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

Planning Department
Fingal County Council
County Hall
Main Street
Swords
Co. Dublin
K67 X8Y2

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 Doherty • 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

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, 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 or on the Citizens Information Service website: www.citizensinformation.ie.

Pursuant to Article 297(5) of the *Planning and Development (Strategic Housing Development) Regulations 2017*, 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 are lodged to An Bord Pleanála.

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 are hereby issued to Fingal 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.holybanksshdplanning.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.

A list of enclosures (reports and drawings) is attached to this letter. 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 5th January 2022. Please refer to Appendix 1 of the accompanying Planning Report for this notice and acknowledgement received by the Strategic Housing Unit, dated 6th January 2022, of same.

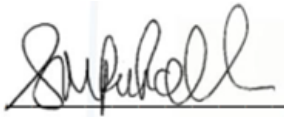
Some of the works proposed as part of this SHD application take place on land outside the ownership of the applicant. In this case, letters of Consent have been provided from the

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 horizontal line. The signature is cursive and somewhat stylized.

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

Holybanks SHD LIST OF ENCLOSURES	Soft Copy	Hard Copy
Forms and particulars		
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
Planning – KPMG Future Analytics		
Planning Report	x	x
Statement of consistency	x	x
Material Contravention Statement	x	x
Design – McCrossan O'Rourke Manning Architects		
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
Engineering & Related – Waterman Moylan Consulting Engineers		
<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
Landscape – Cunnane Stratton Reynolds Landscape and Design		
<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
AAS-NIS & Related - OpenField Ecology		
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
Photomontages & CGIs - Modelworks		
Verified Photomontages	X	X
CGIs	X	X
Other		
Daylight, Sunlight and Overshadowing Study	X	X
Part V Proposal	X	X
Building Life Cycle Report	X	X
EIAR		
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



Waterman Moylan

Engineering Consultants

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DOCUMENT ISSUE REGISTER

Project Name:	SHD at Holybanks, Swords												
Project No:	17-088												
Project Stage:	Planning												
Day	25												
Month	03												
Year	22												

Dwg No.	Drawing Title	Size											
P001	Site Location Plan	A1	-										
P002	Proposed Roads Layout & Level (Sheet 1 of 2)	A1	-										
P003	Proposed Roads Layout & Level (Sheet 2 of 2)	A1	-										
P004	Swept Path Analysis - Refuse Vehicle (Sheet 1 of 2)	A1	-										
P005	Swept Path Analysis - Refuse Vehicle (Sheet 2 of 2)	A1	-										
P006	Swept Path Analysis - Fire Tender (Sheet 1 of 2)	A1	-										
P007	Swept Path Analysis - Fire Tender (Sheet 2 of 2)	A1	-										
P008	Road Markings & Signage (Sheet 1 of 2)	A1	-										
P009	Road Markings & Signage (Sheet 2 of 2)	A1	-										
P010	Sightlines	A1	-										
P011	Glen Ellan Road Upgrade Works	A1	-										
P012	Temp. Estuary Roundabout Upgrade Works (Sheet 1 of 2)	A1	-										
P013	Temp. Estuary Roundabout Upgrade Works (Sheet 2 of 2)	A1	-										
P014	Proposed Balheary Road - Glen Ellan Road Junction Upgrade Works	A1	-										
P015	Swept Path Analysis - High Reach Fire Tender	A1	-										
P040	Proposed Water Supply Layout (Sheet 1 of 4)	A1	-										
P041	Proposed Water Supply Layout (Sheet 2 of 4)	A1	-										
P042	Proposed Water Supply Layout (Sheet 3 of 4)	A1	-										
P043	Proposed Water Supply Layout (Sheet 4 of 4)	A1	-										
P190	Road Construction Details	A1	-										
P200	Proposed Drainage Layout (Sheet 1 of 4)	A1	-										
P201	Proposed Drainage Layout (Sheet 2 of 4)	A1	-										
P202	Proposed Drainage Layout Sheet 3 of 4	A1	-										
P203	Proposed Drainage Layout Sheet 4 of 4	A1	-										
P204	Proposed SUDS Drainage Layout (Sheet 1 of 2)	A1	-										
P205	Proposed SUDS Drainage Layout (Sheet 2 of 2)	A1	-										
P206	Overland Flood Route (Sheet 1 of 2)	A1	-										
P207	Overland Flood Route (Sheet 2 of 2)	A1	-										
P208	Surface Water Catchment Layout	A1	-										
P209	Proposed Apartment Block A Undercroft Drainage Layout	A1	-										
P210	Stormwater Storage Tank Detail	A1	-										
P211	Detention Basin Details	A1	-										
P212	SUDS Drainage Details	A1	-										
P213	Proposed Apartment Block B Basement Drainage Layout	A1	-										
P221	Foul Pumping Station Details Sheet 1 of 2	A1	-										
P222	Foul Pumping Station Details (Sheet 2 of 2)	A1	-										
P230	Public Surface Water Drainage Details	A1	-										
P231	Private Surface Water Drainage Details	A1	-										

Issued by: P = Paper, E = E-mail, D = Dropbox/FTP, F = USB P

Circulation	For attention of:	Number of copies
An Bord Pleanala		13

For: S = Preliminary, P = Planning, T = Tender, W = Construction, C = Comment, D = Draft P



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DOCUMENT ISSUE REGISTER

Project Name:	SHD at Holybanks, Swords											
Project No:	17-088											
Project Stage:	Planning											
Day	25											
Month	03											
Year	22											

Dwg No.	Drawing Title	Size										
P234	Private Foul Water Drainage Details	A1	-									
P235	Private Basement Drainage Details	A1	-									
P240	Petrol Interceptor Details	A1	-									
P241	Hydrobrake Manhole & Headwall Details	A1	-									
P260	Stormwater Storage Tank Footpath & Boundary Details	A1	-									
P261	Stormwater Storage Tank Site Access Elevation	A1	-									
P262	Stormwater Storage Tank Site Access and Landscaping Layout	A1	-									

Issued by: P = Paper, E = E-mail, D = Dropbox/FTP, F = USB P

Circulation	For attention of:											
An Bord Pleanála		13										

For: S = Preliminary, P = Planning, T = Tender, W = Construction, C = Comment, D = Draft P

CUNNANE STRATTON REYNOLDS

3 Molesworth Place
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Tel: 00 353 1 661 0419
Fax: 00 353 1 661 0431
Email: info@csrlandplan.ie

DOCUMENT ISSUE SHEET

Sheet no.: 1

Project No.: 18399

Issue By: DC

Project: SHD at Holybanks, Swords

Notes: Planning Stage

Day	8	14	11	23					
Month	10	12	1	3					
Year	21	21	22	22					

Dwg. No.	Dwg. Title	Revision /type (P=print, E=electronic)							
Drawings									
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				
Reports									
	Tree Survey		C/E		P/E				
18399-2-D04	Landscape Design Report	0/E	0/E	0/E	P/E				
Issued to		Number of Copies - e (digital issue)							
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				

Issued for:

Information:

Comment:

Approval:

Bid:

Submission:

Tender:

Construction:

Completion: