

FOSTERSTOWN NORTH SHD - PART V PROPOSALS

PROPOSED DEVELOPMENT AT

Lands known as Fosterstown North
Dublin Road /R132 Swords, Co. Dublin

FOR

J. Murphy (Developments) Limited

APRIL 2022



INTRODUCTION

This document has been prepared on behalf of J. Murphy (Developments) Limited, for the purpose of applying for planning permission for a Strategic Housing Development at lands known as Fosterstown North, Dublin Road /R132 Swords, Co. Dublin. This brochure sets out the Part V proposals for the subject site. The application site is located to the west side of the Dublin Road in Fosterstown North, Swords, Co. Dublin. It is approximately 1km south of Swords Town Centre and adjacent to an existing residential development known as Boraimhe. Airside Retail Park is on the opposite side of the Dublin Road. The site is located approximately 3km from Dublin airport. The site includes a section of frontage onto the Dublin Road (the R132) measuring approximately 280m, vehicular access to the site is currently from this road. This application is for the construction of 645 No. residential, commercial units, childcare facility and communal facility together with associated site and infrastructural works to include site clearance, foul and surface water drainage, attenuation tanks, parking spaces, a public car park, public open space, landscaping, street lighting, walls and fences.

The construction of 645 No. apartments in 10 No. blocks (Blocks 1-10) of four, five, part seven, part seven, part eight, part nine, part ten storeys in height over undercroft car parking and basement car parking.

The 645 residential units are proposed to be provided as follows:

- 208 No. 1 Bed apartments
- 410 No. 2 bed apartments
- 27 No. 3 bed apartments



SITE PLAN

PART V PROVISION

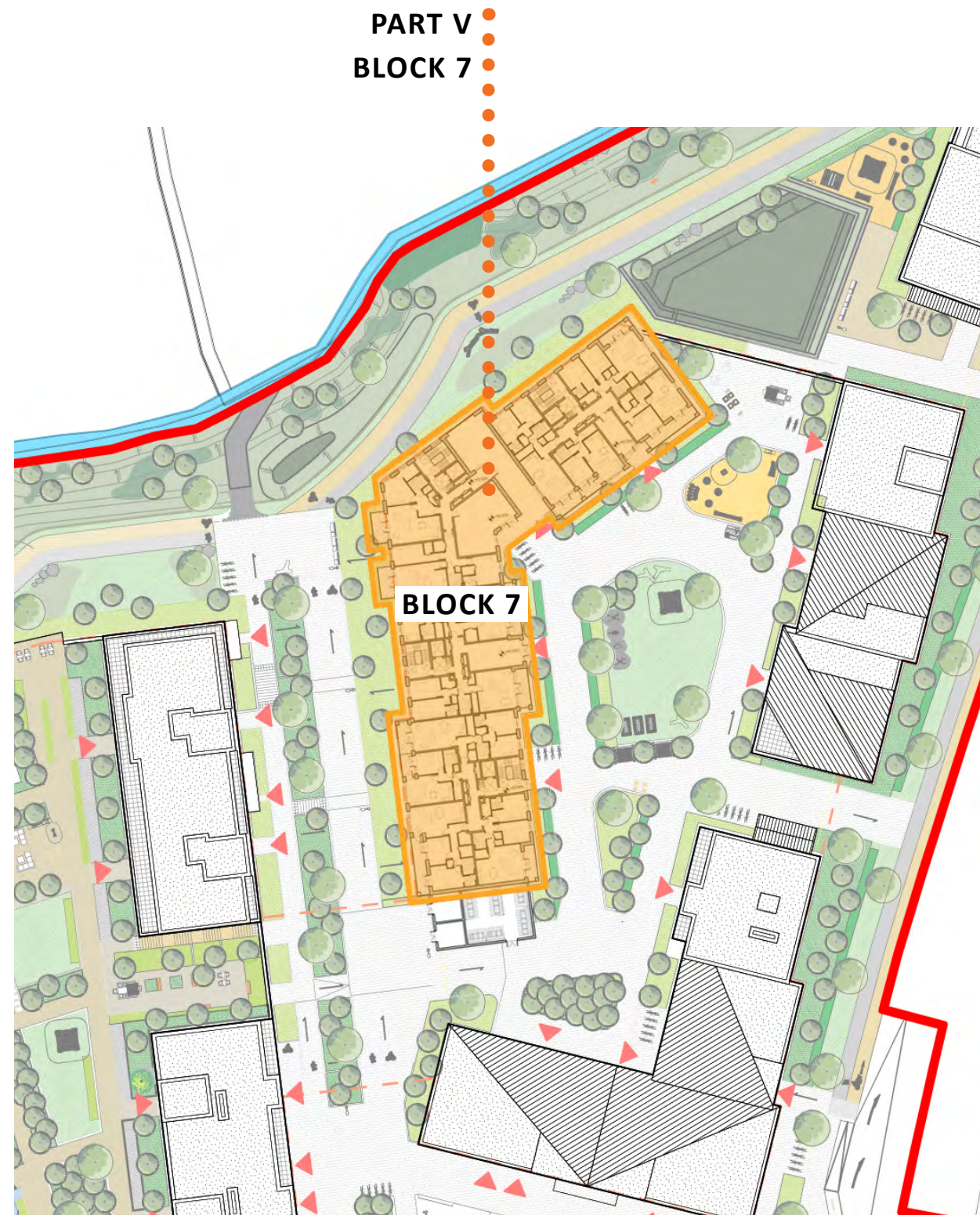
Provision is made for 65 no. Part V units within Block 7 (10%) as part of the proposed development. The applicant has entered into initial discussions with the Housing Department of Fingal County Council and an Approved Housing Body in respect to the Part V provision on site.

The breakdown of the 65 units is as follows:

- 23 No. 1 Bed apartments
- 41 No. 2 bed apartments
- 1 No. 3 bed apartments

All of these units are to be located in Block 7, on ground, first, second, third and partially fourth floor.

Please refer to PCOT Architects / Arrow Architects drawing pack for full scale drawings of the units proposed for Part V provision.



PART V PROVISION - PLANS



GROUND FLOOR PLAN



1st & 2nd FLOOR PLAN

- 1 BED APARTMENT
- 2 BED APARTMENT
- 3 BED APARTMENT

PART V PROVISION - PLANS



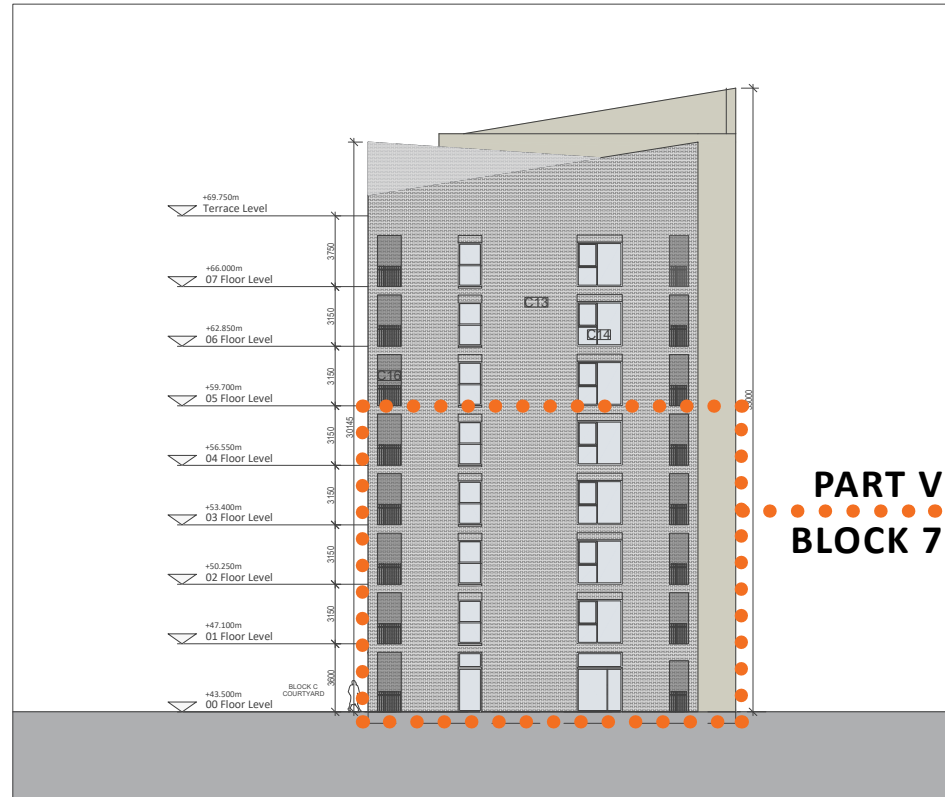
3rd FLOOR PLAN



4th FLOOR PLAN

- 1 BED APARTMENT
- 2 BED APARTMENT
- 3 BED APARTMENT

PART V PROVISION - ELEVATIONS



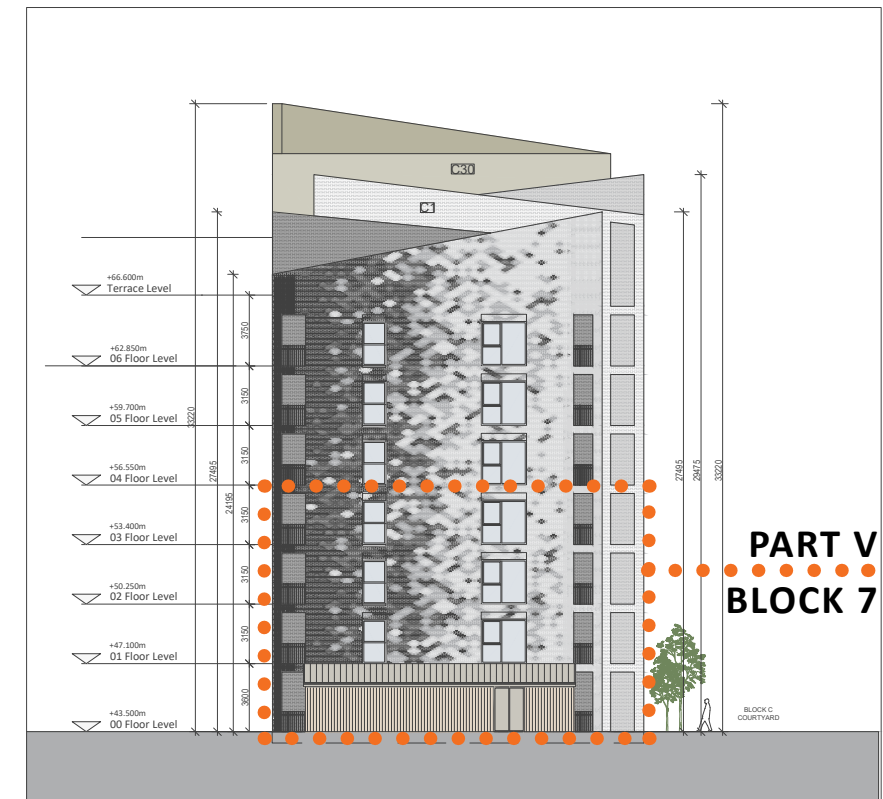
BLOCK 7 NORTH ELEVATION (01)
1:200@A1



BLOCK 7 NORTH ELEVATION (02)
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BLOCK 7 WEST ELEVATION (03)
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BLOCK 7 SOUTH ELEVATION (04)
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PART V PROVISION - ELEVATIONS



BLOCK 7 EAST ELEVATION (05)
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BLOCK 7 EAST ELEVATION (06)
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