358	Swords Parochial Office	Seatown Road, Swords Demesne, Swords, Co. Dublin	Late 19th century three-bay two-storey redbrick former parochial house
604	Thatched Cottage	Swords Road, Collinstown Cross, Collinstown, Cloghran, Co. Dublin	Late 18th or early 19th century three-bay single-storey thatched dwelling, on west side of road, with extension to north end
611	Castlemoate House, Swords Road (R132)	Cloghran, Swords, Co. Dublin	19th century house, outbuilding & gates, now in use as offices (built in early 19th century but significantly altered in late 19th century in Italianate style)
612	Old Central Terminal Building (OTCB)	Corballis Road North, Dublin Airport, Collinstown, Swords, Co. Dublin	Mid 20th century original terminal building in International Modernist Style
864	Church of Our Lady Queen of Heaven	Corballis Road North, Dublin Airport, Corballis, Swords, Co. Dublin	Mid 20th century Modernist Roman Catholic church with monolithic tower and peristyle courtyard (designed by Andrew Devane)

866	Milestone, Pinnock Hill, Swords Road (R132)	Fosterstown North, Swords, Co. Dublin	Mid 18th century triangular milestone associated with turnpike road
907	Newtown Bridge	Balheary Road, Newtown, Swords, Co. Dublin	Mid 19th century single-arch road bridge over river
953	Santry Lodge (Former Charter School)	Old Ballymun Road., Santry, Dublin 9, D09X4E8	Mid-18th century, two-storey, eight-bay former royal charter school. Within the grounds are former outbuildings, gate lodges and entrance gates. Currently in use as homeless hostel.

The last RPS entry in the above table of RPS No. 953 Santry Lodge, Old Ballymun Road, Santry, Dublin 9 is a new addition to the Record of Protected Structures that was adopted on the 13 February 2023 after a review of the Record went on public display from 11 November to 23 December 2022 proposing new additions and amendments. It is the Protected Structure that will be most affected by the proposal. It was highlighted in consultations on the proposed route of the Metrolink that Santry Lodge as a former 18<sup>th</sup> century Royal Charter School was a significant historic structure and that it had been a listed building in the past within Dublin County Development Plans prior to the creation of the current three local authorities within County Dublin. It was indicated by the Council that the building and its setting should be avoided. In the recent review of the Record of Protected Structures research demonstrated that the building is of Special Cultural, Historical and Architectural Interest that make it of National Significance. The proposed route of the Metrolink does avoid the historic building of the Former Charter School but will alter and impact the overall site of Santry Lodge. A large section of the grounds between the building now known as Santry Lodge and the Old Ballymun Road is to be developed for both the metro track and a new access road, the gate lodge is to be demolished, with the gates and gate piers to be moved. Attenuation tanks, a pumping station and a relocated telecommunications mast are being inserted within the area between the new access road and the metro track. Tunnel walls are being built on either side of the track line as it descends below ground. There is a considerable loss of trees and planting within the area. All of these works are within the area identified as the curtilage of the newly adopted Protected Structure. The cumulative impact of all of these proposed works within the historic setting of the Former Charter School will likely alter it to its detriment. It is therefore submitted that the proposed route and its associated design be re-examined and re-designed at this location to ensure a more sensitive handling of the historic site, not just the retention of a specific building. It would be preferable for the route to be amended so that it does not enter the overall site at all or that it follows/runs as close as possible to the line of the M50 Junction 4 Exit Road and R108 leading into Ballymun, in the lands to the rear of Santry Lodge.

## 7. Architectural Conservation Areas

There is one ACA located close to the proposed route, namely the Swords - Church Road Historic Ecclesiastical Core ACA. This ACA was proposed and adopted by a Councillor's Motion during the recent review of the Fingal Development Plan and would not have existed during the initial assessments of the proposed route. The boundary for this ACA does not adjoin the proposed route but is to west of Swords Main Street.



**8. Adequacy of the public water supply.**

Fingal County Council is satisfied with the adequacy and provision of the public water supply indicated in the design phase of the MetroLink project.

**9. Public sewerage facilities and capacity to facilitate the proposed development.**

Fingal County Council is satisfied with the adequacy and provision of the public sewerage facilities and capacity indicated in the design phase of the MetroLink project.

**10. Availability and capacity of public surface water drainage facilities and any history of flooding relevant to the site.**

Fingal County Council is satisfied the flood history in Fingal will not impede the implementation or operation of the MetroLink Project based on information provided to FCC during the design phase of the project. FCC notes the MetroLink project will result in additional impermeable areas for track, Metro stations and other associated infrastructure. FCC notes pluvial flooding risks are mitigated and the design demonstrates a comprehensive programme of SuDS measures that results in no change to existing runoff rates because of the project thus ensuring no increase in the risk of pluvial flooding. Fingal County Council is therefore satisfied with the availability and capacity of the public surface water drainage facilities to facilitate the MetroLink Project due to the comprehensive SuDS mitigation measures proposed in the design and the resulting continuation of existing runoff characteristics. FCC seek a continuation of this design philosophy in line with national guidance on Nature Based Solutions as the project proceeds.

Fingal County Council is satisfied risks associated with fluvial flooding have been addressed during the design phase of the project. FCC notes the risks of fluvial flooding identified during the design phase of the project have been mitigated by the provision of new infrastructure (viaducts, culverts, watercourse diversions, SuDS, and other new drainage measures) and the project will not impact on flood levels. FCC notes the project design includes the mitigation of the effects of climate change and is resilient to its effects on pluvial, fluvial, and coastal flood risk.

**11. Assessment of landscape status and visual impact, as appropriate.**

The majority of the route within Fingal is located within Landscape Character Type 'Low Lying Agricultural' land. The most northern section of the route is located within Landscape Character Type 'Rolling Hills with Tree Belts'.

**12. Carrying capacity and safety of road network serving the proposed development.**

We note the findings of the EIAR undertaken for MetroLink, which states that in the interim until MetroLink is in place by 2035 - *"Modelling has indicated that in the absence of MetroLink, by 2035, which is the proposed opening year for MetroLink, all bus corridors along the proposed alignment will be well beyond capacity."* In the absence of MetroLink, it is clear that there will be a significant constraint to the ongoing sustainable development of Fingal in the medium to long-term.

Following extensive engagement with TII, we are happy to see higher levels of bike parking now being provided as part of the proposed development compared to previous iterations of the proposed design. Fingal County Council has an extensive existing and planned network of cycling and walking infrastructure in development as part of the GDA Cycle Network, and MetroLink stations are likely to be key trip attractors requiring high capacity active travel connections.



**13. Planning authority view in relation to the decision to be made by the Board.**

Fingal County Council fully supports the development of the MetroLink project. Having regard to national, regional and local policy, it is considered that the development of MetroLink would be consistent with this policy and the proper planning and sustainable development of the area and Fingal County Council recommend that the Bord consent to the proposed development.

MetroLink will deliver high capacity, high frequency, high-quality sustainable transport infrastructure which will in turn improve connectivity and permeability throughout the wider county. Together with BusConnects, Dart+, the roll out of the GDA Cycle Network and the other strategic cycling and pedestrian infrastructure being delivered under the Fingal Capital Programme, this will transform sustainable transport in a positive manner across the county and the wider region.

MetroLink will greatly improve accessibility for employment hubs, including Dublin Airport, the largest employer in the county, and the wider Swords-Dublin City corridor, maximise competitive advantages and contribute to the economic development of the County and the Dublin Metropolitan Area.

Fingal will be transformed by the arrival of MetroLink which will have wide-ranging positive implications for the county and, in particular Swords. We are confident of the significant benefits that MetroLink will bring to Fingal and the wider Dublin region and consider that it is fully in accordance with proper planning and sustainable development.

**14. Planning authority view on conditions which should be attached in the event of the Board deciding to make a railway order.**

The Planning Authority recommends that certain conditions be attached should An Bord Pleanála be mindful to grant permission for this development. A template for appropriate conditions for this development has been included in Appendix 2.

**15. Planning authority view on community gain conditions which may be appropriate.**

Fingal County Council recommends that community gain conditions be imposed in order to support sport, recreation, leisure and community development initiatives.

Such conditions should be in the form of direct provision of specific projects and an annual levy towards their on-going maintenance, or, alternatively, a once-off direct capital contribution towards provision of specific projects and an annual levy towards their on-going maintenance.

A committee comprised of members of the local community, Fingal County Council and the applicant would decide on the nature and extent of the specific community gain projects to be developed.

A suggested wording for such a condition is included in appendix 2.

**16. Details of relevant section 48/49 development contribution scheme conditions which should be attached.**

As stated previously, Section 14.17.12 of the Fingal County Development Plan 2023-2029 seeks that development contributions and transport infrastructure financial contributions will be sought as part of the Development Management process for certain development under the provisions of Section 48 and Section 49 of the Planning and Development Act, 2000 (as amended). Specifically, Section 49 (supplementary) schemes relate to the separately specified infrastructural service or projects such as

MetroLink, which benefit a specific area (normally a corridor). Relevant supportive objective as set out in the Plan includes:

**Objective DMSO123 – Section 48 and 49 Contributions**

*Utilise, where appropriate, the provisions of Section 48 and 49 of the Planning and Development Act, 2000 (as amended) to generate financial contributions towards the capital costs of providing local and strategic transport infrastructure, services or projects in the County. This will be done in conjunction with adjoining Local Authorities where appropriate.*

It should be noted that an external review is currently being carried out as to the Section 49 Contributions scheme relating to the MetroLink project in the Fingal County Council and Dublin City Council Local Authority areas.

**CONCLUSION**

In conclusion Fingal County Council welcomes the application for a Railway Order, the consultation stages to date and is confident of the significant benefits it will bring to Fingal and the wider Dublin region. Fingal County Council acknowledge the Metrolink team's meaningful and constructive engagement with our professional and technical staff over recent months.

Yours faithfully,

A handwritten signature in blue ink that reads "Matthew McAleese". The signature is written in a cursive style and is positioned above a horizontal line.

Matthew McAleese, Director of Services  
Planning and Strategic Infrastructure Department

# APPENDIX 1: Relevant Planning Applications

PLANNING REFERENCE	APPLICANT NAME	LOCATION	DESCRIPTION	DECISION DATE	REGISTRATION DATE	MORE INFORMATION	CURRENT STATUS
F10A/0354	Irish Property Unit Trust & Irish Life A	Unit A1 Airside Retail Park, Crowcastle, Swords, Co. Dublin	The proposed development will consist of change of use of Unit A1 (1,353 sq.m. gross floor area) from retail warehouse to discount foodstore (to include off licence use).	20/10/2010	30/08/2010	<a href="https://planning.agileapplications.ie/fingal/ap-plication-details/?ref=F10A/0354">https://planning.agileapplications.ie/fingal/ap-plication-details/?ref=F10A/0354</a>	Decided - Refused
F10A/0378	Shared Access Ltd.	Topaz Ballymun Service Station, Ballymun Cross, Old Ballymun Road, Santry, Dublin 9	The erection of a 15 metre free standing streetworks monopole communications support structure, carrying 2 no. telecommunication antennae, 2 no. link dishes, with 3 no. associated ground-mounted equipment...	02/11/2010	16/09/2010	<a href="https://planning.agileapplications.ie/fingal/ap-plication-details/?ref=F10A/0378">https://planning.agileapplications.ie/fingal/ap-plication-details/?ref=F10A/0378</a>	Decided -- Granted
F10A/0454	Frank Grant Garages Ltd.	Texaco Service Station, Fosterstown North, Swords, Co. Dublin	The development will consist of change of use of existing service station shop building from retail use to retail with ancillary off-licence use.	04/01/2011	11/11/2010	<a href="https://planning.agileapplications.ie/fingal/ap-plication-details/?ref=F10A/0454">https://planning.agileapplications.ie/fingal/ap-plication-details/?ref=F10A/0454</a>	Decided - Granted
F10A/0474	Telefonica O2 Ireland Ltd	Fingallians CLG, Newtown (part Of), Swords, Co Dublin	Retention of the existing 20 metre high telecommunications support structure carrying antennas and link dishes together with associated equipment container and security fencing.	18/01/2011	17/11/2010	<a href="https://planning.agileapplications.ie/fingal/ap-plication-details/?ref=F10A/0474">https://planning.agileapplications.ie/fingal/ap-plication-details/?ref=F10A/0474</a>	Decided - Granted

PLANNING REFERENCE	APPLICANT NAME	LOCATION	DESCRIPTION	DECISION DATE	REGISTRATION DATE	MORE INFORMATION	CURRENT STATUS
F10A/0213	McHale Plant Hire Ltd	St Annes, Ballymun, Dublin 11	A 3 year retention permission for continuance of a concrete recycling facility and associated site office. (Retention permission was previously granted by Fingal County Council under Reg. Ref. F04A/1	09/02/2011	14/01/2011	<a href="https://planning.agileapplications.ie/fingal/appplication-details/?ref=F10A/0213">https://planning.agileapplications.ie/fingal/appplication-details/?ref=F10A/0213</a>	Decided - Granted
F11A/0207	Ronan, Terrence & Mark Snow	Pinnock Hill, Old Airport Road, Swords, Co. Dublin	The development will consist of the erection of 6m <sup>2</sup> advertising sign to include all associated site works.	22/07/2011	01/06/2011	<a href="https://planning.agileapplications.ie/fingal/appplication-details/?ref=F11A/0207">https://planning.agileapplications.ie/fingal/appplication-details/?ref=F11A/0207</a>	Decided - Refused
F11A/0223	Dabiza Properties Ltd	Ballymun Road, Ballymun, Dublin 11	Development of a Licensed Discount Foodstore measuring 1,777 sq.m. gross floor space on this site of 0.81 hectares, on which planning permission was previously granted for a mixed use development...	27/07/2011	14/06/2011	<a href="https://planning.agileapplications.ie/fingal/appplication-details/?ref=F11A/0223">https://planning.agileapplications.ie/fingal/appplication-details/?ref=F11A/0223</a>	Decided - Refused
F12A/0009	Tara Winthrop Private Clinic	Tara Winthrop Private Clinic, Nevinstown Lane, Swords, Co Dublin	Two single storey extensions (7.5 sq. m. each) to two ground floor sitting rooms on the west elevation.	09/03/2012	18/01/2012	<a href="https://planning.agileapplications.ie/fingal/appplication-details/?ref=F12A/0009">https://planning.agileapplications.ie/fingal/appplication-details/?ref=F12A/0009</a>	Decided - Granted

PLANNING REFERENCE	APPLICANT NAME	LOCATION	DESCRIPTION	DECISION DATE	REGISTRATION DATE	MORE INFORMATION	CURRENT STATUS
F12A/0021	Dabiza Properties Ltd	Ballymun Road, Ballymun, Dublin 11	Permission for development of a Licensed Discount Foodstore measuring 1,777 sq.m. gross floor space on this site of 0.81 hectares, on which planning permission was previously granted for a mixed use development...	23/03/2012	02/02/2012	<a href="https://planning.agileapplications.ie/fingal/applications/?ref=F12A/0021">https://planning.agileapplications.ie/fingal/applications/?ref=F12A/0021</a>	Decided - Refused
F12A/0387	IPUT Mngt Ser. Ltd & Irish Life Ass. Plc	Airside Retail Park, Crowcastle, Swords, Co Dublin	Construction of single storey drive through restaurant with gross floor area of 330 sq.m. with a facility for the consumption of food off the premises and associated signage and site and landscaping works...	12/02/2013	11/12/2012	<a href="https://planning.agileapplications.ie/fingal/applications/?ref=F12A/0387">https://planning.agileapplications.ie/fingal/applications/?ref=F12A/0387</a>	Decided - Refused
F12A/0389	IPUT Mngt Ser. Ltd & Irish Life Ass. Plc	Airside Retail Park, Crowcastle, Swords, Co Dublin	Construction of internal mezzanine floor for retail warehouse use with gross floor area of 1045 sq.m. and all associated internal alterations within existing retail warehouse Unit A1...	13/02/2013	11/12/2012	<a href="https://planning.agileapplications.ie/fingal/applications/?ref=F12A/0389">https://planning.agileapplications.ie/fingal/applications/?ref=F12A/0389</a>	Decided - Granted
F13A/0007	Machale Plant Hire Ltd	St Annes, Dardistown, Ballymun, Dublin 11	3 year extension of a temporary permission for continuance of use of a concrete recycling facility and associated site office.	04/03/2013	11/01/2013	<a href="https://planning.agileapplications.ie/fingal/applications/?ref=F13A/0007">https://planning.agileapplications.ie/fingal/applications/?ref=F13A/0007</a>	Decided - Refused



PLANNING REFERENCE	APPLICANT NAME	LOCATION	DESCRIPTION	DECISION DATE	REGISTRATION DATE	MORE INFORMATION	CURRENT STATUS
SID/01/08/E 1	DAA	Dublin Airport, Townland Of Collinstown And, The Barony Of Coolock	Muti Storey Car Park and 4 Star Hotel see www.daa4starhotelandmscp. com.	24/09/2013	13/08/2013	<a href="https://planning.agileapplications.ie/fingal/applcation-details/?ref=SID/01/08/E1">https://planning.agileapplications.ie/fingal/applcation-details/?ref=SID/01/08/E1</a>	Decided - Granted
F13A/0297	Dabiza Properties Ltd.	Ballymun Road/Old Ballymun Road, Ballymun, Dublin 11.	10 year permission for a mixed used development to be constructed over 2 no. phases (1 & 2) and 3 no. blocks (A,B, & C) and totalling 7,398 sq.m gross floor space on this site of 0.81 hectares.	07/10/2013	15/08/2013	<a href="https://planning.agileapplications.ie/fingal/applcation-details/?ref=F13A/0297">https://planning.agileapplications.ie/fingal/applcation-details/?ref=F13A/0297</a>	Decided - Refused
F13A/0380	Mary Lynch	Former Mantua Park Site, Seatown West, Swords, Co. Dublin.	Residential development comprising 40 no. 3 bed dwellings with associated site and development works.	03/12/2013	11/10/2013	<a href="https://planning.agileapplications.ie/fingal/applcation-details/?ref=F13A/0380">https://planning.agileapplications.ie/fingal/applcation-details/?ref=F13A/0380</a>	Decided - Refused
F14A/0038	Bovale Developments	Junction of the Link Road and the N1 Dublin Road, Fosterstown North, Swords, Co Dublin	Retention Permission for 2 no. advertising boards located at the junction of the link road and the N1 Dublin Road (the link road being that running from Forrest Road eastwards to the N1 Dublin Road)...	25/03/2014	30/01/2014	<a href="https://planning.agileapplications.ie/fingal/applcation-details/?ref=F14A/0038">https://planning.agileapplications.ie/fingal/applcation-details/?ref=F14A/0038</a>	Decided - Refused

PLANNING REFERENCE	APPLICANT NAME	LOCATION	DESCRIPTION	DECISION DATE	REGISTRATION DATE	MORE INFORMATION	CURRENT STATUS
F13A/0498	Joanne Wilson	81, Seatown Villas, Swords, Co. Dublin	New single storey extension to rear of existing dwelling with internal access door to new single storey 'granny flat' extension to rear of existing dwelling consisting of 1 no. bedroom...	12/05/2014	09/05/2014	<a href="https://planning.agileapplications.ie/fingal/application-details/?ref=F13A/0498">https://planning.agileapplications.ie/fingal/application-details/?ref=F13A/0498</a>	Decided - Refused
F13A/0402	Dublin Aerospace Limited	Vacant lot between Hangars 5 and 6, North Apron, Dublin Airport, Corballis, Co. Dublin.	Two-bay aircraft maintenance hangar, designed to accommodate a range of code C aircraft types, with a plan area of 4,233m <sup>2</sup> . The overall dimensions of the proposed structure would be: 90.75m wide by 49m...	04/07/2014	10/06/2014	<a href="https://planning.agileapplications.ie/fingal/application-details/?ref=F13A/0402">https://planning.agileapplications.ie/fingal/application-details/?ref=F13A/0402</a>	Decided - Granted
F14A/0133	Fingal House Care Centre Limited	'Seaview', Seatown West, Swords, Co. Dublin.	Demolition of existing house, garage and boundary wall and erection of a 66 bed residential/nursing facility on a site of 0.4 ha (1.0 acres). the front elevation will rise in height from a two storey...	14/10/2014	18/09/2014	<a href="https://planning.agileapplications.ie/fingal/application-details/?ref=F14A/0133">https://planning.agileapplications.ie/fingal/application-details/?ref=F14A/0133</a>	Decided - Refused
F14A/0442	IPUT Management Services & Irish Life Ass.	Airside Retail Park, Crowcastle, Swords, Co. Dublin	The amalgamation of existing Unit A1 and A2 into one unit with the removal of existing internal dividing wall and the construction of an additional internal mezzanine floor for ancillary storage...	17/12/2014	29/10/2014	<a href="https://planning.agileapplications.ie/fingal/application-details/?ref=F14A/0442">https://planning.agileapplications.ie/fingal/application-details/?ref=F14A/0442</a>	Decided - Granted



PLANNING REFERENCE	APPLICANT NAME	LOCATION	DESCRIPTION	DECISION DATE	REGISTRATION DATE	MORE INFORMATION	CURRENT STATUS
F14A/0292	Joanne Wilson	81, Seatown Villas, Swords, Co. Dublin	Demolish existing single storey shed to side of existing dwelling and to build new two storey 'granny flat' extension to side/rear of existing dwelling with single storey element to rear...	19/01/2015	15/12/2014	<a href="https://planning.agileaapplications.ie/fingal/apapplication-details/?ref=F14A/0292">https://planning.agileaapplications.ie/fingal/apapplication-details/?ref=F14A/0292</a>	Decided - Granted
F14A/0218	Mary Lynch	Former Mantua Park Site, Seatown West, Swords, Co. Dublin.	28 no. residential units comprising 4 no. duplex units (1 no. apartment on ground floor and 2 no. duplexes on first and second floor providing for a total of 12 no. units); 8 no. two storey semi-detached...	22/01/2015	24/12/2014	<a href="https://planning.agileaapplications.ie/fingal/apapplication-details/?ref=F14A/0218">https://planning.agileaapplications.ie/fingal/apapplication-details/?ref=F14A/0218</a>	Decided - Granted
F15A/0154	Livy Issue Ltd.	Rear of Unit A4,, Airside Retail Park, Nevinstown, Swords, Co. Dublin.	Single storey storage/customer fitting building (ancillary to use of Unit 4A) and all ancillary site development works.	08/06/2015	15/04/2015	<a href="https://planning.agileaapplications.ie/fingal/apapplication-details/?ref=F15A/0154">https://planning.agileaapplications.ie/fingal/apapplication-details/?ref=F15A/0154</a>	Decided - Granted
F15A/0179	Tempore	Swords Pavilions Shopping Centre, R132 and Malahide Road, Swords, Co. Dublin.	Continued use on a permanent basis of the existing access and exit roadway off the western carriageway of the R132 regional route, south of the existing Malahide Road Roundabout. The existing access...	17/06/2015	24/04/2015	<a href="https://planning.agileaapplications.ie/fingal/apapplication-details/?ref=F15A/0179">https://planning.agileaapplications.ie/fingal/apapplication-details/?ref=F15A/0179</a>	Decided - Granted

PLANNING REFERENCE	APPLICANT NAME	LOCATION	DESCRIPTION	DECISION DATE	REGISTRATION DATE	MORE INFORMATION	CURRENT STATUS
F15A/0067	Electricity Supply Board	Townland of Crowcastle, On the R132 Road, Beside Airside Business Park, Swords, Co. Dublin.	New 110 kV GIS electrical transformer station consisting of two storey control building finished in architectural cladding colour grey white, 2 no. 110 kV transformers surrounded by 5metre high metal...	04/08/2015	09/07/2015	<a href="https://planning.agileapplications.ie/fingal/ap-&lt;br/&gt;details/?ref=F15A/0067">https://planning.agileapplications.ie/fingal/ap- details/?ref=F15A/0067</a>	Decided - Granted
F15A/0234	daa Plc	Airfield, Head of Stand Road, South Apron Village, Bond Road, Corballis Park at Dublin Airport, Collinstown, Co. Dublin	Permission for development of 1. Providing a hard standing area (1,289m2) for relocated general services and equipment on Bond Road. 2. Realigning the airside-landside boundary on Bond Road...	21/08/2015	28/07/2015	<a href="https://planning.agileapplications.ie/fingal/ap-&lt;br/&gt;details/?ref=F15A/0234">https://planning.agileapplications.ie/fingal/ap- details/?ref=F15A/0234</a>	Decided - Granted
F15A/0548	Rohan Estate Management Ltd.	North Dublin Corporate Park, Swords, Co. Dublin.	Construction of a temporary site identification sign (duration of 2 years) to be in the centre of the site at the entrance to the business park (western boundary).	25/01/2016	26/11/2015	<a href="https://planning.agileapplications.ie/fingal/ap-&lt;br/&gt;details/?ref=F15A/0548">https://planning.agileapplications.ie/fingal/ap- details/?ref=F15A/0548</a>	Decided - Granted
F15A/0580	DAA plc	DAA, Airfield, South Apron Village, Bond Road, Corballis Park, Dublin Airport, Collinstown, Co. Dublin.	Providing a twin feeder, aviation fuel, underground, hydrant pipeline from the existing fuel farm on Corballis Road, to the existing Pier 4 hydrant loop, to Pier 3...	11/02/2016	14/12/2015	<a href="https://planning.agileapplications.ie/fingal/ap-&lt;br/&gt;details/?ref=F15A/0580">https://planning.agileapplications.ie/fingal/ap- details/?ref=F15A/0580</a>	Decided - Granted

