

The Secretary,
An Bord Pleanála,
64 Marlborough Street,
Dublin 1,

14th April 2022

Dear Sir,

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.

This proposal falls under the definition of Strategic Housing Development as set out under Section 3 of the Planning and Development (Housing) and Residential Tenancies Act 2016 (as amended) as it is a proposed development 'of 100 or more houses on land zoned for residential use or for a mixture of residential and other uses'.

Proposed Development

The proposed development for which a **seven year** permission is sought is described as follows in the public notices:

"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:

Managing Director: John P. Spain BBS MRUP MRICS ASCS MRTPI MIPI
Executive Directors: Paul Turley BA MRUP Dip Environmental & Planning Law MIPI RORY KUNZ BA (MOD) MScERM MAT&CP Dip EIA Mgmt. MIPI
Stephen Blair BA (Mod) MRUP MIPI MRTPI Mary Mac Mahon MSc TCP Pg Dip MSP Pg Dip Env Eng Dip Env Plg Law Dip Mgmt Dip EIA & SEA B Soc Sc MIPI
Blaine Cregan B Eng BSc MSc

Senior Associate Directors: Luke Wymer BA MRUP Dip Plg & Env Law Dip PM Prof Cert Env Mgmt MIPI
Meadhbh Nolan BA MRUP MRTPI Kate Kerrigan BA MSc MRTPI

Associate Director: Ian Livingstone MA Town & Regional Planning, MSc. Spatial and Regional Planning, RTPI

John Spain Associates Ltd. trading as John Spain Associates. Directors: J. Spain, S. Spain.
Registered in Ireland No. 396306. Registered Office: 39, Fitzwilliam Place, Dublin 2. VAT No. IE 6416306U

- *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.

Duration of Permission

As set out in the public notices and having regard to the scale of the proposed development, the proposed phasing, the fact that the application is subject to an EIAR, as set out in the public notices, a seven year permission is sought having regard to the provisions of Section 41 of the Planning and Development Act 2000, as amended.

The proposed development will respond to current and future housing demand in the area, via the delivery of a significant quantity of residential development on a phased basis over the duration of a 7 year planning permission which is sought for the development. Subject to a grant of permission, the proposed development will see the delivery of apartment units on the site from c. 2025 onwards (given the estimated timescale to construct Phase 1), being delivered during the lifetime of the next Development Plan. Further information in this respect may be found in the accompanying Statement of Response to the Board’s Opinion prepared by John Spain Associates and relevant engineering documentation accompanying the application.

Site Location and Context

The subject site is located with the ‘Metropolitan Key Town’ of Swords and is zoned ‘RA’ residential in the Development Plan. The site is situated adjacent to the Dublin Road / R132 public transport corridor and c. 1km south of Swords Town Centre. The subject site is greenfield and in agricultural use. The site is bound to the south by the existing housing development of Boromhe Willows, to the west by the Boromhe Laurels and Birches housing development and its associated greenspace, the Gaybrook Stream and agricultural land to the north (part of which was subject to a SHD permission under ABP Ref.: 308366-20 (currently subject to a legal challenge)) and the Dublin Road / R132 along the eastern boundary.

The site is well serviced by public transport with high capacity, frequent service, and is located directly adjacent to a major public transport corridor being the Swords Quality Bus Corridor (QBC). A number of bus stops located within 30m-450m walking distance to the site, providing for a high capacity and frequent service to the city centre, along with direct links with Dublin Airport, Dublin City Centre, and UCD. This includes the Swords Express bus services (including routes 500, 501, 502, 503, 504, 505, 500X, and 501X), a range of Dublin Bus services and a GoAhead service (including routes the 33, 33a, 41, 41b, 41x and 101). The Public Transport Capacity Assessment prepared by Waterman Moylan demonstrates that the existing bus network in the area has sufficient capacity to accommodate passenger trips generated by the proposed development.

Future proposals for public transport in the area include Bus Connects and a section of the Core Bus Corridor 2 (Swords to Dublin City Centre) preferred route passes directly by the site to the east, along the R132 / Dublin Road.

The existing local road infrastructure extends to the M1, M50, Port Tunnel, Dublin Airport, The Pavilions Shopping Centre, Airside Retail and Business Park, Swords Business Park – all within 1-5km of the subject site.

The site will also benefit from the future MetroLink line, which will run along a corridor linking Swords, Dublin Airport and the City Centre, and will terminate at Charlemont. The preferred route public consultation identified a MetroLink stop is proposed on the opposite side of the R132/Dublin Road, north of and partially within the footprint of Airside Retail Park, and adjacent to the subject site at Fosterstown North. The MetroLink is envisaged to provide for a high frequency link to Dublin Airport, the City Centre and beyond, providing significant potential capacity for those to be resident at the proposal.

