



An  
Bord  
Pleanála

## Strategic Housing Development

### Application Form

#### **Before you fill out this form**

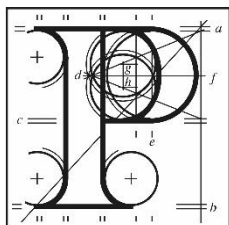
Please note that failure to complete this form or attach the necessary documentation, or the submission of incorrect information or omission of required information, will lead to An Bord Pleanála refusing to deal with your application. Therefore, ensure that each section of this request form is fully completed and signed, entering n/a (not applicable) where appropriate, and that all necessary documentation is attached to the application form. You are advised to refer to the “General Guidance Note” provided on pages 27 to 29 prior to completing this form.

#### **Other Statutory Codes**

An applicant will not be entitled solely by reason of a planning permission to carry out the development. The applicant may need other statutory consents, depending on the type of development. For example, all new buildings, extensions and alterations to, and certain changes of use of existing buildings must comply with building regulations, which set out basic design and construction requirements

## **Data Protection**

It is the responsibility of persons or entities wishing to use any personal data on a planning application form for direct marketing purposes to be satisfied that they may do so legitimately under the requirements of the Data Protection Acts 1988 and 2003. The Office of the Data Protection Commissioner state that the sending of marketing material to individuals without consent may result in action by the Data Protection Commissioner against the sender, including prosecution.



An  
Bord  
Pleanála

## Application Form in respect of a Strategic Housing Development

Contact details for sections 1 to 4 to be supplied in Section 26 of this form.

### 1. Applicant:

Name of Applicant:	<b>J. Murphy (Developments) Limited</b>
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### 2. Where the Applicant is a Company (Registered under the Companies Acts):

Registered Address of Company:	<b>Block B, Bryanstown Centre, Dublin Road, Drogheda, Co. Louth</b>
Company Registration No:	<b>590590</b>

### 3. Name of Person/Agent (if any) Acting on Behalf of the Applicant:

Name:	<b>John Spain Associates</b>
Is An Bord Pleanála to send all correspondence to the above person/agent acting on behalf of the applicant? (Please tick appropriate box)	Yes: [ <input checked="" type="checkbox"/> ] No: [ <input type="checkbox"/> ] (Please note that if the answer is "No", all correspondence will be sent to the applicant's address)

### 4. Person Responsible for Preparation of Drawings and Plans:

Name:	<b>Paul O'Toole &amp; Anna Siwik</b>
Firm/Company:	<b>PCOT Architects &amp; Arrow Architects respectively</b>

## 5. Planning Authority

Name of the Planning Authority(s) in whose functional area the site is situated:	<b>Fingal County Council</b>
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## 6. Site of Proposed Strategic Housing Development:

Postal Address /Townland/ Location of the Proposed Development (sufficient to identify the site in question):	
Address Line 1:	<b>Lands at Fosterstown North</b>
Address Line 2:	<b>Dublin Road / R132</b>
Address Line 3:	
Town/City:	<b>Swords</b>
County:	<b>Co. Dublin</b>
Eircode:	<b>N/A</b>
Ordnance Survey Map Ref. No. (and the Grid Reference where available)	<b>2994-A, 2994-B, 2994-C, 2994-D, 2994-07, 2994-08 X,Y = 717594, 745630</b>
<p>Where available, please provide the application site boundary, as shown in the submitted plans / drawings, as an ESRI shapefile in the Irish Transverse Mercator (ITM IRENET95) co-ordinate reference system. Alternatively, a CAD file in .dwg format, with all geometry referenced to ITM, may be provided.</p> <p><b>Included on the CD ROM as provided by PCOT Architects</b></p>	
Area of site to which the application relates in hectares:	<b>4.635 ha</b>
Site zoning in current Development Plan or Local Area Plan for the area:	<b><i>“RA” Residential Area - “Provide for new residential communities subject to the provision of the necessary social and physical infrastructure” under the Fingal Development Plan 2017-2023.</i></b>

Existing use(s) of the site and proposed use(s) of the site:	<p><b>Existing: Agricultural / Greenfield Site</b></p> <p><b>Proposed: Residential development with commercial, community and childcare facilities use.</b></p>
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**7. Applicant's Interest in the Site:**

Please tick appropriate box to show the applicant's legal interest in the land or structure:	Owner	Occupier	Other
	<b>X</b>		<b>X</b>
Where legal interest is "Other", please expand further on the applicant's interest in the land or structure:			
<p><b>A letter of consent from Fingal County Council to J. Murphy (Developments) Limited accompanies this application. This letter of consent relates to the part of the application site, included in the red line, on the Dublin Road / R132 (as coloured orange on the Site Location Map submitted with the application) which are within the control of Fingal County Council.</b></p>			
State Name and Address of the Site Owner: <b>If the applicant is not the legal owner</b> , please note that you are required to supply a letter of consent, signed by the site owner.	<p><b>Property Services Section, Economic, Enterprise, Tourism &amp; Cultural Development Department , Fingal County Council, County Hall, Main Street, Swords, Co. Dublin</b></p>		
Does the applicant own or control adjoining, abutting or adjacent lands?		Yes: [ ] No: [ <b>X</b> ]	
If the answer is "Yes" above, identify the lands and state the nature of the control involved: <b>N/A</b>			

**8. Site History:**

Is the applicant aware of any valid planning applications or An Bord Pleanála decisions previously made in respect of this land / structure?	Yes: [ ] No: [ <b>X</b> ]
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**Note:** If an application for permission for strategic housing development or a planning application under section 34 of the Planning and Development Act 2000 has been made in respect of this site in the 6 months prior to the submission of this application, the site notice for the current application in respect of strategic housing development must be on a yellow background.

If the answer is “Yes” above, please state the planning register reference number(s) / An Bord Pleanála reference number(s) of same, if known, and details of application(s) / appeal(s):

Reg. Ref. No. / An Bord Pleanála Ref. No.	Nature of Proposed Development	Final Decision by Planning Authority / An Bord Pleanála
N/A	N/A	N/A

Is the site of the proposed development subject to a current appeal to An Bord Pleanála? Yes: [ ] No: [ X ]

If the answer is “Yes” above, please specify the An Bord Pleanála reference no.:

N/A

Is the applicant aware of any other relevant recent planning applications or decisions by An Bord Pleanála in relation to adjoining or adjacent sites? Yes: [ X ] No: [ ]

If the answer is “Yes” above, please state the planning register reference number(s) / An Bord Pleanála reference number(s) of same, if known, and details of application(s) / appeal(s):

**ABP Ref.: 308366-20 – Strategic Housing Development for 278 no. apartments, childcare facility and associated site works.**

**Please refer to the Statement of Consistency and Planning Report for further detail regarding planning history for the surrounding area.**

Is the applicant aware of the site ever having been flooded? Yes: [ ] No: [ X ]

If the answer is “Yes” above, please give details e.g. year, extent:

N/A

**Please refer to the Flood Risk Assessment prepared by Waterman Moylan**

Is the applicant aware of previous uses of the site e.g. dumping or quarrying?	Yes: [ <input type="checkbox"/> ] No:[ <input checked="" type="checkbox"/> ]
If the answer is "Yes" above, please give details:	

## 9. Description of the Proposed Strategic Housing Development:

Please provide a brief description of the nature and extent of the proposed development, including-

- the proposed types and numbers of houses, student accommodation or both,
- in the case of student accommodation units, the combined number of bedspaces, and any other uses to which those units may be put,
- proposed services ancillary to residential development,
- other proposed uses in the development of the land, the zoning of which facilitates such use, and
- where an Environmental Impact Assessment Report or Natura Impact Statement has been prepared in respect of the application, an indication of that fact.

*(Below is as per public notices)*

**A Seven Year Planning Permission is sought for development 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:**

- **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.



<p>Please submit a site location map sufficient to identify the land, at appropriate scale.</p>	<p><b>Enclosed:</b></p> <p>Yes: [ <b>X</b> ] No: [   ]</p> <p>Submitted at both 1:2500 and 1:1000 having regard to the surrounding context</p>
<p>Please submit a layout plan of the proposed development, at appropriate scale.</p>	<p><b>Enclosed:</b></p> <p>Yes: [ <b>X</b> ] No: [   ]</p> <p>1 no. at 1:1000 and 2 no. part plans at 1:500.</p>

## 10. Pre-Application Consultations

<p><b>(A) Consultation with Planning Authority:</b></p> <p>State the date(s) and planning authority reference number(s) of the consultation meeting(s) held with the planning authority under section 247 of the Planning and Development Act 2000:</p>	
<p>Planning Authority reference number:</p>	<p><b>PPSHD/002/20</b></p>
<p>Meeting date(s):</p>	<p><b>25<sup>th</sup> January 2020 &amp; 29<sup>th</sup> June 2021</b></p>
<p><b>(B) Consultation with An Bord Pleanála:</b></p> <p>State the date(s) and An Bord Pleanála reference number(s) of the pre-application consultation meeting(s) with An Bord Pleanála:</p>	
<p>An Bord Pleanála reference number:</p>	<p><b>ABP Ref.: 307260-20</b></p>
<p>Meeting date(s):</p>	<p><b>27<sup>th</sup> November 2020</b></p>
<p><b>(C) Any Consultation with Prescribed Authorities or the Public:</b></p> <p>Provide details of any other consultations the applicant had with authorities prescribed under section 8(1)(b) and (c) of the Act of 2016 or with the public:</p>	

**Irish Water - As part of the pre-connection enquiry application process with Irish Water, it was confirmed that the existing network has capacity to cater for the development, subject to local upgrades which are to be delivered by Irish Water. A Statement of Design Acceptance letter has also been received.**

**Dublin Airport Authority – Email response received confirm no concerns in respect to the proposed heights, subject to details of craneage being agreed as part of the construction process. See attachment to Statement of Consistency / Planning Report.**

**Irish Aviation Authority- Email response received confirm no concerns in respect to the proposed heights, subject to details of craneage being agreed as part of the construction process. See attachment to Statement of Consistency / Planning Report.**

**The applicant has also consulted with the adjoining landowner to the north, MK Properties Limited, in respect to the proposed development and obtained a letter confirming the infrastructural proposals align with their proposals for the site.**

**In addition, the applicant has met with a local elected representative and local residents on an informal basis prior to lodgement.**

## 11. Application Requirements

(a) Is a copy of the page from the newspaper containing the notice relating to the proposed strategic housing development enclosed with this application?	<b>Enclosed:</b> Yes: [ <input checked="" type="checkbox"/> ] No: [ <input type="checkbox"/> ]
If the answer to above is "Yes", state name(s) of newspaper(s) and date(s) of publication:	<b>Irish Daily Mail</b> <b>13/04/2022</b>
(b) Is a copy of the site notice relating to the proposed development enclosed with this application?	<b>Enclosed:</b> Yes: [ <input checked="" type="checkbox"/> ] No: [ <input type="checkbox"/> ]
If the answer to above is "Yes", state date on which the site notice(s) was erected:	<b>12/04/2022</b>
<p><b>Note:</b> The location of the site notice(s) should be shown on the site location map enclosed with this application.</p> <p><b>Six no. locations have been identified in accordance with the requirements of the Regulations, i.e. adjacent to the application site or on the nearest public roads situated adjacent to the site, as follows:</b></p>	

<ul style="list-style-type: none"> <li>• <b>Two along the Dublin Road / R132.</b></li> <li>• <b>One on the access road to Boroimhe Willows to the south</b></li> <li>• <b>One at the end of the access road in Boroimhe Laurels to the south west;</b></li> <li>• <b>One on public open space adjacent to the access road in Boroimhe Birches;</b></li> <li>• <b>One at the end of the access road in Boroimhe Laurels to the west.</b></li> </ul>	
(c) Is an Environmental Impact Assessment Report (EIAR) required for the proposed development?	Yes: [ <input checked="" type="checkbox"/> ] No: [ <input type="checkbox"/> ]
If the answer to above is "Yes", is an EIAR enclosed with this application?	<b>Enclosed:</b> Yes: [ <input checked="" type="checkbox"/> ] No: [ <input type="checkbox"/> ]
Please provide a copy of the <b>Confirmation Notice</b> obtained from the EIA Portal where an EIAR accompanies the application.	<b>Enclosed:</b> Yes: [ <input checked="" type="checkbox"/> ] No: [ <input type="checkbox"/> ]  <b>2022072 (See attachment to JSA's ABP Cover Letter)</b>
(d) Is the proposed development, in whole or in part, within or close to a European site or Natural Heritage Area?	Yes: [ <input type="checkbox"/> ] No: [ <input checked="" type="checkbox"/> ]  <b>Please refer to the AA Screening Report and Natura Impact Statement accompanying this application submission.</b>
(e) Is a Natura Impact Statement (NIS) required for the proposed development?	Yes: [ <input checked="" type="checkbox"/> ] No: [ <input type="checkbox"/> ]  <b>Please refer to the AA Screening Report, and Natura Impact Statement accompanying this application submission. NIS submitted based on pathway to European site, rather than proximity.</b>
If the answer to above is "Yes", is an NIS enclosed with this application?	Yes: [ <input checked="" type="checkbox"/> ] No: [ <input type="checkbox"/> ]
(f) Has a copy of this application, and any EIAR and/or NIS required, been sent to the relevant planning authority, in both printed and electronic form?	Yes: [ <input checked="" type="checkbox"/> ] No: [ <input type="checkbox"/> ]

(g) Has a copy of this application, and any EIAR and/or NIS required, together with a notice stating that submissions or observations may be made in writing to An Bord Pleanála (ABP) during the period of 5 weeks from the receipt by ABP of the application, been sent to the relevant prescribed authorities, in both printed and electronic format?		Yes: [ <input checked="" type="checkbox"/> ] No: [ <input type="checkbox"/> ] N/A: [ <input type="checkbox"/> ]
If the answer to the above is "Yes", list the prescribed authorities concerned:	<ul style="list-style-type: none"> <li>• <b>National Transport Authority</b></li> <li>• <b>Transport Infrastructure Ireland</b></li> <li>• <b>Dublin Airport Authority</b></li> <li>• <b>Irish Aviation Authority</b></li> <li>• <b>Irish Water</b></li> </ul> <p><b>Letters issued to the above accompany the application.</b></p>	
If the answer to the above is "Yes", state the date on which the required documents and electronic copy were sent to the relevant prescribed authorities:		<b>14/04/2022</b>
(h) Is the proposed development likely to have significant effects on the environment of a Member State of the European Union or a state that is a party to the Transboundary Convention?		Yes: [ <input type="checkbox"/> ] No: [ <input checked="" type="checkbox"/> ]
If the answer to the above is "Yes", has a copy of this application, and the accompanying EIAR, together with a notice stating that submissions or observations may be made in writing to An Bord Pleanála (ABP) during the period of 5 weeks from the receipt by ABP of the application, been sent to the relevant authority in the state or states concerned, in both printed and electronic format?		Yes: [ <input type="checkbox"/> ] No: [ <input type="checkbox"/> ] <b>N/A</b>
If the answer to the above is "Yes", list the state(s) and the prescribed authorities concerned:		<b>N/A</b>
If the answer to the above is "Yes", state the date on which the required documents and electronic copy were sent to the relevant prescribed authorities:		<b>N/A</b>

**12. Statements Enclosed with the Application Which:**

<p>(a) Set out how the the proposed strategic housing development is consistent with the relevant objectives of the relevant development plan:</p>	<p><b>Enclosed:</b>          Yes: [ <input checked="" type="checkbox"/> ] No: [ <input type="checkbox"/> ]  <b>Please refer to JSA’s Statement of Consistency and Planning Report</b></p>
<p><b>Note:</b> The statement should be accompanied by a list of each relevant development plan objective considered by the prospective applicant in making the statement and proposals forming part of the application that demonstrate the consistency of the proposed development with that objective.</p>	
<p>(b) Set out, where applicable how the proposed strategic housing development will be consistent with the objectives of the relevant local area plan:</p>	<p><b>Enclosed:</b>          Yes: [ <input type="checkbox"/> ] No: [ <input type="checkbox"/> ]  <b>N/A</b></p>
<p><b>Note:</b> The statement should be accompanied by a list of each relevant local area plan objective considered by the prospective applicant in making the statement and any proposals forming part of the application that demonstrate the consistency of the proposed development with that objective.</p>	
<p>(c) Set out, where applicable that the proposed strategic housing development is, in the applicant’s opinion, consistent with the planning scheme for a strategic development zone:</p>	<p><b>Enclosed:</b>          Yes: [ <input type="checkbox"/> ] No: [ <input type="checkbox"/> ]          N/A: [ <input checked="" type="checkbox"/> ]</p>
<p><b>Note:</b> The statement should be accompanied by a list of the principal provisions of the planning scheme considered by the prospective applicant in making the statement.</p>	
<p>(d) Set out how the the proposed strategic housing development is, in the applicant’s opinion, consistent with any relevant guidelines issued by the Minister under section 28 of the Act of 2000:</p>	<p><b>Enclosed:</b>          Yes: [ <input checked="" type="checkbox"/> ] No: [ <input type="checkbox"/> ]          N/A: [ <input type="checkbox"/> ]  <b>Please refer to JSA’s Statement of Consistency and Planning Report</b></p>
<p><b>Note:</b> The statement should be accompanied by a list of the guidelines considered by the applicant in making the statement and proposals forming part of the application that demonstrate the consistency of the proposed development with the guidelines.</p>	

<p>(e) Where An Bord Pleanála notified the applicant of its opinion that the documents enclosed with the request for pre-application consultations required further consideration and amendment in order to constitute a reasonable basis for an application for permission, a statement setting out any changes made to the proposals in consequence.</p>	<p><b>Enclosed:</b>  Yes: [ <input checked="" type="checkbox"/> ] No: [ <input type="checkbox"/> ]  N/A: [ <input type="checkbox"/> ]</p> <p><b>Please refer to JSA’s Statement of Response to the Board’s Opinion, Waterman Moylan’s Statement of Response to ABP’s Opinion and Section 1 of the Architect’s Design Statement, which in turn references accompanying application documentation</b></p>
<p>(f) Where An Bord Pleanála notified the applicant that specified additional information should be submitted with any application for permission, a statement setting out that such information accompanies the application.</p>	<p><b>Enclosed:</b>  Yes: [ <input checked="" type="checkbox"/> ] No: [ <input type="checkbox"/> ]  N/A: [ <input type="checkbox"/> ]</p> <p><b>Please refer to JSA’s Statement of Response to the Board’s Opinion, which in turn references accompanying application documentation</b></p>

**13. Material Contravention of Development Plan/Local Area Plan:**

<p>Where the proposed strategic housing development materially contravenes the relevant development plan or local area plan other than in relation to the zoning of land, is a statement included with the application indicating the plan objective concerned and why permission should, nonetheless, be granted, having regard to a consideration specified in section 37(2)(b) of the Act of 2000?</p>	<p><b>Enclosed:</b>  Yes: [ <input checked="" type="checkbox"/> ] No: [ <input type="checkbox"/> ]</p> <p><b>Please refer to JSA’s Statement of Material Contravention submitted with the application. Reference included in the public notices also.</b></p>
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**14. Proposed Residential Development:**

- (a) Provide a breakdown of the proposed residential content of the strategic housing development, as follows: **(see PCOT schedule of areas also)**

<b>Houses - N/A</b>		
<b>Unit Type</b>	<b>No. of Units</b>	<b>Gross floor space in m<sup>2</sup></b>
1-bed		
2-bed		
3-bed		
4-bed		
4+ bed		
<b>Total</b>		

<b>Apartments</b>		
<b>Unit Type</b>	<b>No. of Units</b>	<b>Gross floor space in m<sup>2</sup></b>
Studio		
1-bed	<b>208</b>	<b>11,255.2 sq.m</b>
2-bed	<b>410</b>	<b>34,126.9 sq.m</b>
3-bed	<b>27</b>	<b>2,983.1 sq.m</b>
4-bed		
4+ bed		
<b>Total</b>	<b>645</b>	<b>48,365.2 sq.m</b>

<b>Student Accommodation</b> N/A			
<b>Unit Types</b>	<b>No. of Units</b>	<b>No. of Bedspaces</b>	<b>Gross floor space in m<sup>2</sup></b>
Studio			
1-bed			
2-bed			
3-bed			
4-bed			
4+ bed			
<b>Total</b>			

(b) State total number of residential units in proposed development:	<b>645</b>
(c) State cumulative gross floor space of residential accommodation, in m <sup>2</sup> :	<b>61,467.3 sq.m. (based on GFA including circulation cores)</b>

**15. Proposed Ancillary and Other Uses in the Proposed Strategic Housing Development:**

(a) Please provide details of the different classes of development proposed as ancillary to residential development and other uses on the land, the zoning of which facilitates such uses, as follows:	
<b>Class of Development:</b>	<b>Gross Floor Space in m<sup>2</sup></b>
<b>1 no. Childcare Facility</b>	<b>609.7 sq.m</b>
<b>5 no. Commercial Units (for Class 1-Shop, <u>or</u> Class 2-Office / Professional Services <u>or</u> Class 11- Gym <u>or</u> Restaurant / Café use, including ancillary takeaway use) in Blocks 4 and 8.</b>	<b>1330.5 sq.m</b>
<b>1 no. Community Facility</b>	<b>191.8 sq.m</b>



<b>Other Ancillary Residential Areas</b>	
<b>Undercroft Level – ancillary to residential</b>	<b>3,187.2 sq.m</b>
<b>Basement Level – ancillary to residential</b>	<b>6,365.5 sq.m</b>
<b>Bin stores, cycle stores, ESB substations and plant rooms – ancillary to residential</b>	<b>2,217.6 sq.m</b>
<p><b>Note:</b> Where it is not proposed to provide one childcare facility for each 75 houses in the proposed development, the application should be accompanied by a statement of the rationale for this.</p> <p><b>N/A Childare facility provided. However, Social and Community Infrastructure Audit / Assessment also included.</b></p>	

(b) State cumulative gross floor space of non-residential development in m <sup>2</sup> :	<b>2,132 sq.m</b> <b>(not including other ancillary residential areas listed above)</b>
(c) State cumulative gross floor space of residential accommodation and other uses in m <sup>2</sup> :	<b>75,369.6 sq.m (including basement, etc. as set out above)</b>
(d) Express 15(b) as a percentage of 15(c):	<b>2.83%</b>

*\*See PCOT Schedule of Accommodation for Further Details*

## 16. Strategic Housing Development Details:

**Note:** If the answer to any of the below statements is “Yes”, please submit a brief statement in support of your application.

<b>Please tick appropriate box:</b>	<b>Yes</b>	<b>No</b>
(a) Are details of housing density, plot ratio, site coverage, building heights, proposed layout and aspect enclosed with the application?	<b>X</b>  <b>Please refer to JSA’s Statement of Consistency and Planning Report, Arrow’s Design Statement and PCOT’s Schedule of Accommodation</b>	

<p>(b) Are details of public and private open space provision, landscaping, play facilities, pedestrian permeability, vehicular access and parking provision, where relevant, enclosed with the application?</p>	<p style="text-align: center;"><b>X</b></p> <p style="text-align: center;"><b>Please refer to JSA's Statement of Consistency and Planning Report, Mitchell + Associates Landscape Design Report, the TIA prepared by OCSC and the Car Parking Rationale and Mobility Management Plan by Waterman Moylan</b></p>	
<p>(c) Are details of any proposals to address or, where relevant, integrate the proposed development with surrounding land uses enclosed with the application?</p>	<p style="text-align: center;"><b>X</b></p> <p style="text-align: center;"><b>Please refer to JSA's Statement of Consistency and Planning Report, Mitchell + Associates Landscape Design Report and drawings, Arrow's Design Statement, the TIA prepared by OCSC, and the Statement of Response prepared by Waterman Moylan</b></p>	
<p>(d) Are details of any proposals to provide for services infrastructure other than water, such as cabling (including broadband provision) and any phasing proposals enclosed with the application?</p>	<p style="text-align: center;"><b>X</b></p> <p style="text-align: center;"><b>Please refer to the utilities section of the Energy Statement prepared by Waterman Moylan</b></p>	

<p>(e) Does the proposed development include an activity requiring an integrated pollution control licence or a waste licence?</p> <p>If "Yes", enclose a brief explanation with this application.</p>		<b>X</b>
<p>(f) Does the proposed development involve the demolition of any structure (including a habitable house), in whole or in part?</p> <p>If "Yes", enclose a brief explanation with this application.</p>		<b>X</b>
<p>(g) Does the proposed development involve the demolition of a Protected Structure(s), in whole or in part?</p> <p>If "Yes", an explanation as to the need for the demolition of a Protected Structure(s) should be enclosed with this application.</p>		<b>X</b>
<p>(h) Does the proposed development consist of work to a Protected Structure and/or its curtilage or proposed Protected Structure and/or its curtilage?</p> <p>If "Yes", provide photographs, plans and other particulars necessary to show how the proposed development would affect the character of the structure.</p>		<b>X</b>
<p>(i) Does the proposed development consist of work to the exterior of a structure which is located within an architectural conservation area (ACA)?</p> <p>If "Yes", provide photographs, plans and other particulars necessary to show how the proposed development would affect the character of the structure.</p>		<b>X</b>
<p>(j) Does the proposed application development affect, or is close to, a national monument or place in the ownership or guardianship of the Minister for Culture, Heritage and the Gaeltacht or a local authority, or is it the subject of a preservation order or temporary preservation order under the National Monuments Acts 1930 to 2014?</p>		<b>X</b>

<p>If "Yes", enclose a brief explanation with this application.</p>		
<p>(k) Is the proposed development in a Strategic Development Zone?</p> <p>If "Yes", enclose a statement of how the proposed development is consistent with the planning scheme for the Zone.</p>		X
<p>(l) Do any statutory notices (e.g. Fire Safety, Enforcement, Dangerous Buildings, Derelict Sites, Building Control, etc.) apply to the site and/or any building thereon?</p> <p>If "Yes", enclose details with this application.</p>		X
<p>(m) Do the Major Accident Regulations apply to the proposed development?</p>		X
<p>(n) Is information specified by An Bord Pleanála as necessary for inclusion in any application for permission for the proposed development, so included?</p> <p>If "Yes", give details of the specified information accompanying this application.</p>	<p>X</p> <p><b>Please refer to the schedule of documents included in JSA's ABP Cover Letter and JSA's Statement of Response to ABP's Opinion for further details</b></p>	

**17. Where the Proposed Development Relates to Existing Building(s) / Structure(s): N/A**

State gross floor space of any existing building(s) / structure(s) in m <sup>2</sup> :	<b>N/A</b>
State gross floor space of any proposed demolition, in m <sup>2</sup> :	<b>N/A</b>
State gross floor space of any building(s) / structure(s) to be retained in m <sup>2</sup> :	<b>N/A</b>
State total gross floor space of proposed works in m <sup>2</sup> :	<b>N/A</b>

**18. Where the Application relates to Material Change of Use of Land or Structure:**

(a) State existing use of land or structure:	<b>Agriculture</b>
(b) Where the existing land or structure is not in use, state the most recent authorised use of the land or structure:	<b>N/A</b>
(c) State proposed use(s):	<b>Residential and associated development. See public notices.</b>
(d) State nature and extent of any such proposed use(s):	<b>See public notices and application drawings and documentation.</b>
<p>(e) Plans (including a site or layout plan and drawings of floor plans, elevations and sections that comply with the requirements of Article 297 and 298) and other particulars required describing the works proposed should be enclosed with this application:</p> <p><b>Enclosed:</b> Yes: [ <input checked="" type="checkbox"/> ] No: [ <input type="checkbox"/> ] N/A: [ <input type="checkbox"/> ]</p> <p><b>See PCOT Architects and Arrow Architects drawing pack.</b></p>	

## 19. Social Housing (Part V)

Please tick appropriate box:	Yes	No
(a) Does Part V of the Planning and Development Act 2000 apply to the proposed development?	X	
<p>(b) If the answer to Question 19(A) is “Yes”, are details enclosed as to how the applicant proposes to comply with section 96 of Part V of the Act including, for example—</p> <p>(i) details of such part or parts of the land for the proposed development or is or are specified by the Part V agreement, or houses situated on such aforementioned land or elsewhere in the planning authority’s functional area proposed to be transferred to the planning authority, or details of houses situated on such aforementioned land or elsewhere in the planning authority’s functional area proposed to be leased to the planning authority, or details of any combination of the foregoing, and</p>	<p>X</p> <p><b>Please refer to Part V package of documentation accompanying this application identifying 10% / 65 units within Block 7</b></p>	
<p>(ii) details of the calculations and methodology for calculating values of land, site costs, normal construction and development costs and profit on those costs and other related costs such as an appropriate share of any common development works as required to comply with the provisions in Part V of the Act, and</p>	<p>X</p> <p><b>Please refer to Part V documentation, including estimate of costs accompanying this application</b></p>	
<p>(iii) a layout plan showing the location of proposed Part V units in the development?</p>	<p>X</p> <p><b>Please refer to PCOT’s Part V Booklet for the</b></p>	

	<b>location of the Part V units in the context of the overall development (the architectural drawings in turn provide full details of Block 7 where the Part V units are proposed)</b>	
(c) If the answer to Question 19(A) is “No” by virtue of section 96(13) of the Planning and Development Act 2000, details must be enclosed with this application form indicating the basis on which section 96(13) is considered to apply to the development.	<b>N/A</b>	

**20. Water Services:**

<b>(A) Proposed Source of Water Supply:</b>
<p>Please indicate as appropriate:</p> <p>(a) Existing Connection: <input type="checkbox"/> New Connection: <input checked="" type="checkbox"/></p> <p>(b) Public Mains: <input checked="" type="checkbox"/></p> <p>Group Water Scheme: <input type="checkbox"/> Name of Scheme: _____</p> <p>Private Well: <input type="checkbox"/></p> <p>Other (please specify): _____</p> <p><b>Please refer to the Engineering Assessment Report and associated drawings for further details</b></p>
<b>(B) Proposed Wastewater Management / Treatment:</b>
<p>Please indicate as appropriate:</p> <p>(a) Existing Connection: <input type="checkbox"/> New Connection: <input checked="" type="checkbox"/></p>

- (b) Public Sewer:  [ X ]
- Conventional septic tank system:  [ ]
- Other on-site treatment system (please specify): \_\_\_\_\_

**Please refer to the Engineering Assessment Report and associated drawings for further details**

Where the disposal of wastewater for the proposed development is other than to a public sewer, provide information on the on-site treatment system proposed and evidence as to the suitability of the site for the system proposed:

**(C) Proposed Surface Water Disposal:**

Please indicate as appropriate:

- (a) Public Sewer/Drain:  [ X ]
- Soakpit:  [ ]
- Watercourse:  [ ]
- Other (please specify): \_\_\_\_\_

**Please refer to the Engineering Assessment Report and associated drawings for further details**

**(D) Irish Water Requirements:**

Please submit the following information:

- (a) Where the proposed development has the potential to impact on a public water supply source, irrespective of whether or not a connection to a water/wastewater network is required, this application must be accompanied by evidence of engagement with Irish Water and its outcome.

**Enclosed:**

Yes:  [ ] No:  [ X ]

**The proposals do not impact on an existing public water supply source. Please refer to the Engineering Assessment Report and associated drawings for further information. herewith.**

- (b) A current/valid Confirmation of Feasibility Statement from Irish Water in relation to the proposed development confirming that there is or will be

**Enclosed:**

Yes:  [ X ] No:  [ ]



<p>sufficient water network treatment capacity to service the development.</p>	<p><b>Please refer to the enclosed COF letter from Irish Water submitted herewith confirming capacity for the development subject to some local upgrades to be delivered by or on behalf of Irish Water under their exempted development powers.</b></p>
<p>(c) A Statement of Compliance with Irish Water's Standard Details and Codes of Practice for water and/or wastewater infrastructure proposals (designs, layouts, etc.).</p>	<p><b>Enclosed:</b> Yes: [ <input checked="" type="checkbox"/> ] No: [ <input type="checkbox"/> ]</p> <p><b>Please refer to the enclosed Statement of Design Acceptance letter from Irish Water and the Engineering Assessment Report and Drainage Drawings. All water and wastewater infrastructure proposals will comply with Irish Water's Standard Details and Codes of Practice.</b></p>
<p>(d) An indication of timelines and phasing for water demand or wastewater collection requirements, or both, as appropriate.</p>	<p><b>Enclosed:</b> Yes: [ <input checked="" type="checkbox"/> ] No: [ <input type="checkbox"/> ]</p> <p><b>Please refer to the Engineering Assessment Report</b></p>
<p>(e) Where the proposed development will impact on assets of Irish Water, details of proposals for protection or diversion of such assets.</p>	<p><b>Enclosed:</b> Yes: [ <input checked="" type="checkbox"/> ] No: [ <input type="checkbox"/> ]</p> <p><b>Please refer to the Engineering Assessment Report</b></p>

**21. Traffic and Transportation**

<p>(a) Is a Traffic / Transportation Impact Assessment included with the application, having regard to the relevant Development Plan / Local Area Plan requirements and the Traffic Management Guidelines (DoT / DoEHLG / DTO, 2003)?</p>	<p><b>Enclosed:</b> Yes: [ <input checked="" type="checkbox"/> ] No: [ <input type="checkbox"/> ] <b>Please see Traffic Impact Assessment prepared by OCSC</b></p>
<p>(b) Is a Travel Plan included with the application, having regard to the relevant Development Plan / Local Area Plan requirements?</p>	<p><b>Enclosed:</b> Yes: [ <input checked="" type="checkbox"/> ] No: [ <input type="checkbox"/> ] <b>Please see Car Parking Rationale and Mobility Management Plan prepared by Waterman Moylan which addresses these requirements</b></p>
<p>(c) Is a Road Safety Audit included with the application, having regard to the relevant Development Plan / Local Area Plan requirements?</p>	<p><b>Enclosed:</b> Yes: [ <input checked="" type="checkbox"/> ] No: [ <input type="checkbox"/> ] <b>Please see Road Safety Audit prepared by Bruton Consulting</b></p>

**22. Taking in Charge**

<p>Is it intended that any part of the proposed development will be taken in charge by the planning authority?</p>	<p>Yes: [ <input checked="" type="checkbox"/> ] No: [ <input type="checkbox"/> ] <b>Please see PCOT taken in charge plan showing the lands proposed to be taken in charge</b></p>
<p>If the answer is “Yes”, please attach site plan clearly showing area(s) intended for taking in charge. <b>Please see Drawing No. PL-21-06 prepared by PCOT</b></p>	

### 23. Maps, Plans and Drawings

List in a schedule accompanying this application all maps, plans and drawings enclosed with the application, stating title, scale and number.

**Please refer to the schedule of drawings accompanying the architectural, engineering, landscape and arboricultural packages accompanying the application.**

### 24. Application Fee:

(a) State fee payable for application:	<b>€ 80,000 (Maximum Fee)</b>
(b) Set out basis for calculation of fee:	<p><b>645 (residential units) x €130 = €83,850</b></p> <p><b>2,132 sq.m (1 no. community facility, 5 no. commercial units and 1 no. childcare facility) x €7.20 per sq.m = €15,350.40</b></p> <p><b>Submission of EIAR = €10,000</b></p> <p><b>Submission of NIS = €10,000</b></p> <p><b>= €119,200.40 (Exceeds the total fee limit of €80,000)</b></p>
(c) Is the fee enclosed with the application?	<p><b>Enclosed:</b></p> <p>Yes: [ <b>X</b> ] No: [   ]</p> <p><b>Cheque enclosed</b></p>

**25. Universal Design:**

Please provide a statement as to how the proposed Strategic Housing Development has sought to comply with the principles of Universal Design (to encourage access and use of the development regardless of age, size, ability or disability). For assistance and general information on such matters please refer for example to the National Disability Authority's "Building for Everyone: A Universal Design Approach" and "Universal Design Guidelines for Homes in Ireland" at [www.universaldesign.ie](http://www.universaldesign.ie)

**Enclosed:**


Yes: [  ] No: [  ]

**Please refer to the Design Statement prepared by Arrow Architects and the Landscape Design Report by Mitchell + Associates for details.**

**The Scheme has also been subject to a Road Safety Audit, which has informed the final scheme design.**

### Declaration

I hereby declare that, to the best of my knowledge and belief, the information given in this form is correct and accurate and fully compliant with the requirements of the Planning and Development Act 2000 and Chapter 1 of Part 2 of the Planning and Development (Housing) and Residential Tenancies Act 2016 and the Regulations made thereunder. In this regard, I also hereby declare that, to the best of my knowledge and belief, the copies of the application documents sent to the planning authority, prescribed bodies, etc., and displayed on any website under the applicant's control are identical to the application documents being deposited with An Bord Pleanála.

Signed: (Applicant or Agent as appropriate)	
Date:	<b>14/04/2022</b>

## 26. Contact Details- Not to be Published

### Applicant(s):

<b>First Name:</b>	See Section 1, 2 and below
<b>Surname:</b>	
<b>Address Line 1:</b>	
<b>Address Line 2:</b>	
<b>Address Line 3:</b>	
<b>Town / City:</b>	
<b>County:</b>	
<b>Country:</b>	
<b>Eircode:</b>	
<b>E-mail address (if any):</b>	
<b>Primary Telephone Number:</b>	
<b>Other / Mobile Number (if any):</b>	

### Where the Applicant(s) is a Company:

<b>Name(s) of Company</b>	Michael Murphy
<b>Director(s):</b>	
<b>Company Registration Number (CRO):</b>	590590
<b>Contact Name:</b>	Michael Murphy
<b>Primary Telephone Number:</b>	(041) 983 672
<b>Other / Mobile Number (if any):</b>	0879069190
<b>E-mail address:</b>	Michaelmurphy73@yahoo.co.uk

### Person/Agent (if any) acting on behalf of the Applicant(s):

<b>First Name:</b>	Paul
<b>Surname:</b>	Turley
<b>Address Line 1:</b>	John Spain Associates
<b>Address Line 2:</b>	39 Fitzwilliam Place
<b>Address Line 3:</b>	
<b>Town / City:</b>	Dublin 2
<b>County:</b>	Dublin
<b>Country:</b>	Ireland
<b>Eircode:</b>	D02ND61
<b>E-mail address (if any):</b>	pturley@johnspainassociates.com
<b>Primary Telephone Number:</b>	01 662 5803
<b>Other / Mobile Number (if any):</b>	087 9913162

**Person responsible for preparation of maps, plans and drawings:**

<b>First Name:</b>	Paul
<b>Surname:</b>	O'Toole
<b>Address Line 1:</b>	PCOT Architects (Lead Architect)
<b>Address Line 2:</b>	57 Fitzwilliam Square North,
<b>Address Line 3:</b>	
<b>Town / City:</b>	Dublin 2
<b>County:</b>	Dublin
<b>Country:</b>	Ireland
<b>Eircode:</b>	D02 CP02
<b>E-mail address (if any):</b>	info@pcotarchitects.ie
<b>Primary Telephone Number:</b>	087 905 7945
<b>Other / Mobile Number (if any):</b>	

**&**

<b>First Name:</b>	Anna
<b>Surname:</b>	Siwik
<b>Address Line 1:</b>	Arrow Architects (Public Realm Architect)
<b>Address Line 2:</b>	25 Lower Leeson Street
<b>Address Line 3:</b>	
<b>Town / City:</b>	Dublin 2
<b>County:</b>	Dublin
<b>Country:</b>	Ireland
<b>Eircode:</b>	D02 XD77
<b>E-mail address (if any):</b>	<u>info@arrowarchitects.com</u>
<b>Primary Telephone Number:</b>	0045 4226 2860
<b>Other / Mobile Number (if any):</b>	

**Contact for arranging entry on site, if required:**

<b>Name:</b>	Michael Murphy
<b>Mobile Number:</b>	0879069190
<b>E-mail address:</b>	Michaelmurphy73@yahoo.co.uk

**General Guidance Note:**

1. In this form, “applicant” means the person seeking the planning permission, not an agent acting on his or her behalf. Where there is more than one applicant, the details of all applicants should be inserted, as required, on the form.
2. Where the plans have been drawn up by a firm/company the name of the person primarily responsible for the preparation of the drawings and plans, on behalf of the firm/company, should be stated.
3. In this form, “planning authority” means the planning authority in whose area the proposed strategic housing development would be situated. Where the proposed development would be situated in the area of more than one planning authority, the relevant details should be supplied separately in respect of each such authority.
4. The site location map shall be drawn to a scale (which shall be indicated thereon) of not less than 1:1000 in built up areas and 1:2500 in all other areas. The draft layout plan shall be drawn to a scale (which shall be indicated thereon) of not less than 1:500, shall show buildings, roads, boundaries, septic tanks and percolation areas, bored wells, significant tree stands and other features on, adjoining or in the vicinity of the land or structure to which the application relates.
5. Gross floor space means the area ascertained by the internal measurement of the floor space on each floor of a building (including internal walls and partitions), i.e. floor areas must be measured from inside the external wall, disregarding any floor space provided for the parking of vehicles by persons occupying or using the building or buildings where such floor space is incidental to the primary purpose of the building.



6. An Environmental Impact Assessment Report (EIAR) is required to accompany an application for permission for strategic housing development of a class set out in Schedule 5 of the Planning and Development Regulations 2001-2018 which equals or exceeds, as the case may be, a limit, quantity or threshold set for that class of development. An EIAR will be required in respect of sub-threshold strategic housing development where An Bord Pleanála considers that the proposed development would be likely to have significant effects on the environment. Under section 7(1)(a)(i)(I) of the Act of 2016, a prospective applicant may request An Bord Pleanála to make an EIA screening determination in respect of a proposed strategic housing development. Where an EIAR is being submitted with an application, it must be accompanied with a copy of the confirmation notice received from the EIA portal in accordance with article 97B(2) of the permission regulations that certain information in respect of the EIAR has been entered onto the portal.
7. An appropriate assessment (AA) is required to accompany an application for permission for strategic housing development in cases where it cannot be excluded that the proposed development would have a significant effect on a European site. Under section 7(1)(a)(i)(II) of the Act of 2016, a prospective applicant may request An Bord Pleanála to carry out an AA screening in respect of a proposed strategic housing development.
8. A list of national monuments in the ownership or guardianship of the Minister for Culture, Heritage and the Gaeltacht is available for download from the National Monuments Service website ([www.archaeology.ie](http://www.archaeology.ie)) under “National Monuments in State Care”. A list of preservation orders is similarly available from this website (under “Monument Protection”). The relevant local authority should be contacted in relation to national monuments in its ownership or guardianship. If a proposed development affects or is close to a national monument that is in the ownership or guardianship of the Minister for Culture, Heritage and the

Gaeltacht or a local authority, or is the subject of a preservation order or a temporary preservation order, a separate statutory consent for the development is required from that Minister under the National Monuments Acts.

9. The Record of Monuments and Places (RMP), established under section 12 of the National Monuments (Amendment) Act 1994, is available for each county in the public libraries and principal local authority offices in that county. It is also available for download from the National Monuments Service website ([www.archaeology.ie](http://www.archaeology.ie)) under “Publications, Forms & Legislation”. If a proposed development affects or is close to a monument listed in the RMP, there is a separate requirement to give two months advance notice of any proposed work to the Minister for Culture, Heritage and the Gaeltacht. No work may commence within the two month period except in the case of urgent necessity and with the consent of that Minister.
  
10. Part V of the Planning and Development Act 2000 applies where—
  - the land is zoned for residential use or for a mixture of residential and other uses,
  - there is an objective in the Development Plan for the area for a percentage of the land to be made available for social and/or affordable housing, and
  - the proposed development is not exempt from Part V.
  
11. Under section 96(13) of the Planning and Development Act 2000, Part V does not apply to certain housing developments by approved voluntary housing bodies, certain conversions, the carrying out of works to an existing house or the development of houses under an agreement made under section 96 of the Act.

12. All maps, plans and drawings, should, insofar as possible, comply with articles 297 and 298 of the Planning and Development Regulations 2001 to 2017.



Ms. Kate Kerrigan,  
John Spain Associates,  
39 Fitzwilliam Place,  
Dublin 2.  
D02 ND61

11<sup>th</sup> April 2022

LOC.016.2022

**Re: Letter of Consent for impending planning application for J. Murphy Developments Limited at Fosterstown North, Swords, Co Dublin.**

Dear Ms Kerrigan,

I confirm that the Property Services Section, Economic Enterprise, Tourism & Cultural Development Department of Fingal County Council consent **only** to the inclusion of that land in the charge of Fingal County Council as identified and shown hatched in orange on Drawing No. PL-21-001C **for the purpose of the planning application and for no other purpose.** It is the responsibility of the applicant for planning permission to ensure that the drawing supplied correctly reflect the boundaries of the land stated to be in ownership/charge of the Council.

Furthermore, it should be noted the within consent does not confer any rights to J. Murphy Developments Limited in respect of the land identified and this letter shall not constitute a note or memorandum in writing for the purpose of Section 51 of the Land and Conveyancing Reform Act 2009.

**In the event that planning permission is granted no works should commence without prior written agreement from the Property Services Section of Fingal County Council.**

**This letter is issuing on the basis of the undertaking given by the applicant of prior discussions with Council officials in relation to the land.**

Yours sincerely,

John Quinlivan  
Director of Services  
Economic, Enterprise, Tourism & Cultural Development Department



Laura Ruiz

Waterman Moylan

Block S, Eastpoint Business Park  
 Alfie Byrne Road  
 Dublin 3  
 D03H3F4

**Uisce Éireann**  
 Bosca OP 448  
 Oifig Sheachadta na  
 Cathrach Theas  
 Cathair Chorcaí

**Irish Water**  
 PO Box 448,  
 South City  
 Delivery Office,  
 Cork City.

[www.water.ie](http://www.water.ie)

17 February 2021

**Re: CDS20004473 pre-connection enquiry - Subject to contract | Contract denied**

**Connection for Multi/Mixed Use Development of 705 unit(s) at Fosterstown South, R132, Co Dublin**

Dear Sir/Madam,

Irish Water has reviewed your pre-connection enquiry in relation to a Water & Wastewater connection at Fosterstown South, R132, Co Dublin (the **Premises**). Based upon the details you have provided with your pre-connection enquiry and on our desk top analysis of the capacity currently available in the Irish Water network(s) as assessed by Irish Water, we wish to advise you that your proposed connection to the Irish Water network(s) can be facilitated at this moment in time.

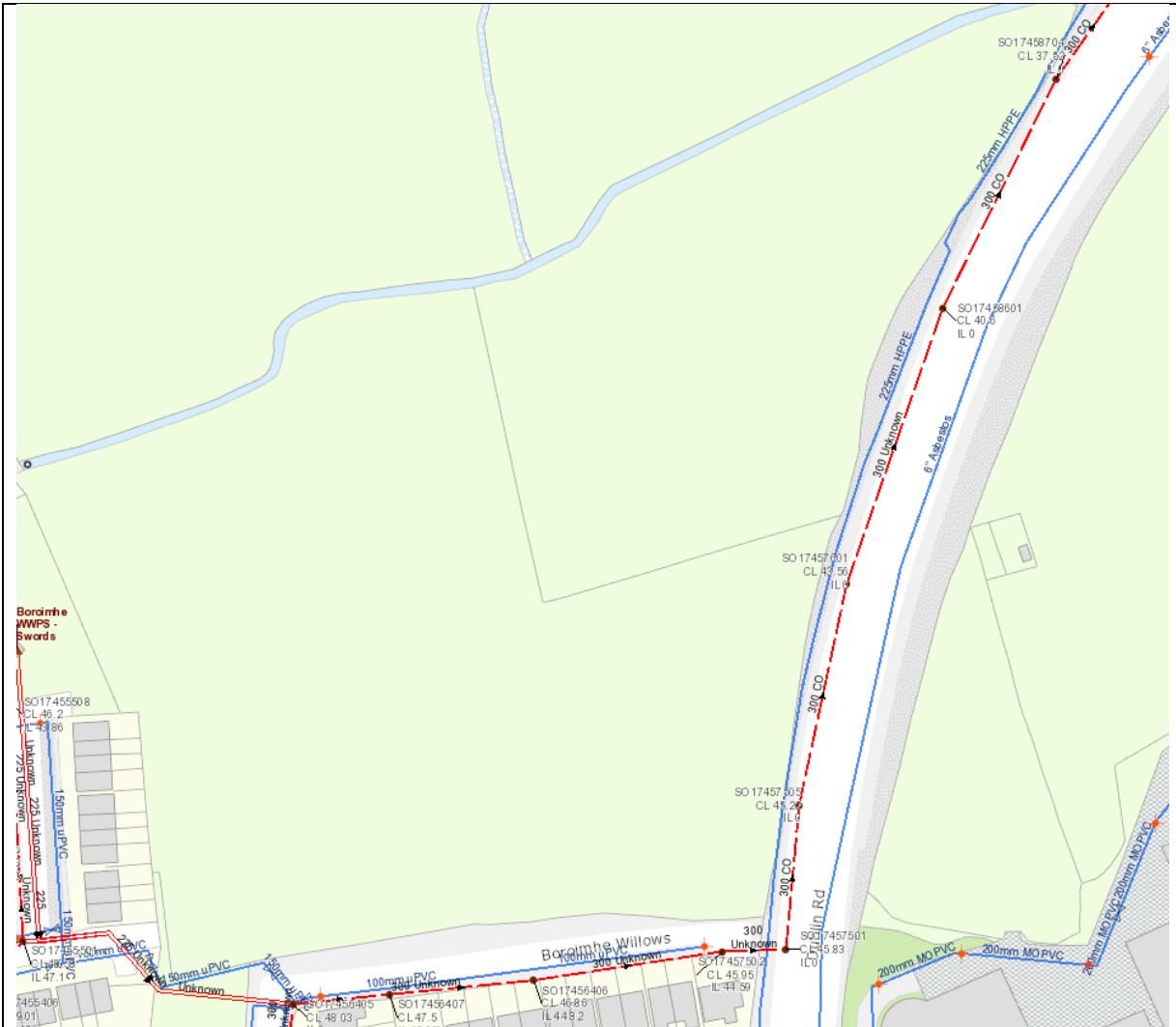
SERVICE	<p style="text-align: center;"><b>OUTCOME OF PRE-CONNECTION ENQUIRY</b></p> <p style="text-align: center;"><b><u>THIS IS NOT A CONNECTION OFFER. YOU MUST APPLY FOR A CONNECTION(S) TO THE IRISH WATER NETWORK(S) IF YOU WISH TO PROCEED.</u></b></p>
Water Connection	Feasible without infrastructure upgrade by Irish Water
Wastewater Connection	Feasible Subject to upgrades
<b>SITE SPECIFIC COMMENTS</b>	
Wastewater Connection	<p>Upgrades required for the connection:</p> <ul style="list-style-type: none"> <li>• Approximately 230m of network extension from the SO17469004 manhole (see figure below) to the Site and</li> <li>• Approximately 750m of the existing 300 mm ID gravity sewer upgrade to 450mm ID in R132 Road, from the SO17469004 manhole to the existing 600mm gravity sewer. The section is highlighted in yellow in the figure below.</li> </ul> <p>Should you wish to progress with the connection, you have to fund the extension and upgrade works. At connection application stage the network upgrade will be reviewed, and the upgrade works fee will be calculated in the connection offer fee or in a separate upgrade project agreement.</p>



Storm water from the Site cannot be discharged to the wastewater network. Proposed basement car park should be designed such that surface water from the Site and/or surrounding areas cannot flow down to the car park. Wastewater from the car park (contaminated water generated from run off from cars/tyres) must be discharged by gravity to the Irish Water Network via a petrol interceptor.

The design and construction of the Water & Wastewater pipes and related infrastructure to be installed in this development shall comply with the Irish Water Connections and Developer Services Standard Details and Codes of Practice that are available on the Irish Water website. Irish Water reserves the right to supplement these requirements with Codes of Practice and these will be issued with the connection agreement.

The map included below outlines the current Irish Water infrastructure adjacent to your site:



Reproduced from the Ordnance Survey of Ireland by Permission of the Government. License No. 3-3-34

Whilst every care has been taken in its compilation Irish Water gives this information as to the position of its underground network as a general guide only on the strict understanding that it is based on the best available information provided by each Local Authority in Ireland to Irish Water. Irish Water can assume no responsibility for and give no guarantees, undertakings or warranties concerning the accuracy, completeness or up to date nature of the information provided and does not accept any liability whatsoever arising from any errors or omissions. This information should not be relied upon in the event of excavations or any other works being carried out in the vicinity of the Irish Water underground network. The onus is on the parties carrying out excavations or any other works to ensure the exact location of the Irish Water underground network is identified prior to excavations or any other works being carried out. Service connection pipes are not generally shown but their presence should be anticipated.

### General Notes:


- 1) The initial assessment referred to above is carried out taking into account water demand and wastewater discharge and infrastructure details on the date of the assessment. **The availability of capacity may change at any date after this assessment.**
- 2) This feedback does not constitute a contract in whole or in part to provide a connection to any Irish Water infrastructure. All feasibility assessments are subject to the constraints of the Irish Water Capital Investment Plan.



- 3) The feedback provided is subject to a Connection Agreement/contract being signed at a later date.
- 4) A Connection Agreement will be required to commencing the connection works associated with the enquiry this can be applied for at <https://www.water.ie/connections/get-connected/>
- 5) A Connection Agreement cannot be issued until all statutory approvals are successfully in place.
- 6) Irish Water Connection Policy/ Charges can be found at <https://www.water.ie/connections/information/connection-charges/>
- 7) Please note the Confirmation of Feasibility does not extend to your fire flow requirements.
- 8) Irish Water is not responsible for the management or disposal of storm water or ground waters. You are advised to contact the relevant Local Authority to discuss the management or disposal of proposed storm water or ground water discharges
- 9) To access Irish Water Maps email [datarequests@water.ie](mailto:datarequests@water.ie)
- 10) All works to the Irish Water infrastructure, including works in the Public Space, shall have to be carried out by Irish Water.

If you have any further questions, please contact Marina Byrne from the design team on 01 89 25991 or email [mzbyrne@water.ie](mailto:mzbyrne@water.ie) For further information, visit **[www.water.ie/connections](http://www.water.ie/connections)**.

Yours sincerely,



**Yvonne Harris**

**Head of Customer Operations**



Penelope Ingle  
Waterman Moylan  
Eastpoint Business Park Block S  
Alfie Byrne Road  
Dublin 3, Dublin D03H3F4

Uisce Éireann  
Bosca OP 448  
Oifig Sheachadta na  
Cathrach Theas  
Cathair Chorcaí

Irish Water  
PO Box 448,  
South City  
Delivery Office,  
Cork City.

[www.water.ie](http://www.water.ie)

1 April 2022

**Re: Design Submission for Fosterstown South, R132, Co Dublin (the “Development”)  
(the “Design Submission”) / Connection Reference No: CDS20004473**

Dear Penelope Ingle,

Many thanks for your recent Design Submission.

We have reviewed your proposal for the connection(s) at the Development. Based on the information provided, which included the documents outlined in Appendix A to this letter, Irish Water has no objection to your proposals.

This letter does not constitute an offer, in whole or in part, to provide a connection to any Irish Water infrastructure. Before you can connect to our network you must sign a connection agreement with Irish Water. This can be applied for by completing the connection application form at [www.water.ie/connections](http://www.water.ie/connections). Irish Water’s current charges for water and wastewater connections are set out in the Water Charges Plan as approved by the Commission for Regulation of Utilities (CRU)([https://www.cru.ie/document\\_group/irish-waters-water-charges-plan-2018/](https://www.cru.ie/document_group/irish-waters-water-charges-plan-2018/)).

You the Customer (including any designers/contractors or other related parties appointed by you) is entirely responsible for the design and construction of all water and/or wastewater infrastructure within the Development which is necessary to facilitate connection(s) from the boundary of the Development to Irish Water’s network(s) (the “**Self-Lay Works**”), as reflected in your Design Submission. Acceptance of the Design Submission by Irish Water does not, in any way, render Irish Water liable for any elements of the design and/or construction of the Self-Lay Works.

If you have any further questions, please contact your Irish Water representative:

Name: James O’Sullivan

Phone: 02252269

Email: [jameosull@water.ie](mailto:jameosull@water.ie)

Yours sincerely,

**Yvonne Harris**  
**Head of Customer Operations**

## Appendix A

### Document Title & Revision

17-062-IW210 - Drainage Layout

17-062-IW220 - Foul Water Long Sections

17-062-IW310 - Water Supply Layout

17-062-IW311 - Watermain Long Sections - Sheet 1 of 2

17-062-IW312 - Watermain Long Sections - Sheet 2 of 2

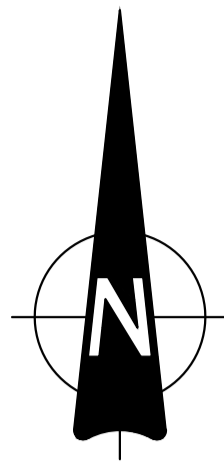
### Additional Comments

The design submission will be subject to further technical review at connection application stage

For further information, visit [www.water.ie/connections](http://www.water.ie/connections)

Notwithstanding any matters listed above, the Customer (including any appointed designers/contractors, etc.) is entirely responsible for the design and construction of the Self-Lay Works. Acceptance of the Design Submission by Irish Water will not, in any way, render Irish Water liable for any elements of the design and/or construction of the Self-Lay Works.

NOTE - WORKS SHOWN OUTSIDE THE RED LINE BOUNDARY WILL BE INCLUDED AS PART OF ANY FORTHCOMING APPLICATION, SUBJECT TO A LETTER OF CONSENT FROM FINGAL COUNTY COUNCIL



DETENTION BASIN 3 - 218m<sup>3</sup> 1:30 YEAR STORM ATTENUATED IN 1.2m DEEP GRANULAR LAYER BENEATH 1:100 YEAR STORM + 20% CLIMATE CHANGE STORAGE PROVIDED IN 300mm DEPRESSION ABOVE GROUND.

DETENTION BASIN 2 - 150m<sup>3</sup> 1:30 YEAR STORM ATTENUATED IN 1.2m DEEP GRANULAR LAYER BENEATH 1:100 YEAR STORM + 20% CLIMATE CHANGE STORAGE PROVIDED IN 300mm DEPRESSION ABOVE GROUND.

DETENTION BASIN 1 - 457m<sup>3</sup> 1:30 YEAR STORM ATTENUATED IN 1.2m DEEP GRANULAR LAYER BENEATH 1:100 YEAR STORM + 20% CLIMATE CHANGE STORAGE PROVIDED IN 300mm DEPRESSION ABOVE GROUND.

HYDROBRAKE MANHOLE MH1 SET @ 3.2 I/S CL 43.500 IL 41.775 SUMP IL 41.300

VOLUME OF STORAGE 648m<sup>3</sup> POROSITY 0.3 DEPTH 0.8m

NOTES:

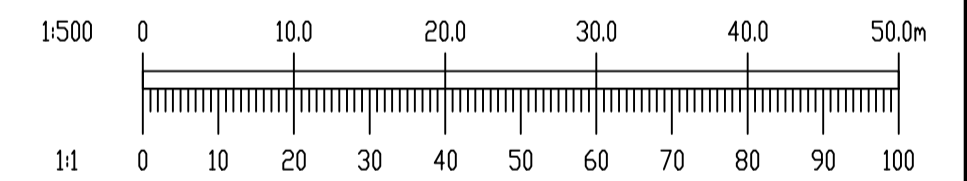
- DO NOT SCALE. USE FIGURED DIMENSIONS ONLY.
- THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER RELEVANT ARCHITECTURAL AND ENGINEERING DRAWINGS.

LEGEND:

- EX-FMH CL X IL X EXISTING FOUL SEWER & MANHOLE
- EX-SWH CL X IL X EXISTING SURFACE WATER SEWER & MANHOLE
- FX CL X IL X PROPOSED FOUL WATER SEWER WITH PIPE SIZE, GRADE, MANHOLE REF. AND INVERT LEVEL
- SX CL X IL X PROPOSED SURFACE WATER SEWER WITH PIPE SIZE, GRADE, MANHOLE REF. AND INVERT LEVEL
- PROPOSED ROAD GULLY
- PROPOSED FOUL WATER HOUSE DRAIN AND ACCESS CHAMBER
- PROPOSED STORM WATER HOUSE DRAIN AND ACCESS CHAMBER
- PROPOSED FILTER STRIP AND ACCESS CHAMBER
- PROPOSED 1000 PERFORATED COLLECTOR PIPE
- ATTENUATION TANK
- BLUE PODIUM
- PERMEABLE PAVING
- DETENTION BASIN

NOTE: PUBLIC FOUL PIPE MATERIAL TO BE U-PVC (STIFFNESS CLASS B) AND IN COMPLIANCE WITH SECTION 3.13 OF IRISH WATER CODE OF PRACTICE.

NOTE: FOUL SEWERS TO BE CONSTRUCTED WITH CONCRETE SURROUND IN ACCORDANCE WITH IRISH WATER STD-WW-08 WHERE VERTICAL CLEARANCE FROM SURFACE WATER IS LESS THAN 300mm AND WHERE DEPTH OF COVER TO ROAD IS LESS THAN 1.2m



24/02/21	ISSUE TO IRISH WATER	PI	EC
REV. DATE	AMENDMENT	DRN	APPD

STATUS **FOR IRISH WATER DESIGN APPROVAL**

**Waterman Moylan**  
Engineering Consultants  
BLOCK 8, EASTPOINT BUSINESS PARK, ALFIE BYRNE ROAD, DUBLIN D03 H3F4 IRELAND. Tel: (01) 684 8900 Email: info@waterman-moylan.ie www.waterman-moylan.ie

CLIENT **MURLYN (INVESTMENTS) LIMITED**  
ARCHITECT **PCOT ARCHITECTS**

PROJECT **FOSTERSTOWN SOUTH SHD FOSTERSTOWN, SWORDS, Co. DUBLIN**

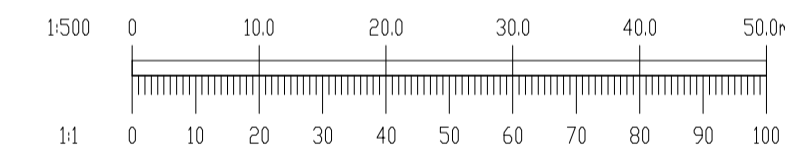
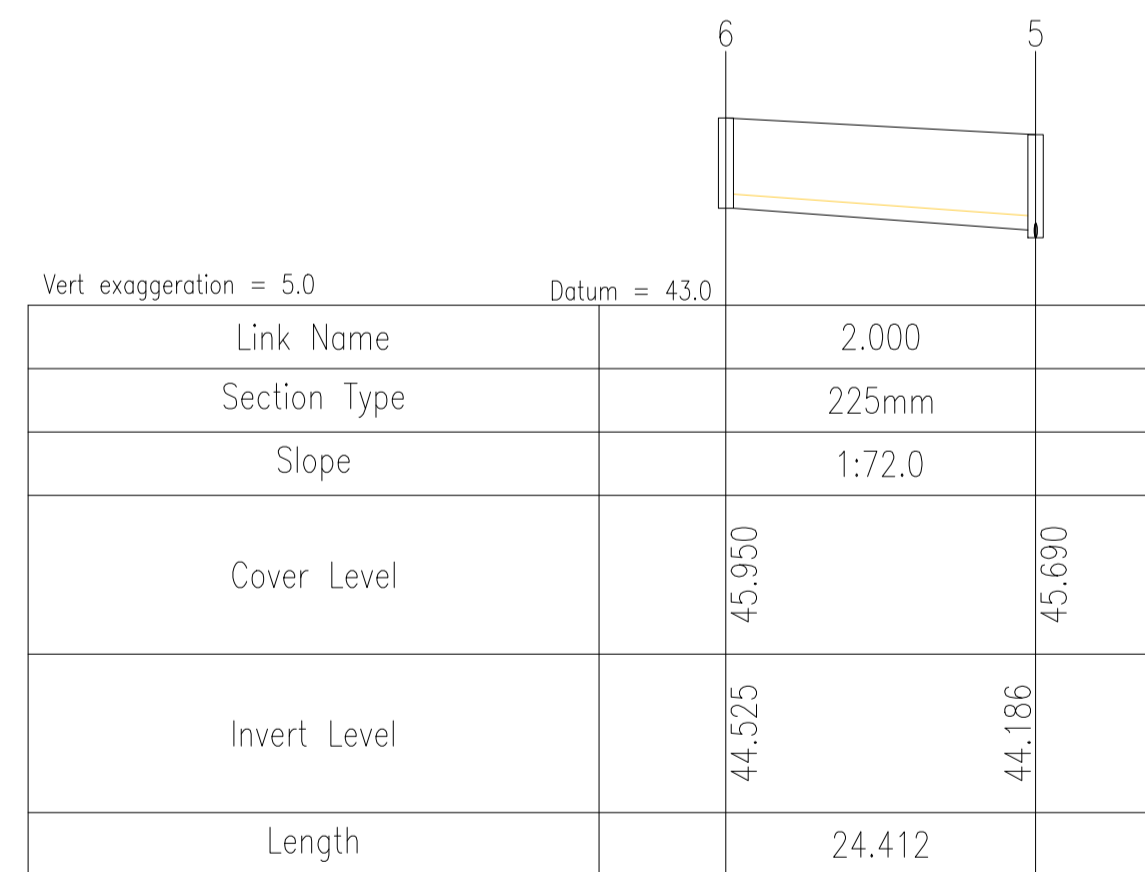
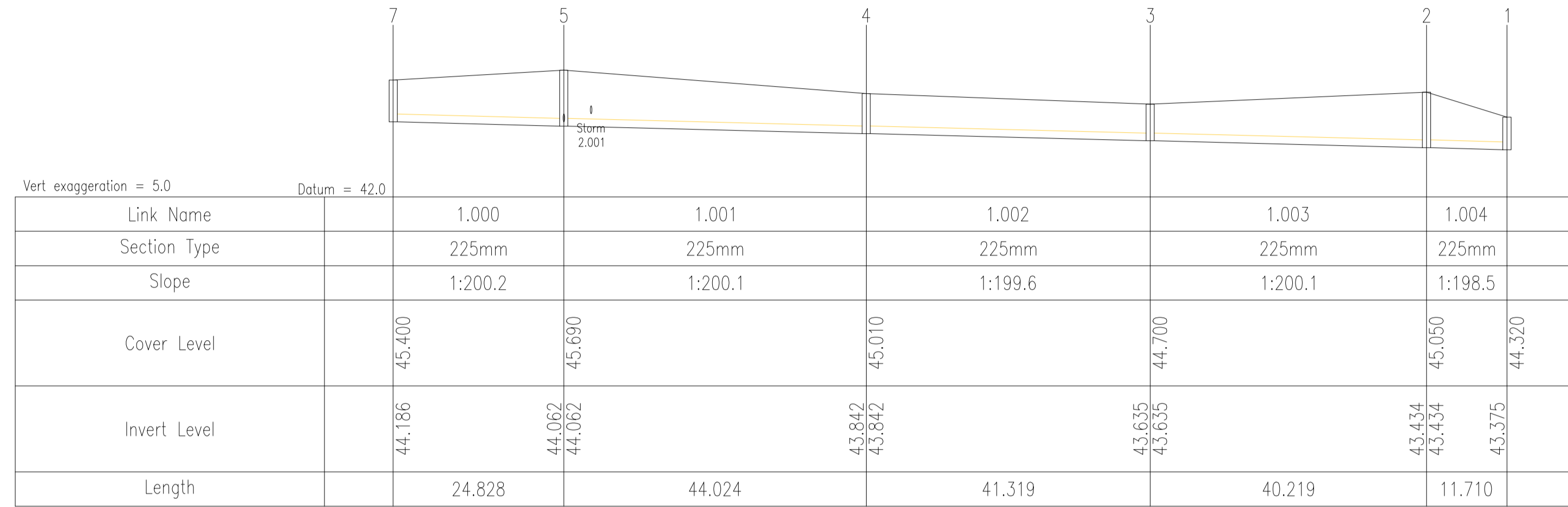
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DRAWN PW	DESIGNED EC	APPROVED JG	DATE FEB. 2022
SCALE 1:500 @A1	JOB NO. 17-062	DRG. NO. IW210	REVISION -

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**Waterman Moylan**  
Engineering Consultants

BLOCK 5, EASTPOINT BUSINESS PARK, ALFIE BYRNE ROAD,  
DUBLIN D03 H3F4 IRELAND. Tel: (01) 864 8900  
Email: info@waterman-moylan.ie www.waterman-moylan.ie

CLIENT MURLYN (INVESTMENTS) LIMITED  
ARCHITECT PCOT ARCHITECTS

PROJECT FOSTERTOWN SOUTH SHD  
FOSTERTOWN, SWORDS, Co. DUBLIN

TITLE FOUL WATER LONGSECTIONS

DRAWN	DESIGNED	APPROVED	DATE
MS	EC	JG	FEB. 2022
SCALE	JOB NO.	DRG. NO.	REVISION
1:500 @A1	17-062	W220	-

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Penelope Ingle  
07:54

NOTE:  
WATERMAIN MATERIAL TO BE PE 100 (SDR 11 OR 17) IN COMPLIANCE WITH SECTION 3.9 OF IRISH WATER, 'WATER SUPPLY INFRASTRUCTURE CODE OF PRACTICE'

NOTE:  
AIR VALVE AND HYDRANTS COVERS, WHERE LOCATED IN GRASS AREAS, SHALL BE SURROUNDED BY A CONCRETE PLINTH IN COMPLIANCE WITH SECTION 3.18 OF IRISH WATER, 'WATER SUPPLY INFRASTRUCTURE CODE OF PRACTICE'

NOTE:  
THRUST BLOCKS TO BE PROVIDED AT EACH BEND ALONG THE COURSE OF THE WATERMAIN IN COMPLIANCE WITH SECTION 4.6 OF IRISH WATER, 'WATER SUPPLY INFRASTRUCTURE CODE OF PRACTICE'

NOTE:  
ENSURE DEPTH OF COVER TO WATERMAIN CROWN IS ACHIEVED IN COMPLIANCE WITH SECTION 3.11 OF IRISH WATER, 'WATER SUPPLY INFRASTRUCTURE CODE OF PRACTICE'

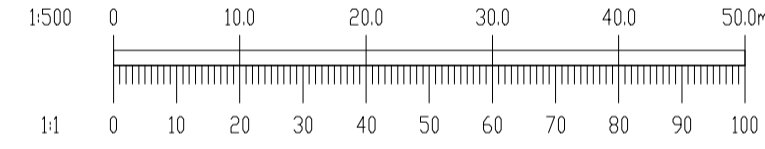
NOTE:  
METERS FOR APARTMENTS OR SIMILAR PROPERTIES WILL BE INSTALLED INTERNALLY WITHIN THE PREMISES IN ACCORDANCE WITH THE BUILDING CONTROLS AUTHORITY REQUIREMENTS AND SUBJECT TO REVIEW BY IRISH WATER, 'WATER SUPPLY INFRASTRUCTURE CODE OF PRACTICE'

BLANK END AND SUITABLE THRUST BLOCK TO BE INSTALLED FOR FUTURE CONNECTION. SEE SECTION 1.2.3 OF IRISH WATER CODE OF PRACTICE

- NOTES:
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  - THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER RELEVANT ARCHITECTURAL AND ENGINEERING DRAWINGS.

LEGEND	
	SITE BOUNDARY
	PROPOSED 200mmØ PE WATERMAIN
	PROPOSED 150mmØ PE WATERMAIN
	PROPOSED 100Ø CONNECTION
	PROPOSED SLUICE VALVE
	PROPOSED HYDRANT
	PROPOSED OFF-LINE HYDRANT
	PROPOSED BULK WATER METER
	PROPOSED SCOUR VALVE
	PROPOSED NON RETURN VALVE
	PROPOSED AIR VALVE
	PROPOSED BLANK CAP
	EXISTING WATERMAIN

NOTE – WORKS SHOWN OUTSIDE THE RED LINE BOUNDARY WILL BE INCLUDED AS PART OF ANY FORTHCOMING APPLICATION, SUBJECT TO A LETTER OF CONSENT FROM FINGAL COUNTY COUNCIL



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**Waterman Moylan**  
Engineering Consultants  
BLOCK 8, EASTPOINT BUSINESS PARK, ALFIE BYRNE ROAD, DUBLIN D03 H04 IRELAND. Tel: (01) 864 8900  
Email: info@waterman-moylan.ie www.waterman-moylan.ie

CLIENT MURLYN (INVESTMENTS) LIMITED  
ARCHITECT PCOT ARCHITECTS

PROJECT FOSTERTOWN SOUTH SHD  
FOSTERTOWN, SWORDS, Co. DUBLIN

TITLE PROPOSED WATER SUPPLY LAYOUT

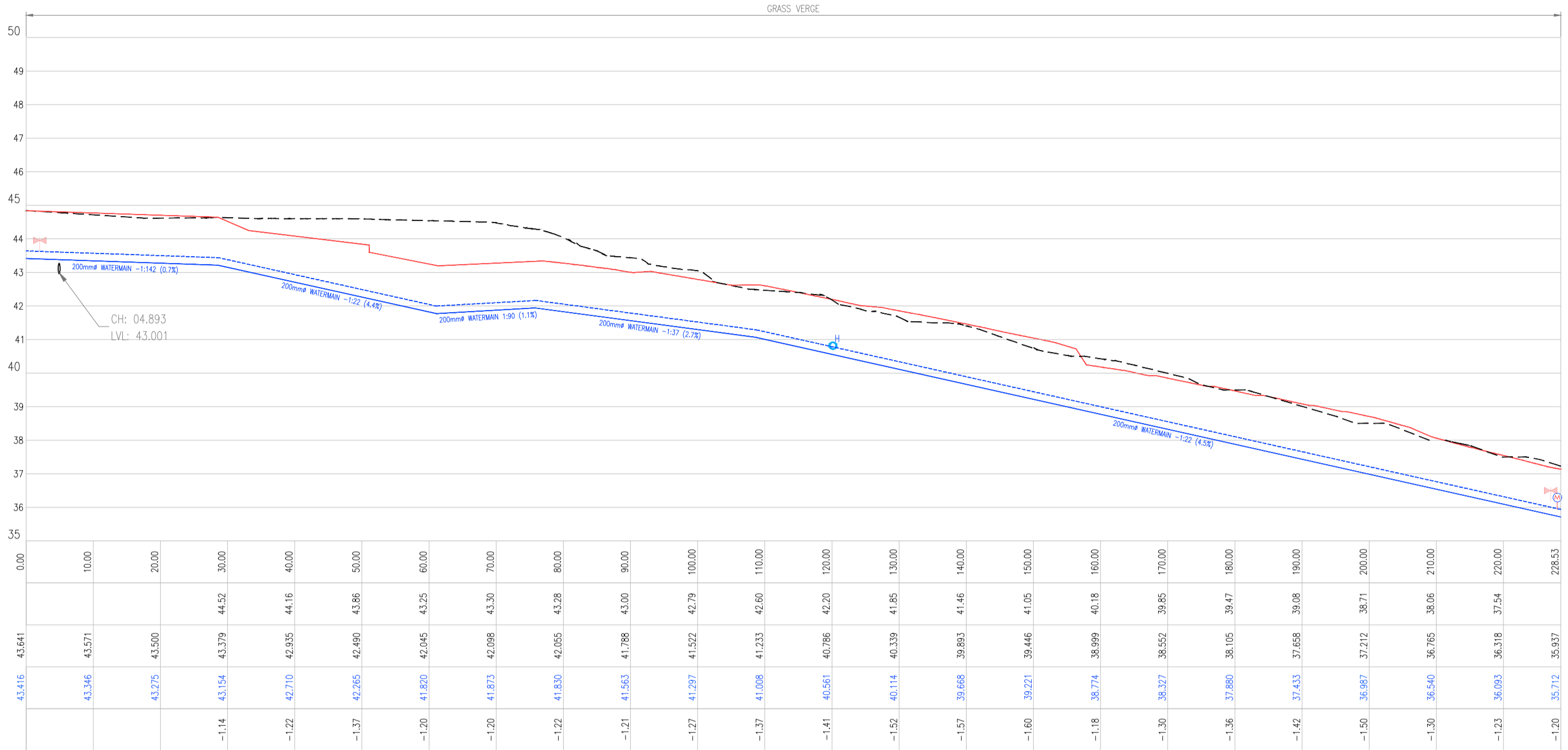
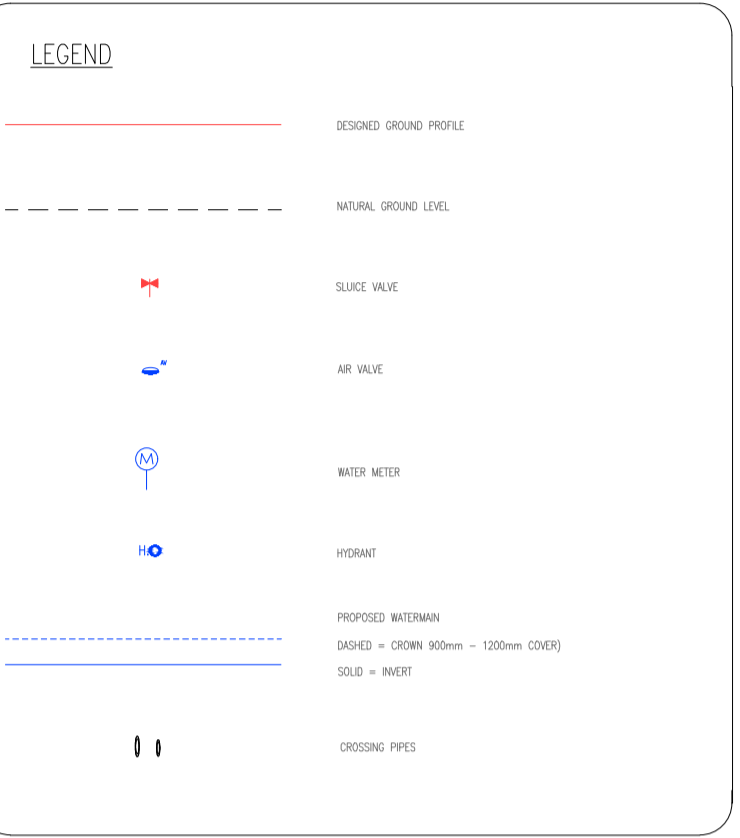
DRAWN PW	DESIGNED EC	APPROVED JG	DATE FEB. 2022
SCALE 1:500 @A1	JOB NO. 17-062	DRG. NO. W310	REVISION

