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**Department within KPMG: KPMG Future Analytics, Chartered Town Planning and Development Consultants**

An Bord Pleanála  
64 Marlborough Street  
Dublin 1  
D01 V902

13 April 2022

**Re: Application for a proposed Strategic Housing Development at Holybanks, Swords, Co. Dublin**

Dear Sir/Madam,

KPMG Future Analytics, 1 Stokes Place, St. Stephen's Green, Dublin 2 (Chartered Town Planning and Development Consultants), have been instructed by our client, Cairn Homes Properties Ltd. 7 Grand Canal, Grand Canal Street Lower, Dublin 2, to lodge this planning application to An Bord Pleanála for a Strategic Housing Development (SHD) within the Estuary West Lands at Holybanks, Swords, Co. Dublin. The main SHD site is bound by Glen Ellan Road to the south, Jugback Lane/Terrace to the west, the former Celestica factory site to the east and the Broadmeadow River to the north. A stormwater storage tank, detailed below, is proposed to be located on a corner site at the junction of Glen Ellan road and Balheary road. Junction and road improvement works are proposed to the Glen Ellan road / Balheary Road junction and the R132 Dublin Road / R125 Seatown West Roundabout.

Under the provisions of the *Planning and Development (Housing) and Residential Tenancies Act 2016*, Cairn Homes Properties Ltd wish to apply for planning permission for the following development. The development, as described in the public notices, will consist of:

The development, as described in the public notices, will consist of a residential scheme of 621 no. units (145 no. 1-bed units, 278 no. 2-bed units, 187 no. 3-bed units and 11 no. 4-bed units) along with ancillary childcare facility (506.5 sq.m) and a range of residential amenity facilities (573 sq.m) including gym, concierge, meeting room and multi-purpose room. The development will include the construction of:

- 118 no. houses comprising: 8 no. 1-bed maisonettes contained within 4 no. 2 storey units; 99 no. 2-storey, 3-bed units (18 no. mid-terrace and 81 no. semi-detached) and 11 no. 2-storey, 4-bed units (semi-detached).

- 349 no. apartment units (137 no. 1-bed units, 201 no. 2-bed units, and 11 no. 3-bed units) provided within 2 no. blocks ranging in height from 1 no. to 7 no. storeys (over basement level) to the south side of the site along Glen Ellan Road. A single level basement has been provided for Block B and an under-croft area is provided within Block A incorporating parking areas, waste management areas, plant rooms and other ancillary services.

Seamus Hand • Marie Armstrong • Darina Barrett • Cillein Barry • James Black • Alan Boyne • Brian Brennan • Alan Bromell • Gareth Bryan  
Patricia Carroll • James Casey • Neil Casey • Brian Clavin • Jim Clery • Kevin Cohen • Mark Collins • Ivor Conlon  
Michele Connolly • John Corrigan • Terence Coveney • Hubert Crehan • Killian Croke • Camilla Cullinane • Brian Daly • Michael Daughton  
Cormac Deady • Eamon Dillon • Paul Dobey • Robert Dowley • David Duffy • Brian Egan • Nancy Fallon • Patrick Farrell  
Jorge Fernandez Revilla • Damien Flanagan • Caroline Flynn • Andrew Gallagher • Frank Gannon • Orla Gavin • Michael Gibbons • Colm Gorman  
Johnny Hanna • Ken Hardy • Michael Hayes • Selwyn Hearn • Jackie Hennessy • Rio Howley • Brian Kane • Declan Keane • Gillian Kelly  
James Kelly • David Kennedy • Stephen King • Jonathan Lew • Owen Lewis • Cian Liddy • Carmel Logan • Liam Lynch • Olivia Lynch  
Tim Lynch • Ryan McCarthy • Shane McCarthy • Tom McEvoy • Emer McGrath • Caoimhe McLoughlin • Liam McNally • Niamh Marshall  
Dani Michaux • David Moran • Brian Morrissey • Cliona Mullen • Philip Murphy • Niall Naughton • Ian Nelson • Emer O'Brien • Kieran O'Brien  
Paul O'Brien • Barrie O'Connell • Emma O'Driscoll • Sean O'Keefe • David O'Kelly • Joe O'Mara • Colm O'Neill • Garrett O'Neill • Colm O'Sé  
Conor O'Sullivan • John Poole • Eoghan Quigley • Jean Rea • Vincent Reilly • Cristian Reyes • Glenn Reynolds • Eamonn Richardson  
Colm Rogers • Eamonn Russell • Niall Savage • Anna Scally • Mathew Scott • Gavin Sheehan • Sean Sheridan • Russell Smyth • Donal Thomas  
Paul Toner • Kieran Wallace • Keith Watt • David Wilkinson • Tom Woods

Offices: Dublin, Belfast, Cork and Galway

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KPMG is authorised by Chartered Accountants Ireland to carry on Investment Business.

- 154 no. duplex units that are arranged within 14 no. 3-storey blocks comprising of 77 no. 2-bed units (ground floor) and 77 no. 3-bed units.
- Apartments and duplexes are provided with balconies/terraces along all elevations and dedicated services / bin store areas.
- The development will also provide for an ancillary childcare facility (506.5 sq.m), and residential amenity facilities (573 sq.m) including gym, concierge, meeting room and multi-purpose room within the ground floor of Block B.
- Provision of 705 no. car parking spaces, 856 no. bicycle parking spaces and 21 no. motorbike parking spaces (within basement, under-croft and at surface levels);
- The landscape proposal includes extensive public open space (10,008 sq.m.), in addition to a new public park measuring 29,400 sq.m as an extension of Broadmeadow Riverside Park to the north of the site.
- Principal vehicular access to the site is from Glen Ellan Road, with an additional new secondary site entrance provided from Jugback Lane/Terrace. New pedestrian connections are provided to the site from Jugback Lane/Terrace, Glen Ellan Road and the proposed Broadmeadow Riverside Park extension to the north of the site. Further, a segregated pedestrian/cycle path is proposed along a central green spine, connecting Glen Ellan Road in the south with Broadmeadow Riverside Park extension in the north.
- Junction and road improvement works are proposed to the Glen Ellan road / Balheary Road junction and the R132 Dublin road /R125 Seatown West Roundabout. This will include widening of Balheary Road (South), upgrade works to cycle/pedestrian facilities and for the partial signalisation of R132/R125 junction.
- The application also contains proposals to upgrade existing Irish Water infrastructure including the construction of a stormwater storage tank proposed to be located on a corner site at the junction of Glen Ellan road and Balheary Road, and an overflow outfall gravity sewer along Balheary Road to the Broadmeadow River.
- All associated site development works above and below ground including hard and soft landscaping, roads/footpaths/cycle paths, play areas, public art, boundary treatments, lighting, SuDs, pumping station, EV charging points, green roofs, ESB substations and services to facilitate the development.
- As part of the proposed development, temporary permission (3 no. years) is sought for a single-storey Marketing Suite and associated signage (including hoarding) during the development construction stage.

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

An Environmental Impact Assessment Report (EIAR) and Natura Impact Statement (NIS) has been prepared in respect of the proposed development. The application together with the Environmental Impact Assessment Report and Natura Impact Statement may be inspected or purchased at a fee not exceeding the reasonable cost of making a copy, during public opening hours at the offices of An Bord Pleanála and Fingal County Council. The application may also be inspected online at the following website set up by the applicant: [www.holybanksshdpplanning.com](http://www.holybanksshdpplanning.com)

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

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

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

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

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

Pursuant to Article 297(5) of the *Planning and Development (Strategic Housing Development) Regulations 2017*, please find enclosed 2 no. printed copies and 3 no. electronic copies of the plans and particulars associated with the proposed development (a full schedule of which can be found overleaf), and an ITM File.

A cheque for the application fee of €80,000.00 (maximum fee) is enclosed, as attached to this letter.

In accordance with Article 297(6) of the *Planning and Development (Strategic Housing Development) Regulations 2017*, 10 no. hard copies and 1 no. digital copy of the plans and particulars pertaining to this SHD application have been issued to Fingal County Council.

Furthermore, a copy of said plans and particulars have been issued to the following statutory consultees as listed by An Bord Pleanála in their Pre-Application Consultation Opinion (dated 08/07/19):

- 1 Irish Water
- 2 Minister for Arts, Heritage, Regional, Rural and Gaeltacht Affairs (*now c/o the Development Applications Unit, Department of Housing, Local Government and Heritage*)
- 3 The Heritage Council
- 4 An Taisce
- 5 Transport Infrastructure Ireland
- 6 National Transport Authority
- 7 Fingal Childcare Committee

In addition, a copy of this application has also been provided to Inland Fisheries Ireland.

Please also note that a dedicated project website, <https://www.holybanksshdpplanning.com> has also been set up by the applicant. Details of the project are also available online through the EIA Portal – please see enclosed EIA Portal Confirmation Notice.

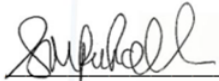
Please also note that notice of the intention to proceed with the SHD application was provided to the Strategic Housing Unit of An Bord Pleanála on 5<sup>th</sup> January 2022. Please refer to Appendix 1 of the accompanying Planning Report for this notice and acknowledgement received by the Strategic Housing Unit, dated 6<sup>th</sup> January 2022, of same.

Some of the works proposed as part of this SHD application take place on land outside the ownership of the applicant. In this case, letters of Consent have been provided from the landowners, Fingal County Council (Appendix 4 Planning Report) and Gannon Homes Ltd. (enclosed), as attached to this application.

We trust that the enclosed plans and particulars are in order and look forward to receiving a receipt of acknowledgement of this application in due course.

Should you have any queries on the enclosed planning application, please do not hesitate to contact the undersigned.

Yours Sincerely,

A handwritten signature in black ink, appearing to read 'S. Purcell', is written over a light blue rectangular background.

Stephen M. Purcell MIPI FSCSI FRICS  
Director and Co-Head  
KPMG Future Analytics  
Chartered Town Planning and Development Consultants

### Lodgement of SHD – Checklist

The applicant is to submit 2 printed copies of the SHD application to An Bord Pleanála, together with 3 copies of the application in a machine-readable form on digital devices, as required under article 297(5) of the Regulations of 2017. In the case of a proposed SHD that requires an EIS or NIS, these shall be submitted with the SHD application.	2 printed copies enclosed 3 copies on machine readable disc enclosed
Website	<a href="http://www.holybanksshdpplanning.com">www.holybanksshdpplanning.com</a>
Completed SHD application form	Enclosed
Consent of the owner to make an application where the applicant is not the owner of the land concerned	Enclosed – Letter from Fingal County Council (see Planning Report Appendix and Gannon Homes Ltd.
Copies of the newspaper and site notices	Enclosed
Brief outline of the proposed development	Set out in cover letter and in various reports throughout
Location map of sufficient size and containing details of features in the vicinity such as to permit the identification of the site to which the application relates, in accordance with the requirements of article 297(2)(c) of the Regulations of 2017	Please refer Dwg. Site Location Map 1 and 2 prepared by MCORM Architects. Note: To show full extent of application lands a 1:2500 scale map was required (Site Location Map 1). The main site is shown in 1:1000 for primary interest review (Site Location Map 2). This approach was verbally agreed with the Strategic Housing Unit of An Bord Pleanála
Evidence that Irish Water has confirmed that it is feasible to provide the appropriate service or services and that the relevant water network or networks have the capacity to service the development	Please refer to Engineering Assessment Report – Appendix A, B and C, prepared by Waterman Moylan Consulting Engineers
Information on any proposed on-site wastewater treatment system and evidence as to the suitability of the site for the system proposed	Please refer to Engineering Assessment Report
The documents, particulars, plans, drawings and maps referred to article 297(4) of the Regulations of 2017	Enclosed – please refer to drawing pack prepared by McCrossan O'Rourke Manning Architects
Details as to how the applicant intends to comply with the requirements of Part V, as set out in articles 297(2)(g) and (h) of the Regulations of 2017	Enclosed – Part V Proposal report
Where the Board issued an Opinion under section 6(7) of the Act of 2016 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, the application shall be accompanied by a statement of the proposals included in the application to address the issues set out in the notice	Please refer to Planning Report prepared by KPMG Future Analytics
Statement setting out how the proposal will be consistent with the objectives of the relevant development plan or local area plan and, where the proposed development materially contravenes the relevant plan other than in relation to the zoning of land, indicating why permission should, nonetheless, be granted having regard to a consideration specified in section 37(2)(b) of the Act of 2000	Please refer to Statement of Consistency and Material Contravention Report prepared by KPMG Future Analytics
EIS and / or NIS where required	Please refer to EIAR and NIS enclosed
The appropriate fee	Enclosed

