

Planning Department,  
Fingal County Council,  
Fingal County Hall,  
Main Street,  
Swords,  
Co. Dublin.

14<sup>th</sup> April 2022

Dear Sir / Madam,

**RE: STRATEGIC HOUSING DEVELOPMENT APPLICATION CONSISTING OF 645 NO. RESIDENTIAL UNITS, A CHILDCARE FACILITY, A COMMUNITY FACILITY, 5 NO. COMMERCIAL UNITS, OPEN SPACE AND ALL ASSOCIATED DEVELOPMENT ON A SITE AT FOSTERSTOWN NORTH, DUBLIN ROAD / R132, SWORDS, CO. DUBLIN**

### **Introduction**

On behalf of the applicant, J. Murphy (Developments) Limited, Block B, Bryanstown Centre, Dublin Road, Drogheda, Co. Louth, we hereby submit an SHD application for a seven year planning permission for a Strategic Housing Development at lands at Fosterstown North, Dublin Road / R132, Swords, Co. Dublin. The site has an area of c. 4.635 ha and is bound by the R132 to the east, the existing Boromhe residential development to the south and west, and the Gaybrook Stream and a greenfield site to the north.

Pursuant to Article 285(5)(a) of the Planning and Development (Strategic Housing Development) Regulations 2017, and Section 8(1)(b) of the Planning and Development (Housing) and Residential Tenancies Act 2016, an electronic copy of the application is enclosed for your information.

A dedicated project website has also been established, on which the application details are uploaded, and this website can be viewed at: [www.fosterstownnorthshd.ie](http://www.fosterstownnorthshd.ie)

### **Application Copies**

The enclosed 6 no. hard copies and 3 no. soft copies are provided in accordance with Article 297 (6) of the Planning and Development (Strategic Housing Development) Regulations 2017 which states;

*'An applicant shall submit to the planning authority or each authority in whose area the proposed strategic housing development would be situated 6 printed copies of his or her*

Managing Director: John P. Spain BBS MRUP MRICS ASCS MRTPI MIPi

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application for permission for a proposed strategic housing development, together with one copy of the application in a machine-readable form on a digital device’.

### **Development Description**

The proposed development, for which a seven year permission is sought, is described in the public notices as set out below:

*“The proposed development comprises a Strategic Housing Development of 645 no. residential units (comprising 208 no. 1 bedroom units, 410 no. 2 bedroom units, and 27 no. 3 bedroom units), in 10 no. apartment buildings, with heights ranging from 4 no. storeys to 10 no. storeys, including undercroft / basement levels (for 6 no. of the buildings). The proposals include 1 no. community facility in Block 1, 1 no. childcare facility in Block 3, and 5 no. commercial units (for Class 1-Shop, or Class 2- Office / Professional Services or Class 11- Gym or Restaurant / Café use, including ancillary takeaway use) in Blocks 4 and 8.*

*The development will consist of the following:*

- *Block 1 comprises 29 no. residential units, within a four storey building (with a pitched roof), including 8 no. 1 bedroom units and 21 no. 2 bedroom units. A community facility (191.8 sq.m) is provided at ground floor level.*
- *Block 2 comprises 23 no. residential units, within a four storey building (with a pitched roof), including 8 no. 1 bedroom units and 15 no. 2 bedroom units.*
- *Block 3 comprises 24 no. residential units, within a four storey building (with a pitched roof), including 6 no. 1 bedroom units and 18 no. 2 bedroom units. A childcare facility (609.7 sq.m) is provided at ground floor level.*
- *Block 4 comprises 93 no. residential units, within a part seven, part eight, and part nine storey building, with an undercroft level, including 34 no. 1 bedroom units, 54 no. 2 bedroom units, and 5 no. 3 bedroom units. 3 no. commercial units (with a GFA of 632.2 sq.m) are provided at ground floor level.*
- *Block 5 comprises 91 no. residential units, within a part six, part seven, and part eight storey building, with an undercroft level, including 34 no. 1 bedroom units, 55 no. 2 bedroom units, and 2 no. 3 bedroom units.*
- *Block 6 comprises 54 units, within a part eight, part nine storey building, with an undercroft level, including 13 no. 1 bedroom units, 38 no. 2 bedroom units, and 3 no. 3 bedroom units.*
- *Block 7 comprises 117 no. residential units, within a part seven, part eight, and part nine storey building height, over a basement level, including 40 no. 1 bedroom units, 76 no. 2 bedroom units, and 1 no. 3 bedroom unit.*
- *Block 8 comprises 94 no. residential units, within a part six, part seven, part eight, and part nine storey building, over a basement level, including 33 no. 1 bedroom units, 58 no. 2 bedroom units, and 3 no. 3 bedroom units. A commercial unit (with a GFA of 698.2 sq.m) is provided at ground floor level.*
- *Block 9 comprises 75 no. residential units, within a part seven, part eight, part nine, and part ten storey building, over a basement level, including 23 no. 1 bedroom units, 48 no. 2 bedroom units, and 4 no. 3 bedroom units.*
- *Block 10 comprises 45 no. residential units, within a part nine, part ten storey building, including 9 no. 1 bedroom units, 27 no. 2 bedroom units, and 9 no. 3 bedroom units.*

*The development includes a total of 363 no. car parking spaces (63 at surface level and 300 at undercroft / basement level). 1,519 no. bicycle parking spaces are provided at surface level, undercroft / basement level, and at ground floor level within the blocks / pavilions structures. Bin stores and plant rooms are located at ground floor level of the blocks and at*

*undercroft / basement level. The proposal includes private amenity space in the form of balconies / terraces for all apartments. The proposal includes hard and soft landscaping, lighting, boundary treatments, the provision of public and communal open space including 2 no. playing pitches, children's play areas, and an ancillary play area for the childcare facility.*

*The proposed development includes road upgrades, alterations and improvements to the Dublin Road / R132, including construction of a new temporary vehicular access, with provision of a new left in, left out junction to the Dublin Road / R132, and construction of a new signalised pedestrian crossing point, and associated works to facilitate same. The proposed temporary vehicular access will be closed upon the provision of permanent vehicular access as part of development on the lands to the north of the Gaybrook Stream. The proposal includes internal roads, cycle paths, footpaths, vehicular access to the undercroft / basement car park, with proposed infrastructure provided up to the application site boundary to facilitate potential future connections to adjoining lands.*

*The development includes foul and surface water drainage, green roofs and PV panels at roof level, 5 no. ESB Substations and control rooms (1 no. at basement level and 4 no. at ground floor level within Blocks 2, 4, 7 and 8), services and all associated and ancillary site works and development."*

The application contains a statement indicating why permission should be granted for the proposed development, having regard to a consideration specified in Section 37(2)(b) of the Planning and Development Act, 2000, as amended, notwithstanding that the proposed development materially contravenes a relevant development plan or local area plan other than in relation to the zoning of the land.

The application contains a statement setting out how the proposal will be consistent with the objectives of the Fingal County Development Plan 2017-2023.

An Environmental Impact Assessment Report and a Natura Impact Statement have been prepared in respect of the proposed development and accompany this application.

### **Public Consultation**

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### **Enclosures**

Six no. hardcopies and 3 no. soft copies of the following documentation accompanies this planning application in accordance with Section 4 and 8 of the Planning and Development (Housing) and Residential Tenancies Act 2016, as amended, and Articles 297 and 298 of the Planning and Development (Strategic Housing Development) Regulations 2017, as amended:

### **Planning Particulars**

- Strategic Housing Development Application Form, Letter of Consent from Fingal County Council, Letter from MKN Properties Limited, Irish Water COF and SODA letters, site notice and a copy of the newspaper notice.
- Cover Letter to ABP prepared by John Spain Associates;

- Cover letters to prescribed bodies / authorities and Fingal County Council prepared by John Spain Associates;
- Part V proposals, including Part V Booklet prepared by PCOT Architects, a Part V Cover Letter prepared by John Spain Associates, an Estimate of Costs prepared by the applicant, and a Letter from the applicant's solicitor;
- 3 no. soft copies of the application documentation;

### **Planning Reports**

- Statement of Response to the Board's Opinion prepared by John Spain Associates;
- Statement of Consistency and Planning Report prepared by John Spain Associates;
- Social and Community Infrastructure Audit / Assessment prepared by John Spain Associates;
- Statement of Material Contravention prepared by John Spain Associates;

### **Architectural Inputs**

- Architectural Drawings, Schedule of Accommodation, Housing Quality Assessment and Schedule of Drawings prepared by PCOT Architects and Arrow Architects;
- Architectural Design Statement prepared Arrow Architects, in association with PCOT Architects and others;
- Building Lifecycle Report prepared by the applicant, in association with others;

### **Engineering Inputs**

- Engineering Assessment Report, Engineering Drawings, and Drawing Schedule prepared by Waterman Moylan Consulting Engineers;
- Flood Risk Assessment prepared by DBFL Consulting Engineers;
- Traffic Impact Assessment prepared by OCSC Consulting Engineers;
- Car Parking Rationale and Mobility Management Plan prepared by Waterman Moylan Consulting Engineers;
- DMURs Statement of Consistency prepared by Waterman Moylan Consulting Engineers;
- Planning Stage Structural Report prepared by Waterman Moylan Consulting Engineers;
- Response to the Board's Opinion in respect to Transport and Drainage prepared by Waterman Moylan Consulting;
- Stage 1 Road Safety Audit, including appended drawings, prepared by Bruton Consulting Engineers;
- Energy Statement prepared by Waterman Moylan Consulting Engineers;
- Construction Environmental Management Plan prepared by Waterman Moylan Consulting Engineers;
- Public Transport Capacity Assessment prepared by Waterman Moylan Consulting Engineers;