Road upgrades planned in the area include upgrading Forest Road, constructing a link road between Forest Road and the Pinnock Hill roundabout, which is located c. 200 metres north of the subject site and the R132 Connectivity Project - Road alterations works along the R132 between Lissenhall Interchange and Pinnockhill Junction.

The subject site is also in close proximity to a number of other services and facilities, including but not limited to hotels, supermarkets, schools and parks. Dublin Airport is located nearby and acts as a major employer in the area, with c. 13,000 people currently employed in the airport, in addition to the future increase in the working population arising from the 41,000 sq.m Airport Central Business Park.

Land Use Zoning

The subject lands are zoned RA – Residential Area, with an objective to '*Provide for new residential communities subject to the provision of the necessary social and physical infrastructure*', as per the Fingal County Development Plan 2017-2023, under which the development proposals are permissible.

The subject lands also form the southern portion of the Fosterstown Masterplan 2019 and the Statement of Consistency and Planning Report provides a detailed review of the proposed development in the context of the objectives of the Masterplan.

Please refer to the Statement of Consistency and Planning Report for further details.

Pre-Application Consultation Meeting with the Board (Tri-Partite Meeting)

A pre-application meeting was undertaken with An Bord Pleanála on the 27th of November 2020, under Section 5 of the Planning and Development (Housing) and Residential Tenancies Act 2016. The Board's Opinion was issued on the 3rd of December 2020.

This planning application is accompanied by a Statement of Response to the Board's Opinion prepared by JSA in consultation with the wider design team. The Statement of Response to the Board's Opinion prepared by JSA, which should be read in conjunction with relevant application documentation referenced therein, clearly sets out how the specific information items and further information requested by the Board have been fully addressed in the documentation now submitted for approval.

Change of Applicant

In accordance with Section 17(2)(a) of the Planning & Development (Amendment) (Large-scale Residential) Act 2021, we notified the Board on behalf of the prospective applicant of the intention to **proceed** with the SHD application within the time period prescribed under Section 17(2)(b) of the 2021 Act.

We note that the applicant at pre-application stage was Murlyn (Investments) Limited, however, the lands were acquired by the applicant, J. Murphy (Developments) Limited, in March 2020 and accordingly this application is made by the current landowner. We understand this approach is acceptable as the issue on whether an application was valid arose in the case of *Pembroke Road Association v An Bord Pleanála* [2021] IEHC 403 where Owens J. rejected a challenge on the basis that the applicant for permission was not the same as the entity which engaged in the pre-application process. The same judge subsequently rejected the application for a certificate for leave to appeal on 19 November 2021 ([2021] IEHC 718) and held that *“The identity of a person pursuing a planning application may change during the currency of the process. There is nothing in the legislation which requires the bizarre result that a change in the identity of the person pursuing an application must always lead to a fresh process”*.

In other words, the applicant for permission was deemed to have sufficient interest to make the application. Therefore, it is appropriate for the application to be made by J. Murphy (Developments) Limited and it obviates the requirement in Article 297 of the Regulations that where the applicant is not the owner of the land concerned, the written consent of the owner to make an application under section 4 of the Act of 2016 in respect of that land must be included with the application.

Consultation with the Planning Authority under Section 247

The SHD process comprises three mandatory stages including Stage 1 which is a consultation with the Planning Authority (under section 247 of the Planning & Development Act, 2000, as amended).

A formal pre-application meeting was held with Fingal County Council on the 25th of January 2019.

In addition, a further meeting was undertaken with FCC on the 29th of June 2021 following the appointment of Arrow Architects to the project to assist PCOT Architects in addressing Item 2 of the Board’s Opinion and in acknowledgement of the strategic location of the site vis-à-vis the Key Town of Swords, adjacent to a Bus Connects corridor and immediately opposite the planned Metrolink station at Fosterstown. The meeting was attended by David Murray and Hugh O’Neill- Planning, Carmel Brennan- Architect, Niall Thornton- Transport and Gemma Carr- Parks.

A summary of the pre-application consultation undertaken by the Applicant with Fingal County Council has been included in Section 4 of the accompanying Statement of Consistency and Planning Report.

Other Consultations

As part of the Fosterstown Masterplan preparation process, a meeting was facilitated by FCC and the consultants engaged to prepare the masterplan, prior to publication of the draft. The proposals for the site were discussed as part of this consultation in the context of the emerging masterplan. Submissions during the consultation process for the masterplan in

respect of the subject site were also made, including as part of the pre-draft consultation in September 2018 and a further submission on the draft masterplan in April 2019.

This application demonstrates that the proposals broadly adhere to the requirements of the Fosterstown Masterplan and seeks to provide a justification for aspects of the scheme which differ from those envisaged by FCC for the lands, including building heights, density, phasing and access from the R132, as set out in the Statement of Material Contravention.

In relation to BusConnects, submissions were made to the NTA as part of the emerging referred route public consultation in February 2019, and also as part of the Core Bus Corridor Public Consultation in April 2020. This provided additional information to the NTA on the proposals for the land, and confirmed that the proposed access and junction to the lands would not jeopardise the delivery and operation of the proposed core bus corridor.

A meeting was requested with the NTA through the Transport Department of FCC by Waterman Moylan; however, this was not facilitated in advance of lodgement. The current application proposes a temporary vehicular access from the R132, which will be closed on construction of the link road from the north, and the TTA / engineering documentation, demonstrates that the proposals will not prejudice the delivery of Bus Connects or the MetroLink project. The NTA and TII are consultees identified by ABP and will be afforded the opportunity to comment on the scheme.

Prior to lodgement of the application, and given the heights of 4 to 10 storeys proposed, the proximity to Dublin Airport and the requirements of SPPR 3 of the Building Height Guidelines, we engaged with the DAA and IAA. The responses received, which are appended to the Statement of Consistency and Planning Report, demonstrates that no concerns in principle are raised in respect to the proposed heights.

Irish Water Requirements

The requirements in respect of Irish Water (IW) set out in Section 20 of the SHD Application Form are addressed in the form, the IW correspondence received and the Engineering Services Report as prepared by Waterman Moylan Consulting Engineers.

The applicant, and the project Consulting Engineer Waterman Moylan have undertaken consultation with Irish Water prior to the lodgement of this application. An updated Confirmation of Feasibility was received from Irish Water on the 17th February 2021, which confirmed that a connection is feasible for water and feasible subject to localised upgrades to the local wastewater network. As set out in Waterman Moylan's Response to ABP'S Opinion relating to Transportation and Drainage, Irish Water have confirmed that the upgrade works will be carried out by Irish Water and will be funded by the applicant. The upgrade works can be delivered in a timely manner as they are to be delivered by or on behalf of Irish Water under their exempted development rights, but do not form part of this application. They require Irish Water to confirm the cost and the applicant to provide the requisite finance, which would be completed as part of the Connection Application Process subject to a grant of permission for the proposed development.

The proposed development will discharge to the Swords Wastewater Treatment Plant (WWTP) and the WWTP was recently upgraded with treatment capacity rising from a population of 60,000 to 90,000 on completion.

A Statement of Design Acceptance letter has also been received from Irish Water, which confirms that all the water and foul drainage services are designed in accordance with Irish Water standards. Please refer to Waterman Moylan Consulting Engineers application documentation for further information.

Part V

The Part V package accompanying this application includes the following:

- JSA Cover Letter;
- Part V Booklet prepared by PCOT Architects, which includes site layout plans and floor plans, illustrating the location within the scheme of the proposed 65 no. Part V units within Block 7 (10%) (as set out above) and a schedule of areas;
- Applicant's Estimated Table of Costs, including Estimated Total Cost to the Planning Authority and Estimated Cost Per Unit;
- A letter from the applicant's solicitor confirming exemption from the additional 10% requirement arising under the Affordable Housing Act 2021, as the applicant acquired the site in March 2020.

The Part V proposals relate to the provision of 65 no. units on site and within Block 7. These proposals are subject to final agreement with Fingal County Council following a grant of permission.

We acknowledge that the Affordable Housing Act 2021, which was commenced on the 3rd September 2021, increases the Part V requirement to 20% from 10%, to provide an additional 10% affordable housing provision, on applications for residential development in respect of sites acquired before 1st September 2015 and after the 31st July 2021. The applicant has confirmed that the site was acquired by the applicant in March 2020 (see letter from B. Vincent Hoey & Co. Solicitors accompanying the Part V documents) and therefore is not subject to the additional 10% affordable housing requirement.

Drawings, Plans and Particulars

The planning application is accompanied by a full set of architectural drawings which have been prepared in accordance with the requirements of Articles 297 and 298 of the Planning and Development Regulations 2001, as amended.

The architectural drawing package includes a full set of architectural drawings prepared by PCOT Architects and Arrow Architects, including two Site Location Maps and Site Layout Plans. In addition, a Landscape drawing pack and Engineering drawing pack accompanies the application. Each drawing pack submitted is accompanied by a schedule / register of drawings, as required under Q. 23 of the Application Form.

Statement of Consistency with Planning Policy

A Statement of Consistency and Planning Report prepared by John Spain Associates is enclosed with this planning application which demonstrates that the proposal is consistent with the relevant guidelines issued under Section 28 of the Planning and Development Act 2000 (as amended), the Fingal County Development Plan 2017-2023 and the Fosterstown Masterplan 2019.

Statement of Material Contravention

As set out within the public notices for the application, 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 Statement of Material Contravention provides a justification which the Board may have regard to in the event that the development is considered to represent a Material Contravention of the Fingal Development Plan 2017-2023, and in turn the Fosterstown Masterplan 2019.

The proposed development does not represent a material contravention in relation to the zoning of land, as the subject site is zoned to facilitate the proposed uses.

Environmental Impact Assessment Report

An Environmental Impact Assessment Report and a Non-Technical Summary have been prepared for and accompany this planning application.

In this context the following topics/issues have been reviewed and addressed in the context of the proposed development:

- Introduction and Methodology,
- Project Description and Alternatives Examined,
- Population and Human Health,
- Archaeology and Cultural Heritage,
- Biodiversity,
- Landscape and Visual Impact, including Photomontages,
- Land and Soils,
- Water,
- Air Quality and Climate,
- Noise and Vibration,
- Wind,
- Material Assets,
- Material Assets- Transport,
- Interactions,
- Principle Mitigation and Monitoring Measures,
- Non-Technical Summary.

In accordance with the requirements of the Regulations the following copies have been provided to the relevant parties:

- 2 no. hard and 3 no. soft copies to An Bord Pleanála
- 6 no. hard and 3 no. soft copies to the Planning Authority

Copies to the 5 no. prescribed authorities listed in the Board's Opinion on the proposed application have been provided. A copy of the notification letters issued to the prescribed bodies and Planning Authority is included for information purposes.

EIA Portal

Appendix 1 of this cover letter comprises of a copy of a confirmation notice email from the Department of Housing, Planning and Local Government EIA Portal, stating that the information provided to the portal has been uploaded to the EIA Portal on the 12/04/2022 under Portal ID number **2022072**.

Application Site Boundary

Please note that the application site boundary has been provided by PCOT Architects in .dwg format on CD ROM with all geometry referenced to ITM as specified in Section 6 of the Application Form.

Fee

Please find enclosed a cheque for the application fee of €80,000, i.e. the maximum amount, made payable to An Bord Pleanála for a Section 4 SHD application as prescribed in the Strategic Housing Development Fee Schedule.

Website

The application may also be inspected online at the following website set up by the applicant:

- www.fosterstownnorthshd.ie

A final PDF of all application documents has been uploaded to the above website address, which will go live on the day of lodgement.

For information purposes only, an animation video of the proposed development prepared by Arrow Architects is available to view on the SHD website and included in the soft copy file. However, the information included is for information purposes only to assist in the understanding of the scheme and the proposed drawings and verified views accompanying the application should be relied upon for an accurate representation of the scheme.

In addition, due to the size of the soft copy of the Verified View Montages, Presentation and CGI Images Brochure and Daylight and Sunlight Assessment Report prepared by 3DDB, a low res and high res version are included on the website and soft copy to ensure the public and statutory consultees do not have an issue in viewing the documentation.

Prescribed Bodies

As required in the Board's Consultation Opinion a copy of the application has been sent to the prescribed bodies set out below. All of the prescribed bodies have confirmed that they only require a soft copy of the planning application documentation.

1. Irish Water
2. Transport Infrastructure Ireland (TII)
3. National Transport Authority (NTA)
4. Irish Aviation Authority
5. Dublin Airport Authority

Enclosures

Two no. copies of the following documentation is herein submitted to An Bord Pleanála in accordance with Article 297 (6) of the Planning and Development (Strategic Housing Development) Regulations 2017:

Planning Particulars

- Application Fee cheque €80,000;

- 2 no. copies of the 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 newspaper notice (including copy of newspaper notice).
- 2 no. copies of this Cover Letter to ABP prepared by John Spain Associates;
- 2 no. copies of the cover letters to prescribed bodies / authorities and Fingal County Council prepared by John Spain Associates;
- 2 no. copies of the 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

- 2 no. copies of Statement of Response to the Board's Opinion prepared by John Spain Associates;
- 2 no. copies of Statement of Consistency and Planning Report prepared by John Spain Associates;
- 2 no. copies of Social and Community Infrastructure Audit / Assessment prepared by John Spain Associates;
- 2 no. copies of Statement of Material Contravention prepared by John Spain Associates;