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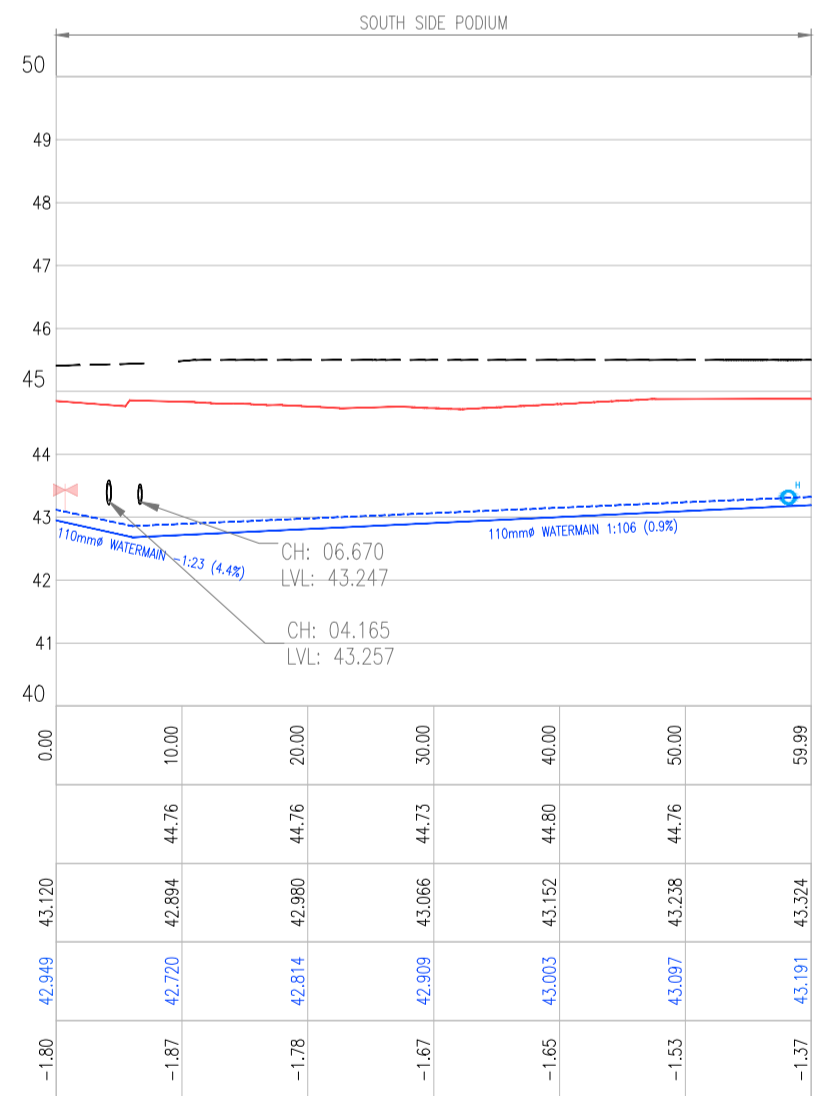
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Penelope Ingle  
08:06



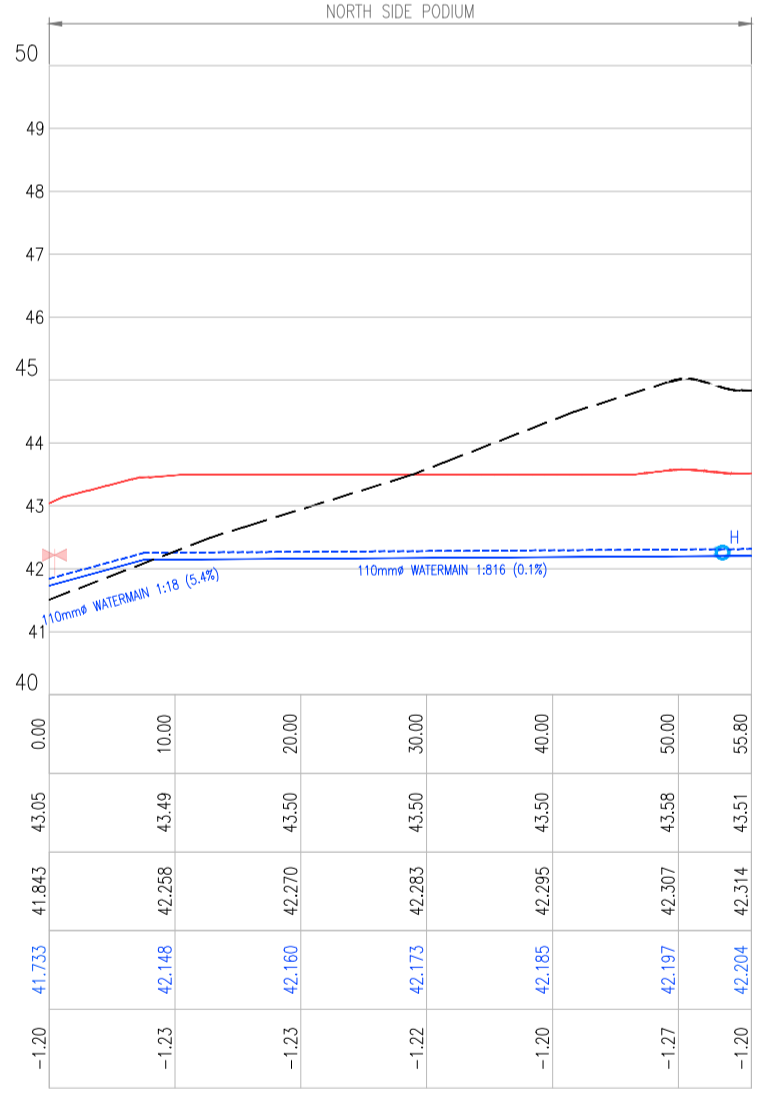
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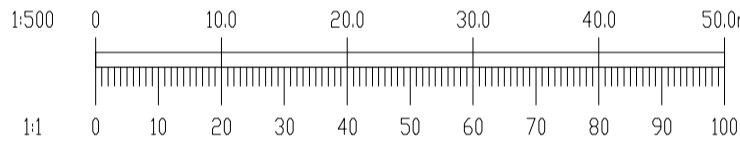
LONGSECTION WATER 225mm ALONG MAIN ROAD  
H-SCALE 1:500 V-SCALE 1:100



LONGSECTION WATER 110mm SOUTH LOOP  
H-SCALE 1:500 V-SCALE 1:100



LONGSECTION WATER 110mm NORTH LOOP  
H-SCALE 1:500 V-SCALE 1:100



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DUBLIN D03 H5F4 IRELAND. Tel: (01) 856 8900  
Email: info@waterman-moylan.ie www.waterman-moylan.ie

CLIENT MURLYN (INVESTMENTS) LIMITED  
ARCHITECT PCOT ARCHITECTS

PROJECT FOSTERTOWN SOUTH SHD  
FOSTERTOWN, SWORDS, Co. DUBLIN

TITLE WATERMAIN LONG SECTIONS  
SHEET 2 OF 2

DRAWN MS	DESIGNED EC	APPROVED JG	DATE FEB. 2022
SCALE 1:500 @A1	JOB NO. 17-062	DRG. NO. W312	REVISION —

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Penelope Ingle  
08:10





**M K N**  
PROPERTY GROUP

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Clontarf, Dublin 3

Tel: 01 851 0028

Fax: 01 851 0029

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[www.mknpropertygroup.com](http://www.mknpropertygroup.com)

**MKN Properties Limited**  
**18 The Seapoint Building**  
**Clontarf Road**  
**Dublin 3**

An Bord Pleanála  
64 Marlborough Street  
Dublin 1  
D01V902

Date: 8<sup>th</sup> April 2022

**RE: SHD APPLICATION FOR A PROPOSED RESIDENTIAL DEVELOPMENT ON LANDS AT FOSTERSTOWN NORTH, DUBLIN ROAD / R132, SWORDS, CO. DUBLIN**

Dear Sir / Madam,

We, MKN Properties Limited, 18 The Seapoint Building, Clontarf Road, Dublin 3, hereby confirm we have met with representatives of J. Murphy (Developments) Limited to discuss its proposals for the Fosterstown North SHD development.

MKN Properties Limited are the owners of the adjoining lands to the north, located within the Fosterstown Masterplan area. The respective design teams of MKN Properties Limited and J. Murphy (Developments) Limited have ensured that the layouts of the respective proposed developments are in line with the indicative layouts proposed in the Fingal County Council non statutory masterplan, to include;

1. the provision of a landscape buffer to the south of MKN lands and north of J. Murphy lands, (we note such lands are proposed to be zoned OS "Open Space" in the draft Fingal County Development Plan 2023, and that this too has been respected)
2. the provision of a school reservation and playing pitches and
3. future connectivity between the northern and southern portion of the masterplan area

We can confirm that the layout of the proposed development by J. Murphy (Developments) Limited does not prejudice the future delivery of the items noted above and that the scheme as proposed would in our opinion be in keeping with the proper planning and sustainable development of the area and fully in keeping with all national planning policy.

Yours faithfully,

*Raymond Martin*

\_\_\_\_\_  
MKN Properties Limited