PLANNING REFERENCE	APPLICANT NAME	LOCATION	DESCRIPTION	DECISION DATE	REGISTRATION DATE	MORE INFORMATION	CURRENT STATUS
F16A/0002	ABP Ireland	ABP Meat Processing Plant, St Anne's, Cloghran, Ballymun, Co. Dublin.	Temporary permission (5 years) for the change of use of part of the existing ABP meat processing plant from meat processing to a waste transfer facility (non-hazardous wastes)...	25/04/2016	30/03/2016	<a href="https://planning.agileapplications.ie/fingal/apdetails/?ref=F16A/0002">https://planning.agileapplications.ie/fingal/apdetails/?ref=F16A/0002</a>	Decided - Granted
F16A/0248	Conor O Scanail	Milton Fields, Pinnock Hill, Swords, Co Dublin	Demolition of existing Veterinary building and replacement with similar size modern building height 7m. and similar veterinary uses, using existing vehicular access, parking and services...	27/07/2016	03/06/2016	<a href="https://planning.agileapplications.ie/fingal/apdetails/?ref=F16A/0248">https://planning.agileapplications.ie/fingal/apdetails/?ref=F16A/0248</a>	Decided - Granted
F16A/0347	Three Ireland Services ( Hutchinson ) Ltd	Fingallians C16, Newtown (part of ), Swords, Co Dublin	Retention Permission to retain the existing 20 metre high telecommunications monopole support structure ( previously granted permission under reference F10A/0474	03/10/2016	11/08/2016	<a href="https://planning.agileapplications.ie/fingal/apdetails/?ref=F16A/0347">https://planning.agileapplications.ie/fingal/apdetails/?ref=F16A/0347</a>	Decided - Granted
F16A/0387	Frylite Dublin Ltd.	ABP Meat Processing Plant, St Anne's, Cloghran, Ballymun, Co. Dublin.	Demolition of existing ancillary office accommodation and provision of ancillary portacabin office accommodation, and all associated site development works.	25/10/2016	05/09/2016	<a href="https://planning.agileapplications.ie/fingal/apdetails/?ref=F16A/0387">https://planning.agileapplications.ie/fingal/apdetails/?ref=F16A/0387</a>	Decided - Granted

PLANNING REFERENCE	APPLICANT NAME	LOCATION	DESCRIPTION	DECISION DATE	REGISTRATION DATE	MORE INFORMATION	CURRENT STATUS
F16A/0440	The Hammerson ICAV	Within lands that form the Swords Pavilions Shopping Centre, R132 and Malahide Road, Swords, Co. Dublin.	Proposed development comprises the continued use on a permanent basis of the existing access and exit roadway off the western carriageway of the R132 regional route, south of the existing Malahide Road...	30/11/2016	07/10/2016	<a href="https://planning.agileaapplications.ie/fingal/applcation-details/?ref=F16A/0440">https://planning.agileaapplications.ie/fingal/applcation-details/?ref=F16A/0440</a>	Decided - Granted
F16A/0479	Kirkland Investments Limited	The Premier Inn Hotel, Airside Retail Park, Nevinstown West, Swords, Co. Dublin.	The construction of a 6 storey extension to the side (north-east elevation) of the existing hotel to provide 54 no. new bedrooms, 1,568sq.m. approx.; change of use of 2 meeting rooms within the hotel...	16/12/2016	28/10/2016	<a href="https://planning.agileaapplications.ie/fingal/applcation-details/?ref=F16A/0479">https://planning.agileaapplications.ie/fingal/applcation-details/?ref=F16A/0479</a>	Decided - Granted
F16A/0483	DAA plc	South Apron, Dublin Airport, Townland of Corballis, Co. Dublin.	Development on a site of c. 1.02 hectares. The development will consist of the erection of a single storey Pre-Boarding Zone building (c. 6.95m high including screened plant at roof level) with a total...	16/12/2016	28/10/2016	<a href="https://planning.agileaapplications.ie/fingal/applcation-details/?ref=F16A/0483">https://planning.agileaapplications.ie/fingal/applcation-details/?ref=F16A/0483</a>	Decided - Granted
F16A/0493	Frank Grant Garages Ltd.	Texaco Service Station, Fosterstown North, Swords, Co. Dublin	The development will consist of (i) the construction of a single storey Café/Restaurant (gross floor area 342 sq.m.) with seating area, food preparation area, storage, staff, plant and toilet areas...	16/12/2016	04/11/2016	<a href="https://planning.agileaapplications.ie/fingal/applcation-details/?ref=F16A/0493">https://planning.agileaapplications.ie/fingal/applcation-details/?ref=F16A/0493</a>	Decided - Refused

PLANNING REFERENCE	APPLICANT NAME	LOCATION	DESCRIPTION	DECISION DATE	REGISTRATION DATE	MORE INFORMATION	CURRENT STATUS
F16A/0578	Tanrat Ltd.	Unit A, Airside Retail Park, Crowscastle, Swords, Co. Dublin.	Retention permission for the use of part of the ground floor of Unit A (also known as Unit 1), Airside Retail Park as a Starbucks coffee shop area with seating, together with a wall-mounted Starbucks	16/02/2017	16/12/2016	<a href="https://planning.agileapplications.ie/fingal/apPLICATION-details/?ref=F16A/0578">https://planning.agileapplications.ie/fingal/apPLICATION-details/?ref=F16A/0578</a>	Decided - Refused
F17A/0276	Siemens Healthcare Diagnostics Ltd	Chapel Lane, Swords, Co Dublin	Permission for the construction of a new storage shed of 50 square metres to rear of existing factory building and construction of new emergency exit to West side of existing factory and all associated...	07/07/2017	19/05/2017	<a href="https://planning.agileapplications.ie/fingal/apPLICATION-details/?ref=F17A/0276">https://planning.agileapplications.ie/fingal/apPLICATION-details/?ref=F17A/0276</a>	Decided - Granted
F17A/0396	Mantua Development Ltd.	Comyn Manor (former Mantua Park Site), Seatown West, Swords, Co. Dublin.	The change of use of unit type from 4 no. three storey duplex units (a total of 12 no. units with each duplex unit comprising 2 no. two storey maisonettes over 1 no. ground floor apartment)...	29/08/2017	06/07/2017	<a href="https://planning.agileapplications.ie/fingal/apPLICATION-details/?ref=F17A/0396">https://planning.agileapplications.ie/fingal/apPLICATION-details/?ref=F17A/0396</a>	Decided - Refused
F17A/0591	Mantua Development Ltd.	Comyn Manor (former Mantua Park Site), Seatown West, Swords, Co. Dublin.	The change of unit type from 4 no. three storey duplex units (a total of 12 no. units each with duplex unit comprising 2 no. two storey maisonettes over 1 no. ground floor apartment) granted planning...	21/11/2017	28/09/2017	<a href="https://planning.agileapplications.ie/fingal/apPLICATION-details/?ref=F17A/0591">https://planning.agileapplications.ie/fingal/apPLICATION-details/?ref=F17A/0591</a>	Decided - Granted

PLANNING REFERENCE	APPLICANT NAME	LOCATION	DESCRIPTION	DECISION DATE	REGISTRATION DATE	MORE INFORMATION	CURRENT STATUS
F18A/0070	Siemens Healthcare Diagnostics Man. Ltd.	Siemens Healthcare Diagnostics Manufacturing Ltd., Chapel Lane, Swords, Co. Dublin.	The construction of new first floor mezzanine of 360 square metres within the existing manufacturing building to include one new window to the east elevation, two new windows to the south elevation...	11/04/2018	16/02/2018	<a href="https://planning.agileapplications.ie/fingal/applcation-details/?ref=F18A/0070">https://planning.agileapplications.ie/fingal/applcation-details/?ref=F18A/0070</a>	Decided - Granted
F17A/0756	Devonmill Limited	Travelodge (Dublin Airport-North Swords), Pinnock Hill, Swords, Co. Dublin, K67 K6R2	Construction of a four-storey hotel extension (1944sq.m. gross floor area, approximately) to the front (southwest) of the existing hotel building; demolition and reinstatement of existing hotel floor...	25/04/2018	29/03/2018	<a href="https://planning.agileapplications.ie/fingal/applcation-details/?ref=F17A/0756">https://planning.agileapplications.ie/fingal/applcation-details/?ref=F17A/0756</a>	Decided - Granted
F18A/0405	Siemens Healthcare Diagnostics Manufacturing Limited	Chapel Lane, Swords, Co Dublin	Retention Planning Permission for existing temporary office accommodation in a single storey "Portakabin" of 235 square metres, the retention of 24 existing temporary car parking spaces	05/09/2018	13/07/2018	<a href="https://planning.agileapplications.ie/fingal/applcation-details/?ref=F18A/0405">https://planning.agileapplications.ie/fingal/applcation-details/?ref=F18A/0405</a>	Decided - Granted
F18A/0131	Tanrat Ltd.	Unit A, Airside Retail Park, Crowscastle, Swords, Co. Dublin	Retention permission for the use of part of the ground floor of Unit A (also known as Unit 1), Airside Retail Park as a Starbucks coffee shop area with seating, together with a wall mounted Starbucks	12/11/2018	17/10/2018	<a href="https://planning.agileapplications.ie/fingal/applcation-details/?ref=F18A/0131">https://planning.agileapplications.ie/fingal/applcation-details/?ref=F18A/0131</a>	Decided - Granted



PLANNING REFERENCE	APPLICANT NAME	LOCATION	DESCRIPTION	DECISION DATE	REGISTRATION DATE	MORE INFORMATION	CURRENT STATUS
F18A/0638	DAA plc	Carousel No. 4 Building, Terminal 1 Service Road, Between Terminal 1 and Terminal 2, Dublin Airport, Collinstown, Co. Dublin.	The development will consist of enabling works to facilitate the mandatory upgrade of the airport security screening system for passenger baggage...	10/01/2019	12/11/2018	<a href="https://planning.agileaapplications.ie/fingal/ap-plication-details/?ref=F18A/0638">https://planning.agileaapplications.ie/fingal/ap-plication-details/?ref=F18A/0638</a>	Decided - Granted
F19A/0168	DAA plc	Terminal 1 Baggage Hall, Terminal 1, Dublin Airport, Collinstown, Co. Dublin.	An extension of the existing Terminal 1 baggage hall in two locations to facilitate the mandatory upgrade of the airport security screening system for passenger baggage...	10/06/2019	18/04/2019	<a href="https://planning.agileaapplications.ie/fingal/ap-plication-details/?ref=F19A/0168">https://planning.agileaapplications.ie/fingal/ap-plication-details/?ref=F19A/0168</a>	Decided - Granted
F19A/0176	Frank Grant Garages Ltd.	Texaco Service Station, Fosterstown North, Swords, Co. Dublin.	The development will consist of (i) The extension and alteration of existing shop to provide an amenity building (398 sq.m) with retail area (100 sq.m), new seating area, hot food deli facility...	19/06/2019	26/04/2019	<a href="https://planning.agileaapplications.ie/fingal/ap-plication-details/?ref=F19A/0176">https://planning.agileaapplications.ie/fingal/ap-plication-details/?ref=F19A/0176</a>	Decided - Granted
F19A/0095	Frylite Dublin Ltd.	ABP Meat Processing Plant, St Anne's, Cloghran, Ballymun, Co. Dublin.	Temporary permission (5 years) for the temporary change of use of part of the APB meat processing plant from meat processing to a waste transfer and processing facility (non-hazardous wastes)...	19/07/2019	24/06/2019	<a href="https://planning.agileaapplications.ie/fingal/ap-plication-details/?ref=F19A/0095">https://planning.agileaapplications.ie/fingal/ap-plication-details/?ref=F19A/0095</a>	Decided - Granted



PLANNING REFERENCE	APPLICANT NAME	LOCATION	DESCRIPTION	DECISION DATE	REGISTRATION DATE	MORE INFORMATION	CURRENT STATUS
F19A/0023	DAA	North Runway, Dublin Airport, Co. Dublin.	Amend the North Parallel Runway (North Runway)/(permitted under FCC Reg. Ref. F04A/1755; An Bord Pleanála Ref: PL06F.217429), on this site of c.265.7 hectares at Dublin Airport, Co. Dublin...	09/08/2019	19/07/2019	<a href="https://planning.agileapplications.ie/fingal/apPLICATION-details/?ref=F19A/0023">https://planning.agileapplications.ie/fingal/apPLICATION-details/?ref=F19A/0023</a>	Decided - Granted
FW20A/0027	Kollect on Demand Ltd	Circle K Service Station, Ballymun Cross, Dublin 9	Permission for a pay-to-use waste portable compactor for dry recyclables and a pay-to-use portable waste compactor for residual waste and food waste.	09/06/2020	26/02/2020	<a href="https://planning.agileapplications.ie/fingal/apPLICATION-details/?ref=FW20A/0027">https://planning.agileapplications.ie/fingal/apPLICATION-details/?ref=FW20A/0027</a>	Decided - Refused
F20A/0180	Hammerson ICAV	Swords Pavillions Shopping Centre, R132 and Malahide Road, Swords, Co. Dublin	Continued use on a permanent basis of the existing access and exit roadway off the western carriageway of the R132 regional route, south of the existing Malahide Road roundabout. The existing access...	20/07/2020	23/04/2020	<a href="https://planning.agileapplications.ie/fingal/apPLICATION-details/?ref=F20A/0180">https://planning.agileapplications.ie/fingal/apPLICATION-details/?ref=F20A/0180</a>	Decided - Granted
F20A/0394	DAA plc	East of Terminal 1, Dublin Airport, Collinstown, Co. Dublin.	Development at an existing bus stop at Lane 2, east of terminal 1 Multi-storey car park and development at an existing taxi rank at Lane 1, East of Terminal 1...	30/09/2020	12/08/2020	<a href="https://planning.agileapplications.ie/fingal/apPLICATION-details/?ref=F20A/0394">https://planning.agileapplications.ie/fingal/apPLICATION-details/?ref=F20A/0394</a>	Decided - Granted

PLANNING REFERENCE	APPLICANT NAME	LOCATION	DESCRIPTION	DECISION DATE	REGISTRATION DATE	MORE INFORMATION	CURRENT STATUS
F20A/0505	Siemens Healthcare Diagnostics Manufacturing Ltd.	Chapel Lane, Swords, Co. Dublin	The development will consist of the retention of the existing temporary office accommodation in a single storey Portakabin of 235 square metres the retention of existing 24 temporary car parking space...	02/12/2020	08/10/2020	<a href="https://planning.agileapplications.ie/fingal/application-details/?ref=F20A/0505">https://planning.agileapplications.ie/fingal/application-details/?ref=F20A/0505</a> 5	Decided - Granted
F20A/0455	DAA plc	Terminal 1 & Terminal 2 Forecourts, Townlands of Corballis and Collinstown, Dublin Airport, Co Dublin	Permission for alterations to sections of the existing internal road network and associated works, on the Departures routes to and from Terminal 1 and Terminal 2 forecourts...	15/02/2021	19/01/2021	<a href="https://planning.agileapplications.ie/fingal/application-details/?ref=F20A/0455">https://planning.agileapplications.ie/fingal/application-details/?ref=F20A/0455</a> 5	Decided - Refused
F21A/0089	Chairman & Committee Fingallians GAA Club	Fingallians GAA Club, Lawless Memorial Park, Swords, Co. Dublin	Construct a 8mt high ball stop netting around the proposed new synthetic training area and associated training area and associated site works.	14/04/2021	19/02/2021	<a href="https://planning.agileapplications.ie/fingal/application-details/?ref=F21A/0089">https://planning.agileapplications.ie/fingal/application-details/?ref=F21A/0089</a> 9	Decided - Granted
F21A/0296	Frank Grant Garages Ltd	Texaco Service Station, Fosterstown North, Swords, Co. Dublin.	The proposed development will consist of: (i) Solar Photovoltaic Panels to Forecourt Canopy roof and Amenity Building roof, and (ii) All associated site development works...	21/07/2021	28/05/2021	<a href="https://planning.agileapplications.ie/fingal/application-details/?ref=F21A/0296">https://planning.agileapplications.ie/fingal/application-details/?ref=F21A/0296</a> 6	Decided - Granted

PLANNING REFERENCE	APPLICANT NAME	LOCATION	DESCRIPTION	DECISION DATE	REGISTRATION DATE	MORE INFORMATION	CURRENT STATUS
F20A/0550	DAA PLC	Airfield in the townlands of, Cloghran, Corballis, Forrest Great, Forrest Little, Collinstown & Rock, Dublin Airport, Co Dublin	For full planning permission to extend the North Apron in the Airfield at Dublin Airport, Co Dublin to facilitate the provision of twelve aircraft stands and a ground servicing equipment area...	08/12/2021	14/10/2021	<a href="https://planning.agileapplications.ie/fingal/application-details/?ref=F20A/0550">https://planning.agileapplications.ie/fingal/application-details/?ref=F20A/0550</a>	Decided
F21A/0255	Arora Dublin T2 Limited	Site A - Hotel Site adjoins the T2 Multi-Storey Car Park to the north, Dublin Airport, townland of Corballis, Site B - Skybridge House (former TASC Building), Dublin Airport, townlands of Collinstown;	For development at these site addresses: Site A - Hotel Site adjoins the T2 Multi-Storey Car Park to the north, Dublin Airport, townland of Corballis; Site B - Skybridge House (former TASC Building)...	04/01/2022	04/11/2021	<a href="https://planning.agileapplications.ie/fingal/application-details/?ref=F21A/0255">https://planning.agileapplications.ie/fingal/application-details/?ref=F21A/0255</a>	Decided - Granted
F21A/0678	Ontower Ireland Limited	Newtown Td., Swords, Co Dublin	Permission to replace an existing 20m monopole with a new 30m multi-user lattice tower telecommunications support structure carrying antenna and dishes enclosed within 2.4 metre high palisade fence...	14/02/2022	14/12/2021	<a href="https://planning.agileapplications.ie/fingal/application-details/?ref=F21A/0678">https://planning.agileapplications.ie/fingal/application-details/?ref=F21A/0678</a>	Decided - Refused

PLANNING REFERENCE	APPLICANT NAME	LOCATION	DESCRIPTION	DECISION DATE	REGISTRATION DATE	MORE INFORMATION	CURRENT STATUS
F21A/0387	Hammerson ICAV	Pavilions Shopping Centre, Malahide Road, Swords, Co. Dublin.	Permission for the installation of 2700 Solar panels over the roof of 2 no. retail buildings and all associated site works and services. AI received 26/01/22	17/02/2022	26/01/2022	<a href="https://planning.agileapplications.ie/fingal/application-details/?ref=F21A/0387">https://planning.agileapplications.ie/fingal/application-details/?ref=F21A/0387</a>	Decided - Granted
F21A/0518	DAA PLC	Departures routes to and from the Terminal 1 & Terminal 2 - Part of the central section of the Express Red Long-Term Car Park, Towlands of Corballis / Collinstown & Toberbunny, Dublin Airport, Dublin	Planning permission for development which will consist of alterations to section of the existing internal road network and associated works, on the Departures routes to and from the Terminal 1...	03/03/2022	04/02/2022	<a href="https://planning.agileapplications.ie/fingal/application-details/?ref=F21A/0518">https://planning.agileapplications.ie/fingal/application-details/?ref=F21A/0518</a>	Decided - Granted
F22A/0243	On Tower Ireland Limited	Newtown Td., Swords, Co Dublin	Replace an existing 20m monopole with a new 24m multi-user monopole tower and telecommunications support structure carrying antenna and dishes enclosed within a 2.4m high pallsade fence compound...	01/07/2022	12/05/2022	<a href="https://planning.agileapplications.ie/fingal/application-details/?ref=F22A/0243">https://planning.agileapplications.ie/fingal/application-details/?ref=F22A/0243</a>	Decided - Granted

PLANNING REFERENCE	APPLICANT NAME	LOCATION	DESCRIPTION	DECISION DATE	REGISTRATION DATE	MORE INFORMATION	CURRENT STATUS
F20A/0668	daa plc	Dublin Airport, Co. Dublin.	A proposed development comprising the taking of a 'relevant action' only within the meaning of Section 34C of the Planning and Development Act 2000, as amended, at Dublin Airport, Co. Dublin...	08/08/2022	21/09/2021	<a href="https://planning.agileapplications.ie/fingal/apPLICATION-details/?ref=F20A/0668">https://planning.agileapplications.ie/fingal/apPLICATION-details/?ref=F20A/0668</a>	Decided - Granted
F22A/0185	Fingallians GAA Club	Lawless Memorial Park, Seatown West, Swords, Co. Dublin	Retain the use of part of the existing first floor of the clubhouse as a Pre School Facility AI received 18/7/2022	12/08/2022	18/07/2022	<a href="https://planning.agileapplications.ie/fingal/apPLICATION-details/?ref=F22A/0185">https://planning.agileapplications.ie/fingal/apPLICATION-details/?ref=F22A/0185</a>	Decided - Granted
F22A/0365	Mainscourt Solar DAC	All in or in the vicinity of the townlands of Mainscourt, Roscall, Richardstown, Gracedieu, Brownstown, Magillstown, Skidoo, Dollards, Balheary, Newtown, broadmeadow, Balheary Demesne, Seatown West,	All in or in the vicinity of the townlands of Mainscourt, Roscall, Richardstown, Gracedieu, Brownstown, Magillstown, Skidoo, Dollards, Balheary, Newtown, broadmeadow, Balheary Demesne, Seatown West...	16/12/2022	29/11/2022	<a href="https://planning.agileapplications.ie/fingal/apPLICATION-details/?ref=F22A/0365">https://planning.agileapplications.ie/fingal/apPLICATION-details/?ref=F22A/0365</a>	Decided - Granted



PLANNING REFERENCE	APPLICANT NAME	LOCATION	DESCRIPTION	DECISION DATE	REGISTRATION DATE	MORE INFORMATION	CURRENT STATUS
F22A/0365	Mainscourt Solar DAC	All in or in the vicinity of the townlands of Mainscourt, Roscall, Richardstown, Gracedieu, Brownstown, Magillstown, Skidoo, Dollards, Balheary, Newtown, broadmeadow, Balheary Demesne, Seatown West...	All in or in the vicinity of the townlands of Mainscourt, Roscall, Richardstown, Gracedieu, Brownstown, Magillstown, Skidoo, Dollards, Balheary, Newtown, broadmeadow, Balheary Demesne, Seatown West...	16/12/2022	29/11/2022	<a href="https://planning.agileapplications.ie/fingal/applcation-details/?ref=F22A/0365">https://planning.agileapplications.ie/fingal/applcation-details/?ref=F22A/0365</a>	Decided - Granted
F22A/0415	Vhi Group DAC	Barrysparks & Crowcastle, Holywell Distributor Road, Swords, Dublin	The development will consist of a Healthcare Facility of 4,425.8 sqm gross floor area (GFA), across three storeys over a lower ground floor level car park and all ancillary site works on a site of 2.4...	13/02/2023	11/08/2022	<a href="https://planning.agileapplications.ie/fingal/applcation-details/?ref=F22A/0415">https://planning.agileapplications.ie/fingal/applcation-details/?ref=F22A/0415</a>	Decided - Granted
F22A/0422	Degaemad Developments Ltd	McComish, Fosterstown South, Cloghran, Dublin	The development will consist of the demolition of existing storage warehouse and construction of a replacement storage warehouse at the same site location. The extension and upgrading of cladding...	08/03/2023	09/02/2023	<a href="https://planning.agileapplications.ie/fingal/applcation-details/?ref=F22A/0422">https://planning.agileapplications.ie/fingal/applcation-details/?ref=F22A/0422</a>	On Appeal

PLANNING REFERENCE	APPLICANT NAME	LOCATION	DESCRIPTION	DECISION DATE	REGISTRATION DATE	MORE INFORMATION	CURRENT STATUS
F23A/0023	Dublin Airport Authority (DAA) plc	site between hanger 5 and M50 Garage, North Apron Airside Support, Dublin Airport, Castlemoate Road, Corballis, Swords, Co. Dublin	The development will consist of: a 2-storey airside operations building of c.1,700sq.m and c.7.5m in height accommodating a passenger reception centre for airside emergency incidents and primary support...	16/03/2023	24/01/2023	<a href="https://planning.agileapplications.ie/fingal/application-details/?ref=F23A/0023">https://planning.agileapplications.ie/fingal/application-details/?ref=F23A/0023</a>	Pending
F23A/0083	Devonmill Ltd.	Travelodge Dublin Airport North 'Swords', Pinnockhill, Swords, Co. Dublin, K67 K6R2	The development will consist of the demolition and reinstatement of existing hotel floorspace (c. 175 sq m) at ground floor level, internal alterations to the existing hotel floorspace....	27/04/2023	03/03/2023	<a href="https://planning.agileapplications.ie/fingal/application-details/?ref=F23A/0083">https://planning.agileapplications.ie/fingal/application-details/?ref=F23A/0083</a>	Pending
F22A/0687	Clondevin Properties Limited	Hollytree House, Nevinstown, Swords, Dublin, K67D1R8	Permission for development at this (c. 0.54 ha). The subject site overlaps and will supersede part of planning permission Reg. Ref.: F18A/0306 adjoining to the west resulting in the omission of 8 no...	<Null>	19/05/2023	<a href="https://planning.agileapplications.ie/fingal/application-details/?ref=F22A/0687">https://planning.agileapplications.ie/fingal/application-details/?ref=F22A/0687</a>	Pending
F23A/0200	Siemens Healthcare Diagnostics Manufacturing LTD	Chapel Lane, Swords, Co. Dublin.	The development consists of the retention of the existing access road and pedestrian path from the subject site to the adjoining factory unit at the adjacent Swords Business Park including...	<Null>	26/04/2023	<a href="https://planning.agileapplications.ie/fingal/application-details/?ref=F23A/0200">https://planning.agileapplications.ie/fingal/application-details/?ref=F23A/0200</a>	Pending

PLANNING REFERENCE	APPLICANT NAME	LOCATION	DESCRIPTION	DECISION DATE	REGISTRATION DATE	MORE INFORMATION	CURRENT STATUS
SHD/002/20	J. Murphy (Development s) Limited	Fosterstown North, Dublin Road/R132, Swords, Co. Dublin.	ABP-313331-22 To view details of this development please visit <a href="http://www.fosterstownnorthshd.ie">www.fosterstownnorthshd.ie</a> A 7 year planning permission for s Strategic housing Development. The application site has an area of...	<Null>	14/04/2022	<a href="https://planning.agileapplications.ie/fingal/application-details/?ref=SHD/002/20">https://planning.agileapplications.ie/fingal/application-details/?ref=SHD/002/20</a>	Pending
SHD/008/19	Cairn Homes Properties Ltd.	Holybanks, Swords, Co. Dublin.	ABP-313337-22 The proposed development will consist of a residential scheme of 621 no. units (145 no. 1-bed units, 278 no. 2-bed units, 187 no. 3-bed units and 11 no. 4-bed units) along with...	<Null>	14/04/2022	<a href="https://planning.agileapplications.ie/fingal/application-details/?ref=SHD/008/19">https://planning.agileapplications.ie/fingal/application-details/?ref=SHD/008/19</a>	Pending
SHD/018/21	Castlestar (Swords) Limited	A site located in the townland of Fosterstown North, Swords, County Dublin, On the corner of the junction with Boromhe Road (L2300) and the R132 (referred to as the Dublin Rd)	The development contains the following mix of apartments: 104 No. 1 bedroom apartments, 111 No. 2 bedroom apartments (including 12 No. 2 bed 3 person apartments and 99 No. 2 bed 4 person apartments)...	<Null>	03/08/2022	<a href="https://planning.agileapplications.ie/fingal/application-details/?ref=SHD/018/21">https://planning.agileapplications.ie/fingal/application-details/?ref=SHD/018/21</a>	Pending

PLANNING REFERENCE	APPLICANT NAME	LOCATION	DESCRIPTION	DECISION DATE	REGISTRATION DATE	MORE INFORMATION	CURRENT STATUS
SID/02/08	RPA	Belinstown, North County Dublin To Stephen's Gr	Construction, operation and maintenance of a light railway See Website <a href="http://www.dublinmetronorth.ie">www.dublinmetronorth.ie</a> On Display from 17/09/08 - 29/10/08 (6 weeks). Public submissions to be received by ABP by 29/10/08....	<Null>	18/09/2008	<a href="https://planning.agileapplications.ie/fingal/application-details/?ref=SID/02/08">https://planning.agileapplications.ie/fingal/application-details/?ref=SID/02/08</a>	Pending
SID/03/11	Railway Procurement Agency (RPA)	Dardistown, Swords, Co. Dublin.	Dardistown Depot and Scheme Spoil Strategy for the Metro North Scheme. Website <a href="http://www.dublinmetronorthdepot.ie">www.dublinmetronorthdepot.ie</a> and/or <a href="http://www.rpa.ie">www.rpa.ie</a>	<Null>	29/04/2011	<a href="https://planning.agileapplications.ie/fingal/application-details/?ref=SID/03/11">https://planning.agileapplications.ie/fingal/application-details/?ref=SID/03/11</a>	Pending

## APPENDIX 2: Example of SID Conditions to be Attached to Grant of Permission

The following conditions are recommended in the event of a grant of permission being issued:

1. The development shall be carried out in its entirety in accordance with the plans, particulars, specifications, and information lodged with the application, save as may be required by the other conditions attached hereto.  
REASON: To ensure that the development shall be in accordance with the permission and that effective control be maintained.

2. The following conditions shall be applied in respect of landscaping:

- (a) Prior to the commencement of construction works on site, a meeting with the Site Foreman, the appointed Arborist and the Parks Officer from the Parks & Green Infrastructure Division shall take place on-site to discuss tree protection measures with details of the arrangements for the implementation; supervision and monitoring of works
- (b) All measures outlined in the Arboricultural Method Statement by Dr Philip Blackstock, the Project Consultant Arborist shall be adhered to.
- (c) A tree and hedgerow bond of an appropriate amount shall be lodged with the Council prior to the commencement of development in order to ensure that the trees and hedgerows along the route of the proposed underground service are protected and maintained in good condition throughout the course of development. This bond shall be held by Fingal County Council for a period of two years post construction which may be extended in the event of possible construction related defects.
- (d) For the tree and hedgerow bond to be released, a post construction report on the condition of the trees and hedgerows to be retained shall be undertaken by the project Arborist and all recommendations made within this report shall be carried out. On completion of this, the report and a Certificate of Effective Completion sign by the project Arborist shall be provided to the Planning Authority.
- (e) Any trees that require removal to facilitate the development shall be replaced. Full details of all proposed tree planting shall be submitted to and agreed in writing with the Planning Authority prior to commissioning of the proposed development. This shall include planting and maintenance specifications, including cross-section drawings, use of guards or other protective measures and confirmation of location, Species and sizes, nursery stock type. All tree planting shall be carried out in accordance with the agreed plans. Any trees that are found to be dead, dying, severely damaged or diseased within five years of the completion of the development, shall be replaced in the next planting season by specimens of similar size and species in the first suitable planting season.

REASON: In the interests of visual amenity:

3. Prior to commencement of development, a detailed Construction Management Plan and a Construction Traffic Management Plan shall be agreed in writing with the Planning Authority. This shall address, inter alia:
  - (a) All details regarding safety issues including the appropriate signage and traffic management (as required).
  - (b) All HGV activity associated with the works shall have suitable access to the sites that will avoid the potential for queuing of HGV's on the public Road.
  - (c) Measures to mitigate the impact of the proposed works on the public road network. All works shall be carried out at the expense of the developer and to the specifications and conditions of The Planning Authority<sup>1</sup>.
  - (d) Restricted working hours will be applied through the road opening licence process where deemed necessary.



- (e) All relevant road opening licenses setting out construction working hours, lane closures, road closures etc. shall be obtained within the appropriate time periods prior to the commencement of construction works for the proposed development.
- (f) Where works are required on the property of third party the applicant shall submit written evidence that it has all the legal consent/rights of way to undertake the works.  
REASON: In the interest of orderly development.
4. Prior to commencement of the development, a detailed construction and demolition resource Waste Management Plan shall be submitted to, and agreed in writing with the Planning Authority. This shall be prepared in accordance with Best Practice Guidelines for the Preparation of Resource and Waste Management Plans for Construction and Demolition Projects 2021. This Plan shall include details of the various waste streams and expected tonnages which will be generated during site clearance, demolition and construction phases and any proposed exportation or importation of soil and stone material including destination/source locations, quantities and if any material will be assessed under By-Product notification. The RWMP shall also include specific proposals as to how the RWMP will be measured and monitored for effectiveness. All records (including for waste and all resources) pursuant to the agreed RWMP shall be made available for inspection at the site office at all times.  
REASON: In the interests of orderly development.
5. Where the Developer proposes to connect to a public water/waste water network operated by Irish Water, the Developer shall sign a connection agreement with Irish Water, prior to the commencement of the development.  
REASON: In the interest of proper planning and the sustainable development of the area.
6. No additional development shall take place above roof parapet level, including air handling equipment, storage tanks, ducts or other external plant, telecommunication aerials, antennas or equipment, unless authorised by a further grant of planning permission,  
REASON: To protect the visual amenities of the area.
7. The following shall be complied with in full:
- (a) During the construction phase no heavy construction equipment/machinery (to include pneumatic drills, construction vehicles, generators, etc) shall be operated on or adjacent to the construction site before 8.00a.m. or after 7.00p.m., Monday to Friday, and before 8.00 a.m. and after 1.00p.m. on Saturdays. No activities shall take place on site on Sundays or Bank Holidays. No activity, which would reasonably be expected to cause annoyance to residents in the vicinity, shall take place on site between the hours of 7.00p.m. and 8.00a.m. No deliveries of materials, plant or machinery shall take place before 8.00a.m. in the morning or after 7.00p.m. in the evening.
- (b) If there is any occasion when work must be carried on outside daytime hours, the Environmental Health Department of Fingal County Council, local residents and businesses in areas which are likely to be affected by noise from the proposed works should be notified in advance e.g. in letter or leaflet or advertisement form, of:
- Name, address and telephone number of the company carrying out works
  - Nature of and reason for works
  - Likely duration and times of work
- (c) All construction work carried out on site shall have regard to B.S.522 8: 2009+A1:2014 "Noise and Vibration control on construction and open sites to minimize noise from construction operations. All equipment used on site shall be fitted with effective silencers and/ or sealed acoustic covers. Noise attenuation measures such as shrouding and/or the use of acoustic

enclosures shall be implemented for noisy construction activities. The mitigation measures outlined in 6.7 of the CEMP shall be adhered to in full.

- (d) During the construction phase all necessary steps shall be taken to contain dust and airborne pollutants arising from the site and to prevent nuisance to persons in the locality. This shall include i) covering skips, ii) covering slack heaps, iii) netting of scaffolding, iv) regular road and pavement damping and sweeping, v) use of water spray to suppress dust, vi) proper paved or hard stand access for trucks and vehicles to and from the site to prevent dirt and dust from the site being carried from the site on to public roads etc. Where dust levels become excessive, steps shall be taken by the contractor to review the works and implement further mitigation measures.
- (e) All site activities during the construction and operational phases shall be carried out in such a manner to ensure that air emissions and/or odours do not result in significant impairment of, or significant interference with amenities or the environment beyond the site boundary. The mitigation measures in 6.12 of the CEMP shall be adhered to in full.
- (f) The cumulative noise contribution from the development once it is in operation shall not cause significant impairment of, or significant interference with amenities or the environment beyond the site boundary. Once the site is operational, the cumulative noise emissions from the site shall not exceed 55 db (A) LAeq 30 minutes between the hours of 0800 -22.00 and 45db(A) LAeq 15 minutes at all other times - as measured 1 metre from the nearest noise sensitive location. Clearly audible and impulsive tones at noise sensitive locations during evening and night shall be avoided irrespective of the noise level.

REASON: In the interest of public health.

- 8. All necessary measures shall be taken by the applicant/developer to prevent the spillage or deposit of any materials including clay rubble or other debris on adjoining roads during the course of development. In the event of any such spillage or deposit, immediate steps shall be taken to remove the material from the road surface at the applicant/developers own expense.

The applicant/developer shall be responsible for the full cost of repair in respect of any damage caused to the adjoining public road arising from the construction work and shall either make good any damage to the satisfaction of Fingal County Council or pay the Council the cost of making good any such damage upon issue of such a requirement by the Council.

REASON: To protect the amenities of the area.

- 9. All public services to the proposed development including electrical, telephone cables and equipment shall be located underground throughout the entire site where possible.

REASON: In the interest of visual amenity.

- 10. The following shall be complied with in respect of surface water management:

- (a) No surface water/ rainwater shall discharge into the foul water system, under any circumstances.
- (b) The surface water drainage arrangements shall be in compliance with the Greater Dublin Regional Code of Practice for Drainage Works Version 6.0 FCC April 2006.

REASON: In the interests of public health.

- 11. The following requirements shall be complied with:

- (i) The Developer shall engage the services of a suitably qualified, experienced and licence eligible archaeologist to carry out archaeological monitoring of all groundworks at the site. No sub-surface work shall be undertaken in the absence of the archaeologist without his/her express consent.

- (ii) The archaeologist shall notify the Department of Culture, Heritage and the Gaeltacht in writing at least four weeks prior to the commencement of site preparations.
  - (iii) Where archaeological material is shown to be present, avoidance, preservation in situ, or preservation by record (excavation) may be required. Works may be halted pending receipt of advice from the National Monuments Service, Department of Culture, Heritage and the Gaeltacht which will advise the Applicant/Developer with regard to these matters.
  - (iv) On completion of monitoring of groundworks, the archaeologist shall submit a written report to the Planning Authority and to the Department of Culture, Heritage and the Gaeltacht for consideration.
- REASON: To ensure the continued preservation (either in situ or by record) of places, caves, sites, features or other objects of archaeological interest.

12. Prior to commencement of development the developer shall pay to the planning authority a financial contribution towards expenditure that was and/or that is proposed to be incurred by the planning authority in respect of public infrastructure and facilities benefiting development in the area of the Authority, as provided for in the Contribution Scheme for Fingal County made by the Council. The phasing of payments shall be agreed in writing with the planning authority prior to the commencement of development.

REASON: It is considered reasonable that the payment of a contribution be required in respect of the public infrastructure and facilities benefiting development in the area of the Planning Authority and which is provided, or which is intended to be provided by, or on behalf of the Local Authority.

13. Prior to commencement of development, a community liaison committee shall be established to liaise between the applicant and the local community.

The membership of this committee shall reflect membership of the local communities of Swords and Santry and shall include representatives from Fingal County Council and the applicant. Full details of the committee shall be agreed between the planning authorities and the applicant prior to commencement of development.

The committee and the applicant will decide on the nature and extent of specific community gain projects to be developed with by the applicant either in the form of direct provision of specific projects and an annual levy towards their on-going maintenance, or, alternatively, a once-off direct capital contribution towards provision of specific projects and an annual levy towards their on-going maintenance.

Fingal County Council shall have responsibility for the administration of a community gain fund account and the amount of the contribution and the arrangements for payment shall be agreed between the developer and the planning authority or, in default of agreement shall be referred to the Board for determination.

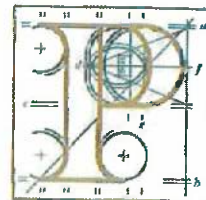
REASON: To provide for the allocation of resources from the community gain fund in accordance with the requirements of the local community and to provide for appropriate ongoing review of operations at the site in conjunction with the local community.

14. A community gain fund shall be established to benefit to the community in the general catchment area. Details of the management and operation of the community gain fund, which shall be lodged in a special community fund account, shall be submitted to, and agreed in writing with the Planning Authority prior to the commencement of development. In default of agreement, the details shall be determined by An Bord Pleanála.

REASON: It is considered reasonable that the operators of the facility should contribute towards the cost of environmental, recreational or community facilities which will be of benefit to the community in the area.

15. At the detail design stage and prior to commencement of the development, details of the proposed public spaces in front and around the proposed Stations including the final geometry and layout as well as details of materials, finishes, fixed furniture, bicycle parking, lighting, wayfinding, boundaries, paving and any ancillary structures should be provided for consideration and agreement with the Local Authority. Particular attention to be paid to the design of the approach the Stations including the treatment of the exclusion zones around the structures supporting the overhead canopy as well as the as the overall functionality of the public spaces that are well connected to the surrounding context.

Our Case Number: ABP-314724-22



An  
Bord  
Pleanála

Fingal County Council  
County Hall  
Main Street  
Swords  
Co. Dublin  
K67 X8Y2

Date: 28 April 2023

Re: Railway (Metrolink - Estuary to Charlemont via Dublin Airport) Order [2022]  
Metrolink. Estuary through Swords, Dublin Airport, Ballymun, Glasnevin and City Centre to  
Charlemont, Co. Dublin

Dear Sir / Madam,

I have been asked by An Bord Pleanála to refer further to the above mentioned Railway Order application and to our previous letter to you dated 5th October, 2022.

In accordance with section 47D(1)(a) of the Transport (Railway Infrastructure) Act 2001 as amended, the Board hereby requests you to make a submission addressing the matters raised in our letter to you dated 5th October, 2022 and as set out below.

The submission of the planning authority on the application must be received by the Board not later than **5.30 p.m. on the 9th June, 2023**. A copy of this submission should also be placed on the public file when sent to the Board. For the purpose of any necessary clarification please be advised that the planning authority submission on an application for a railway order is not subject to any statutory requirement relating to the formal submission of a manager's report to the elected members of the Council prior to making a submission to the Board (such a statutory requirement only applies to applications for planning permission under section 37E of the Planning and Development Act, 2000) - it is of course open to you to consult the elected members if you so choose to do but the time limit for your submission to the Board must still be met. I have been asked by An Bord Pleanála to advise you that it expects that the planning authority submission on this application will cover, where relevant, the following range of issues:

- Main relevant Development Plan provisions relating to the subject site and surrounding area. A clear indication of the current status of the relevant Development Plan and any Draft Plans should be given, together with any relevant issues arising. Details of other relevant Plan provisions (e.g. Local Area Plans) and statement regarding status of these Plans (adopted or in draft form).
- Relevant planning history relating to the subject site and the surrounding area.
- Relevant enforcement information relating to the subject site and the likely developer (if known).

Tel	Tel	(01) 858 8100
Glaos Áitliúil	LoCall	1800 275 175
Facs	Fax	(01) 872 2684
Láithreán Gréasáin	Website	<a href="http://www.pleanala.ie">www.pleanala.ie</a>
Ríomhphost	Email	<a href="mailto:bord@pleanala.ie">bord@pleanala.ie</a>

64 Sráid Maoilbhríde	64 Marlborough Street
Bailte Átha Cliath 1	Dublin 1
D01 V902	D01 V902



- Relevant national, regional and local policies.
- Any Special Area Amenity Order which may be affected by the proposed development.
- European designations, National Heritage Areas, which may be affected by the proposed development (whether in or proximate to same).
- Protected Structures, Architectural Conservation Areas etc.
- Waste policy, which may be relevant to the proposed development. This will arise particularly in the case of applications for waste facilities where policies, objectives and other provisions of Waste Management Plans should be referred to in addition to the Development Plan.
- Adequacy of the public water supply.
- Public sewerage facilities and capacity to facilitate the proposed development.
- Availability and capacity of public surface water drainage facilities and any history of flooding relevant to the site.
- Assessment of landscape status and visual impact, as appropriate.
- Carrying capacity and safety of road network serving the proposed development.
- Environmental carrying capacity of the subject site and surrounding area, and the likely significant impact arising from the proposed development, if carried out.
- Part V of the Planning and Development Act, 2000 (social and affordable housing) provisions (which may be applicable).
- Description of any public use of adjoining, abutting of adjacent lands in the applicants ownership, and the planning authority's view on any condition which may be appropriate for the purpose of conserving a public amenity on those lands.
- Planning authority view in relation to the decision to be made by the Board.
- Planning authority view on conditions which should be attached in the event of the Board deciding to make a railway order.
- Planning authority view on community gain conditions which may be appropriate.
- Details of relevant section 48/49 development contribution scheme conditions which should be attached.
- Details of any special contribution conditions which should be attached along with detailed calculations and justification for the conditions.

It is anticipated that the planning authority submission will include the views/recommendations of all relevant departments and personnel in the local authority as well as the planning authority's overall considered view on the proposal.

Thank you for your co-operation in this matter. If you have any enquiries in relation to the matter please contact the undersigned officer of the Board.

Tel  
Glao Áitiúil  
Facs  
Láithreán Gréasáin  
Ríomhphost

Tel  
LoCall  
Fax  
Website  
Email

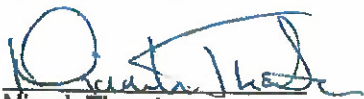
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64 Sráid Maoilbhríde  
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64 Marlborough Street  
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Please quote the above mentioned An Bord Pleanála reference number in any correspondence or telephone contact with the Board.

Yours faithfully,



Niamh Thornton  
Executive Officer  
Direct Line: 01-8737247

RA02

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