### **Landscape / Arboricultural Inputs**

- Landscape Drawings, Drawing Schedule and Landscape Design Report prepared by Mitchell + Associates;
- Arboricultural Report, Drawings and Schedule prepared by Charles McCorkell Arborist;

### **Environmental Inputs**

- Environmental Impact Assessment Report and Non-Technical Summary prepared by John Spain Associates (JSA), and other consultants;
- Appropriate Assessment Screening Report and Natura Impact Statement prepared by Enviroguide;
- Verified View Montages, Presentation and CGI Images Brochure prepared by 3DDB (also included as Appendix 7.1 of the EIAR);
- Daylight and Sunlight Assessment Report prepared by 3DDB;
- Resource Waste Management Plan prepared by AWN Consulting;
- Operational Waste Management Plan prepared by AWN Consulting;
- Outdoor Lighting Report, including drawings, prepared by Schreder; and
- Glint and Glare Study prepared by Macroworks.

The documentation as submitted meets the requirements of the Planning and Development (Housing) and Residential Tenancies Act 2016, as amended, and specifically the Planning and Development (Strategic Housing Development) Regulations 2017, as amended, and application guidance documents issued by An Bord Pleanála.

In preparing this planning application, including all drawings and reports, the applicant and design team have responded to the items raised in pre-application consultation meetings and the Board's Opinion.

If you have any queries, please do not hesitate to contact us.

Yours sincerely,



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**John Spain Associates**

Dublin Airport Authority,  
daa plc,  
Old Central Terminal Building,  
Dublin Airport,  
Co. Dublin  
[planning@daa.ie](mailto:planning@daa.ie)

14<sup>th</sup> April 2022

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The proposed development, for which a seven year permission is sought, is described in the public notices as set out below:

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3 bedroom units), in 10 no. apartment buildings, with heights ranging from 4 no. storeys to 10 no. storeys, including undercroft / basement levels (for 6 no. of the buildings). The proposals include 1 no. community facility in Block 1, 1 no. childcare facility in Block 3, and 5 no. commercial units (for Class 1-Shop, or Class 2- Office / Professional Services or Class 11- Gym or Restaurant / Café use, including ancillary takeaway use) in Blocks 4 and 8.

The development will consist of the following:

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*vehicular access as part of development on the lands to the north of the Gaybrook Stream. The proposal includes internal roads, cycle paths, footpaths, vehicular access to the undercroft / basement car park, with proposed infrastructure provided up to the application site boundary to facilitate potential future connections to adjoining lands.*

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The application contains a statement setting out how the proposal will be consistent with the objectives of the Fingal County Development Plan 2017-2023.

An Environmental Impact Assessment Report and a Natura Impact Statement have been prepared in respect of the proposed development and accompany this application.

### **Public Consultation**

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Any person may, within the period of 5 weeks beginning on the date of receipt by An Bord Pleanála of the application and on payment of the prescribed fee of €20 (except for certain prescribed bodies), make a submission or observations in writing to An Bord Pleanála, 64 Marlborough Street, Dublin 1 or online at [www.pleanala.ie](http://www.pleanala.ie) relating to the implications of the proposed development, if carried out, for proper planning and sustainable development in the area or areas concerned, and the likely effects on the environment or the likely effects on a European site, as the case may be, of the proposed development, if carried out. Submissions or observations duly made will be considered by An Bord Pleanála in making a decision on the application. Such submissions or observations must also include the following information:

- (a) the name of the person, authority or body making the submission or observations, the name of the person, if any, acting on behalf of that person, authority or body, and the address to which any correspondence relating to the application should be sent,
- (b) the subject matter of the submission or observations, and
- (c) the reasons, considerations and arguments on which the submission or observations is or are based.

An Bord Pleanála may grant permission for the strategic housing development as proposed, or may grant permission subject to such modifications as it specifies in its decision, or may grant permission in part only, with or without any other modifications it may specify in its decision, or may refuse to grant permission for the proposed development. An Bord Pleanála may attach to a grant of permission such conditions as it considers appropriate.



Any enquiries relating to the application process should be directed to the Strategic Housing Development Section of An Bord Pleanála (Tel. 01-8588100).

A person may question the validity of a decision of An Bord Pleanála by way of an application for judicial review, under Order 84 of the Rules of the Superior Courts (S.I. No. 15 of 1986), in accordance with sections 50 and 50A of the Planning and Development Act 2000 (No. 30 of 2000), as amended. Practical information on the review mechanism can be found in the Judicial Review Notice on the An Bord Pleanála website: [www.pleanala.ie](http://www.pleanala.ie) or on the Citizens Information Service website: [www.citizensinformation.ie](http://www.citizensinformation.ie)

If you have any queries, please do not hesitate to contact us.

Yours sincerely,



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**John Spain Associates**

Irish Aviation Authority,  
The Times Building,  
11-12 D'Olier Street,  
Dublin 2.  
[planning@iaa.ie](mailto:planning@iaa.ie)

14<sup>th</sup> April 2022

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**RE: STRATEGIC HOUSING DEVELOPMENT APPLICATION CONSISTING OF 645 NO. RESIDENTIAL UNITS, A CHILDCARE FACILITY, A COMMUNITY FACILITY, 5 NO. COMMERCIAL UNITS, OPEN SPACE AND ALL ASSOCIATED DEVELOPMENT ON A SITE AT FOSTERSTOWN NORTH, DUBLIN ROAD / R132, SWORDS, CO. DUBLIN**

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*undercroft / basement car park, with proposed infrastructure provided up to the application site boundary to facilitate potential future connections to adjoining lands.*

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If you have any queries, please do not hesitate to contact us.

Yours sincerely,



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**John Spain Associates**

Irish Water,  
Colvill House,  
24-26 Talbot St,  
Dublin 1  
Ireland.  
[spatialplanning@water.ie](mailto:spatialplanning@water.ie)

14<sup>th</sup> April 2022

Dear Sir / Madam,

**RE: STRATEGIC HOUSING DEVELOPMENT APPLICATION CONSISTING OF 645 NO. RESIDENTIAL UNITS, A CHILDCARE FACILITY, A COMMUNITY FACILITY, 5 NO. COMMERCIAL UNITS, OPEN SPACE AND ALL ASSOCIATED DEVELOPMENT ON A SITE AT FOSTERSTOWN NORTH, DUBLIN ROAD / R132, SWORDS, CO. DUBLIN**

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Pursuant to Article 285(5)(a) of the Planning and Development (Strategic Housing Development) Regulations 2017, and Section 8(1)(b) of the Planning and Development (Housing) and Residential Tenancies Act 2016, an electronic copy of the application is enclosed for your information.

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The proposed development, for which a seven year permission is sought, is described in the public notices as set out below:

*“The proposed development comprises a Strategic Housing Development of 645 no. residential units (comprising 208 no. 1 bedroom units, 410 no. 2 bedroom units, and 27 no. 3 bedroom units), in 10 no. apartment buildings, with heights ranging from 4 no. storeys to 10 no. storeys, including undercroft / basement levels (for 6 no. of the buildings). The*

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proposals include 1 no. community facility in Block 1, 1 no. childcare facility in Block 3, and 5 no. commercial units (for Class 1-Shop, or Class 2- Office / Professional Services or Class 11- Gym or Restaurant / Café use, including ancillary takeaway use) in Blocks 4 and 8.

The development will consist of the following:

- Block 1 comprises 29 no. residential units, within a four storey building (with a pitched roof), including 8 no. 1 bedroom units and 21 no. 2 bedroom units. A community facility (191.8 sq.m) is provided at ground floor level.
- Block 2 comprises 23 no. residential units, within a four storey building (with a pitched roof), including 8 no. 1 bedroom units and 15 no. 2 bedroom units.
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- Block 5 comprises 91 no. residential units, within a part six, part seven, and part eight storey building, with an undercroft level, including 34 no. 1 bedroom units, 55 no. 2 bedroom units, and 2 no. 3 bedroom units.
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Transport Infrastructure Ireland,  
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D08 DK10.  
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An Bord Pleanála may grant permission for the strategic housing development as proposed, or may grant permission subject to such modifications as it specifies in its decision, or may grant permission in part only, with or without any other modifications it may specify in its decision, or may refuse to grant permission for the proposed development. An Bord Pleanála may attach to a grant of permission such conditions as it considers appropriate.

Any enquiries relating to the application process should be directed to the Strategic Housing Development Section of An Bord Pleanála (Tel. 01-8588100).



A person may question the validity of a decision of An Bord Pleanála by way of an application for judicial review, under Order 84 of the Rules of the Superior Courts (S.I. No. 15 of 1986), in accordance with sections 50 and 50A of the Planning and Development Act 2000 (No. 30 of 2000), as amended. Practical information on the review mechanism can be found in the Judicial Review Notice on the An Bord Pleanála website: [www.pleanala.ie](http://www.pleanala.ie) or on the Citizens Information Service website: [www.citizensinformation.ie](http://www.citizensinformation.ie)

If you have any queries, please do not hesitate to contact us.

Yours sincerely,



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**John Spain Associates**