Architectural Inputs

- 2 no. copies of Architectural Drawings, Schedule of Accommodation, Housing Quality Assessment and Schedule of Drawings prepared by PCOT Architects and Arrow Architects;
- 2 no. copies of the Architectural Design Statement prepared Arrow Architects, in association with PCOT Architects and others;
- 2 no. copies of the Building Lifecycle Report prepared by the applicant, in association with others;

Engineering Inputs

- 2 no. copies of an Engineering Assessment Report, Engineering Drawings, and Drawing Schedule prepared by Waterman Moylan Consulting Engineers;
- 2 no. copies of a Flood Risk Assessment prepared by DBFL Consulting Engineers;
- 2 no. copies of a Traffic Impact Assessment prepared by OCSC Consulting Engineers;
- 2 no. copies of a Car Parking Rationale and Mobility Management Plan prepared by Waterman Moylan Consulting Engineers;
- 2 no. copies of a DMURs Statement of Consistency prepared by Waterman Moylan Consulting Engineers;
- 2 no. copies of a Planning Stage Structural Report prepared by Waterman Moylan Consulting Engineers;
- 2 no. copies of a Response to the Board's Opinion in respect to Transport and Drainage prepared by Waterman Moylan Consulting;
- 2 no. copies of a Stage 1 Road Safety Audit, including appended drawings, prepared by Bruton Consulting Engineers;
- 2 no. copies of an Energy Statement prepared by Waterman Moylan Consulting Engineers;

- 2 no. copies of a Construction Environmental Management Plan prepared by Waterman Moylan Consulting Engineers;
- 2 no. copies of a Public Transport Capacity Assessment prepared by Waterman Moylan Consulting Engineers;

Landscape / Arboricultural Inputs

- 2 no. copies of Landscape Drawings, Drawing Schedule and Landscape Design Report prepared by Mitchell + Associates;
- 2 no. copies of Arboricultural Report, Drawings and Schedule prepared by Charles McCorkell Arborist;

Environmental Inputs

- 2 no. copies of an Environmental Impact Assessment Report and Non-Technical Summary prepared by John Spain Associates (JSA), and other consultants;
- 2 no. copies of an Appropriate Assessment Screening Report and Natura Impact Statement prepared by Enviroguide;
- 2 no. copies of the Verified View Montages, Presentation and CGI Images Brochure prepared by 3DDB (also included as Appendix 7.1 of the EIAR);
- 2 no. copies of Daylight and Sunlight Assessment Report prepared by 3DDB;
- 2 no. copies of a Resource Waste Management Plan prepared by AWN Consulting;
- 2 no. copies of an Operational Waste Management Plan prepared by AWN Consulting;
- 2 no. copies of an Outdoor Lighting Report, including drawings, prepared by Schreder; and
- 2 no. copies of a Glint and Glare Study prepared by Macroworks.

Six no. hard copies and three no. soft copies of this SHD has been sent to Fingal County Council as the appropriate planning authority in which the proposed Strategic Housing Development (SHD) is located.

We trust that 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,



John Spain Associate

APPENDIX 1- EIA PORTAL CONFIRMATION

From: Housing Eiaportal <EIAportal@housing.gov.ie>
Sent: Tuesday 12 April 2022 12:29
To: Luke Wymer
Subject: EIA Portal Confirmation Notice Portal ID 2022072

Dear Luke,

An EIA Portal notification was received on 11/04/2022 in respect of this proposed application. The information provided has been uploaded to the EIA Portal on 12/04/2022 under EIA Portal ID number 2022072 and is available to view at

<http://housinggov.ie/maps.arcgis.com/apps/webappviewer/index.html?id=d7d5a3d48f104ecbb206e7e5f84b71f1>.

Portal ID: 2022072

Competent Authority: An Bord Pleanála

Applicant Name: J. Murphy (Developments) Limited

Location: Lands at Fosterstown North, Dublin Road / R132, Swords, Co. Dublin.

Description: Proposed Strategic Housing Development of 645 residential units (in 10 blocks), childcare facility, community facility, and 5 commercial units, along with all associated development.

Linear Development: No

Date Uploaded to Portal: 12/04/2022

Regards,

Karl.

EIA Portal team

—

An Roinn Tithíochta, Rialtais Áitiúil agus Oidhreachta
Department of Housing, Local Government and Heritage

Teach an Chustaim, Baile Átha Cliath 1, D01 W6X0
Custom House, Dublin 1, D01 W6X0

T +353 (0) 1 888 2000

www.gov.ie/housing



**An Roinn Tithíochta,
Rialtais Áitiúil agus Oidhreachta**
Department of Housing,
Local Government and Heritage