<b>Holybanks SHD LIST OF ENCLOSURES</b>	Soft Copy	Hard Copy
<b>Forms and particulars</b>		
Cover Letter to An Bord Pleanála	x	x
List of enclosures (this document)	x	x
Cheque for Application Fee	-	x
SHD Application Form	x	x
Statutory Notices - Newspaper Notice	x	x
Statutory Notices - Site Notice and photographic evidence of same	x	x
Letter of consent from Gannon Homes	x	x
EIA portal confirmation	x	x
Cover letter to Fingal County Council	x	x
Prescribed Bodies Letters	x	x
<b>Planning – KPMG Future Analytics</b>		
Planning Report	x	x
Statement of consistency	x	x
Material Contravention Statement	x	x
<b>Design – McCrossan O'Rourke Manning Architects</b>		
Drawing Register Issue Sheet (full list of drawings provided)	x	x
Site Boundary ITM file	x	-
<i>Reports:</i>		
Architect's Urban and Architectural Design Statement	x	x
Housing Quality Assessment (HQA)	x	x
Part V Accommodation Schedule	x	x
Summary of Accommodation Schedule	x	x
<i>Drawings:</i>		
Site Location Maps (x2)	x	x
Overall Site Plan Layout	x	x
Site Plan Layouts (x7)	x	x
Houses and Maisonettes – Plans, Sections & Elevations	x	x
Duplexes – Plans, Sections & Elevations	x	x
Apartment Blocks A1, A2 and B – General Arrangement Plans (floor plans)	x	x
Apartment Blocks A1, A2 and B – Elevations & Sections	x	x
Other Drawings as listed in full on Drawing Reg Issue Sheet – Taking In Charge Plan, Open Space Provision, Phasing Strategy, Part V Provision Site Plan and Phasing Plans (x5), Bicycle & Bin Stores (x3), Temporary Marketing Signage and Suite (x2), Illustrative Map -Ownership Land, Kiosk and ESB Substation Details, Site Net Area Approach, Parking Strategy	x	x
<b>Engineering &amp; Related – Waterman Moylan Consulting Engineers</b>		
<i>Reports:</i>		
Reports Register	x	x
Car Parking Strategy and Mobility Management Plan	x	x
Construction and Environmental Management Plan	x	x
DMURS Statement of Consistency	x	x
Energy Statement	x	x
Engineering Assessment Report	x	x
Holybanks, Swords, Co. Dublin FRA	x	x

Outdoor Lighting Report	X	X
Planning Stage Structural Report	X	X
Public Transport Capacity Assessment	X	X
Site Investigation Report October 2017	X	X
Additional Site Investigation Report April 2019	X	X
Site Investigation Report October 2020	X	X
Stage 1 ROAD SAFETY AUDIT	X	X
STORMWATER AUDIT (STAGE 1)	X	X
Stormwater Storage Tank Report	X	X
Stormwater Overflow & Receiving Stream Assessment	X	X
Traffic and Transport Assessment	X	X
<i>Drawings</i>		
Detailed Design Drawings/Pack (as listed in Document Issue Register attached)	X	X
SES 12920 Rev F - Public Lighting Layout	X	X
<b>Landscape – Cunnane Stratton Reynolds Landscape and Design</b>		
<i>Reports</i>		
Document Issue Sheet	X	X
Landscape Design Report	X	X
Tree Survey Report	X	X
<i>Drawings</i>		
Drawings /Plans – various landscaping plans and tree survey plan as listed on Document Issue Sheet attached	X	X
<b>AAS-NIS &amp; Related - OpenField Ecology</b>		
Screening Report for Appropriate Assessment of proposed SHD	X	X
Natura Impact Statement for proposed SHD	X	X
Bat Assessment SHD, Holybanks, Swords, Co. Dublin	X	X
<b>Photomontages &amp; CGIs - Modelworks</b>		
Verified Photomontages	X	X
CGIs	X	X
<b>Other</b>		
Daylight, Sunlight and Overshadowing Study	X	X
Part V Proposal	X	X
Building Life Cycle Report	X	X
<b>EIAR</b>		
EIAR Volume 1 Non-Technical Summary - Holybanks SHD	X	X
EIAR Volume 2 Main Report - Holybanks SHD	X	X
EIAR Volume 3 Appendices - Holybanks SHD	X	X

**DRAWING REGISTER AND ISSUE SHEET**

**Project Title : SHD at HOLYBANKS, SWORDS 19022**

**Client:** Cairn Homes Properties Ltd

DRAWING NO.	DRAWING TITLE	SCALE	SIZE	REV																
<b>SITE PLAN</b>																				
PL	01	Site Location Map 1	1:2500	A1	✓															
PL	02	Site Location Map 2	1:1000	A0	✓															
PL	03	Overall - Site Plan Layout	1:2500	A1	✓															
PL	04	Site Plan Layout	1:1000	A0	✓															
PL	05a	Site Plan Layout Sheet 1 of 6	1:500	A1	✓															
PL	05b	Site Plan Layout Sheet 2 of 6	1:500	A1	✓															
PL	05c	Site Plan Layout Sheet 3 of 6	1:500	A1	✓															
PL	05d	Site Plan Layout Sheet 4 of 6	1:500	A1	✓															
PL	05e	Site Plan Layout Sheet 5 of 6	1:500	A1	✓															
PL	05f	Site Plan Layout Sheet 6 of 6	1:500	A1	✓															
<b>HOUSES</b>																				
PL	06	House Type A-A Plans, Section & Elevations	1:100	A1	✓															
PL	07	House Type A-A1 Plans, Section & Elevations	1:100	A1	✓															
PL	08	House Type B1-B1 Plans, Section & Elevations	1:100	A1	✓															
PL	09	House Type B1-B1-B1 Plans, Section & Elevations	1:100	A1	✓															
PL	10	House Type B1-B-B-B1 Plans, Section & Elevations	1:100	A1	✓															
PL	11	House Type B2-B1 Plans, Section & Elevations	1:100	A1	✓															
PL	12	House Type B1-B-B-B2 Plans, Section & Elevations	1:100	A1	✓															
PL	13	House Type C-C Plans, Section & Elevations	1:100	A1	✓															
PL	14	House Type C1-C Plans, Section & Elevations	1:100	A1	✓															
PL	15	House Type D-C Plans, Section & Elevations	1:100	A1	✓															
PL	16	Maisonettes - Type M & M1 Plans, Section & Elevations	1:100	A1	✓															
<b>DUPLEXES</b>																				
PL	17	Duplex Block A. Plans, Sections & Elevations	1:200	A1	✓															
PL	18	Duplex Block B. Plans, Sections & Elevations	1:200	A1	✓															
PL	19	Duplex Block C. Plans, Sections & Elevations	1:200	A1	✓															
PL	20	Duplex Block D. Plans, Sections & Elevations	1:200	A1	✓															
PL	21	Duplex Block E. Plans, Sections & Elevations	1:200	A1	✓															
PL	22	Duplex Block F. Plans, Sections & Elevations	1:200	A1	✓															
PL	23	Duplex Block G. Plans, Sections & Elevations	1:200	A1	✓															
PL	24	Duplex Block H. Plans, Sections & Elevations	1:200	A1	✓															
PL	25	Duplex Block I. Plans, Sections & Elevations	1:200	A1	✓															
PL	26	Duplex Block J. Plans, Sections & Elevations	1:200	A1	✓															
PL	27	Duplex Block K. Plans, Sections & Elevations	1:200	A1	✓															
PL	28	Duplex Block L. Plans, Sections & Elevations	1:200	A1	✓															
PL	29	Duplex Block M. Plans, Sections & Elevations	1:200	A1	✓															
PL	30	Duplex Block N. Plans, Sections & Elevations	1:200	A1	✓															
<b>APARTMENT BLOCKS: A1, A2 and B</b>																				
<b>Apartment Block - GAs</b>																				
<b>General Arrangement Plans</b>																				
PL	31	Block A1, A2 & B - Overall Ground Floor Plan	1:200	A0	✓															
PL	32	Block A1 & A2 - Ground Floor Plan	1:200	A1	✓															
PL	33	Block A1 & A2 - First & Second Floor Plan	1:200	A1	✓															
PL	34	Block A1 & A2 - Third & Fourth Floor Plan	1:200	A1	✓															
PL	35	Block A1 & A2 - Fifth & Sixth Floor Plan	1:200	A1	✓															
PL	36	Block A1 & A2 - Roof Plan	1:200	A1	✓															
PL	37	Block B - Basement Plan	1:200	A1	✓															
PL	38	Block B - Ground Floor Plan	1:200	A1	✓															
PL	39	Block B - First Floor Plan	1:200	A1	✓															
PL	40	Block B - Second Floor Plan	1:200	A1	✓															
PL	41	Block B - Third Floor Plan	1:200	A1	✓															
PL	42	Block B - Fourth Floor Plan	1:200	A1	✓															
PL	43	Block B - Fifth Floor Plan	1:200	A1	✓															
PL	44	Block B - Sixth Floor Plan	1:200	A1	✓															
PL	45	Block B - Roof Plan	1:200	A1	✓															
<b>Elevations and Sections</b>																				
PL	46	Overall Site Context Elevations	1:500	A0	✓															
PL	47	Contextual Elevations - Sheet 1 of 3 - Site Sections AA, BB	1:200	A0	✓															
PL	48	Contextual Elevations - Sheet 2 of 3 - Site Sections CC, DD	1:200	A0	✓															
PL	49	Contextual Elevations - Sheet 3 of 3 - Site Sections EE, FF	1:200	A0	✓															
PL	50	Block A1 & A2 - Elevations & Sections Sheet 1 of 2	1:200	A1	✓															
PL	51	Block A1 & A2 - Elevations & Sections Sheet 2 of 2	1:200	A1	✓															
PL	52	Block B - Elevations & Sections Sheet 1 of 2	1:200	A1	✓															
PL	53	Block B - Elevations & Sections Sheet 2 of 2	1:200	A1	✓															
<b>OTHER DRAWINGS</b>																				
PL	54	Taken in Charge Plan	1:2500	A2	✓															
PL	55	Open Space Provision	1:2000	A2	✓															
PL	56	Phasing Strategy	1:2500	A2	✓															
PL	57	Part V Provision - Site Plan	1:1000	A1	✓															
PL	58	Part V Provision - Phase 1 - Sheet 1 of 5	1:200	A1	✓															
PL	59	Part V Provision - Phase 2 - Sheet 2 of 5	1:200	A1	✓															
PL	60	Part V Provision - Phase 2 - Sheet 3 of 5	1:200	A1	✓															
PL	61	Part V Provision - Phase 2 - Sheet 4 of 5	1:200	A1	✓															
PL	62	Part V Provision - Phase 2 - Sheet 5 of 5	1:200	A1	✓															
PL	63	Bicycle & Bin Store Details - Sheet 1 of 2	1:100	A1	✓															
PL	64	Bicycle & Bin Store Details - Sheet 2 of 2	varies	A2	✓															
PL	65	Typical Bin Store Details to Front of Terraced Houses	varies	A2	✓															
PL	66	Temporary Marketing Signage	1:25	A3	✓															
PL	67	Marketing Suite & Location	1:100	A3	✓															
PL	68	Illustrative Map - Ownership Land	1:3000	A2	✓															
PL	69	Kiosk and ESB Substation Details	varies	A1	✓															
PL	70	Site Net Area Approach	1:2000	A2	✓															
PL	71	Parking Strategy	1:1000	A1	✓															
<b>REPORTS</b>																				
		Architect's Urban and Architectural Design Statement	-	A3	✓															
		Summary of Accommodation Schedule	-	A3	✓															
		Housing Quality Assessment	-	A3	✓															
		Part V - Accommodation Schedule	-	A3	✓															

Codes: SK=Sketch P=Preliminary C=Comment I=Information FC=Fire Certificate PL=Planning CT=Contract CN=Construction T=Tender

**DISTRIBUTION**

Day 25  
Month March  
Year 2022

Issued By: MCORM Issue: P=Paper D=Disk E=Email F=Fax C=Courier

E/C/P

Planning Authority	
An Bord Pleanála	X
Client	Cairn Homes Properties Ltd
Consultants	KPMG FUTURE ANALYTICS - Planning Consultants McCROSSAN O'ROURKE MANNING ARCHITECTS - Architect WATERMAN MOYLAN CONSULTING - Civil and Structural Engineers CUNNAME STRATTON REYNOLDS - Landscape Architects / Arboriculture IES - Daylight and Sunlight Analysis WATERMAN MOYLAN CONSULTING - M&E Engineers JGA FIRE ENGINEERING CONSULTANTS - Fire Consultants OHAC ACCESS CONSULTANCY - Access Consultants MODELWORKS - LVIA / CGI







## CUNNANE STRATTON REYNOLDS

3 Molesworth Place  
Dublin 2

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### DOCUMENT ISSUE SHEET

Sheet no.: 1

Project No.: 18399

Issue By: DC

### Project: SHD at Holybanks, Swords

Notes: Planning Stage

<b>Day</b>	8	14	11	23					
<b>Month</b>	10	12	1	3					
<b>Year</b>	21	21	22	22					

Dwg. No.	Dwg. Title	Revision /type (P=print, E=electronic)							
<b>Drawings</b>									
18399-2-101	Landscape Masterplan	0/E	0/E	0/E	P/E				
18399-2-101.2	Masterplan Legend	0/E	0/E	0/E	P/E				
18399-2-102	Landscape Plan Sheet 1 of 4	0/E	0/E	0/E	P/E				
18399-2-103	Landscape Plan Sheet 2 of 4	0/E	0/E	0/E	P/E				
18399-2-104	Landscape Plan Sheet 3 of 4	0/E	0/E	0/E	P/E				
18399-2-105	Landscape Plan Sheet 4 of 4	0/E	0/E	0/E	P/E				
18399-2-106	First Floor Podium Landscape Plan	0/E	0/E	0/E	P/E				
18399-2-111	Boundary Treatment Plan	0/E	0/E	0/E	P/E				
18399-2-112.1	Play Area Strategy Sheet 1 of 2	0/E	0/E	0/E	P/E				
18399-2-112.2	Play Area Strategy Sheet 2 of 2	0/E	0/E	0/E	P/E				
18399-2-113	Services Overlay	0/E	0/E	0/E	P/E				
18399-2-201	Landscape Sections Sheet 1 of 3	0/E	0/E	0/E	P/E				
18399-2-202	Landscape Sections Sheet 2 of 3	0/E	0/E	0/E	P/E				
18399-2-203	Landscape Sections Sheet 3 of 3	0/E	0/E	0/E	P/E				
18399-2-901	Standard Planting Details	0/E	0/E	0/E	P/E				
18399-2-902	Standard Planting Details (podium)	0/E	0/E	0/E	P/E				
18399-2-D04	Landscape Design Report	0/E	0/E	0/E	P/E				
18392_T_101	Tree Classification & Constraints		C/E		P/E				
18392_T_102	Arboricultural Impact Assessment		C/E		P/E				
18392_T_103	Tree Protection		C/E		P/E				
<b>Reports</b>									
	Tree Survey		C/E		P/E				
18399-2-D04	Landscape Design Report	0/E	0/E	0/E	P/E				
<b>Issued to</b>		<b>Number of Copies - e (digital issue)</b>							
Client			e	e					
Architect			e	e					
Contractor									
QS									
Eng-Civil/ struct			e	e					
Eng-Civil/ struct									
Eng-M&E			e	e					
Planner			e	e	9				
file			e	e	1				

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Information:

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Tender:

Construction:

Completion: