



**KPMG**  
1 Stokes Place  
St. Stephen's Green  
Dublin 2  
D02 DE03  
Ireland

Telephone +353 1 410 1000  
Fax +353 1 412 1122  
Internet www.kpmg.ie

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

An Taisce,  
Tailors Hill,  
Back Lane,  
Dublin 8

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.

Pursuant to article 285(5)(a) of the Planning and Development (Strategic Housing Development) Regulations 2017, An Bord Pleanála has requested that An Taisce be notified in the event of the making of an application in accordance with section 8(1)(b) of the Planning and Development (Housing) and Residential Tenancies Act 2016. Please find a CD containing a copy of the planning application pack enclosed. A hard copy is not included as agreed in correspondence dated 26th August 2020 (attempts were made to ascertain acceptance of a digital copy in March 2022 but no response was received – therefore, acceptance provided in 2020 is considered to remain valid).

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

KPMG, an Irish partnership and a member firm of the KPMG global organisation of independent member firms affiliated with KPMG International Limited, a private English company limited by guarantee.

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.

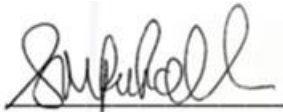
An Bord Pleanála may grant permission for the strategic housing development as proposed or may grant permission subject to such modifications as it specifies in its decision, or may grant permission in part only, with or without any other modifications it may specify in its decision or may refuse to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

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.

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

Yours Sincerely,



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



**KPMG**  
1 Stokes Place  
St. Stephen's Green  
Dublin 2  
D02 DE03  
Ireland

Telephone +353 1 410 1000  
Fax +353 1 412 1122  
Internet www.kpmg.ie

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

Department of Housing, Local Government and Heritage  
The Manger  
Development Applications Unit  
Government Offices  
Newtown Road  
Wexford  
Y35 AP90

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.

Pursuant to article 285(5)(a) of the Planning and Development (Strategic Housing Development) Regulations 2017, An Bord Pleanála has requested that the Department of Housing, Local Government and Heritage be notified in the event of the making of an application in accordance with section 8(1)(b) of the Planning and Development (Housing) and Residential Tenancies Act 2016. Please find a CD containing a copy of the planning application pack enclosed. A hard copy is not included as agreed in correspondence dated 3rd March 2022.

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 Hearnis • 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 Muller • Philip Murphy • Niall Naughton • Ian Nelson • Emer O'Brien • Kieran O'Brien  
Paul O'Brien • Bernie O'Connell • Emma O'Driscoll • Sean O'Keefe • David O'Kelly • Joe O'Mara • Colm O'Neill • Garrett O'Neill • Colm O'Se  
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 • Matthew 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

KPMG, an Irish partnership and a member firm of the KPMG global organisation of independent member firms affiliated with KPMG International Limited, a private English company limited by guarantee.

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.

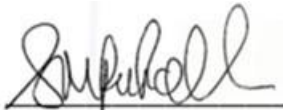
An Bord Pleanála may grant permission for the strategic housing development as proposed or may grant permission subject to such modifications as it specifies in its decision, or may grant permission in part only, with or without any other modifications it may specify in its decision or may refuse to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

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.

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

Yours Sincerely,



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



**KPMG**  
1 Stokes Place  
St. Stephen's Green  
Dublin 2  
D02 DE03  
Ireland

Telephone +353 1 410 1000  
Fax +353 1 412 1122  
Internet www.kpmg.ie

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

Fingal County Childcare Committee  
Omega House  
Collinstown Cross  
Swords Road  
Dublin

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.

Pursuant to article 285(5)(a) of the Planning and Development (Strategic Housing Development) Regulations 2017, An Bord Pleanála has requested that Fingal County Childcare Committee be notified in the event of the making of an application in accordance with section 8(1)(b) of the Planning and Development (Housing) and Residential Tenancies Act 2016. Please find a CD containing a copy of the planning application pack enclosed. A hard copy is not included as agreed in correspondence dated 3<sup>rd</sup> March 2022.

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

KPMG, an Irish partnership and a member firm of the KPMG global organisation of independent member firms affiliated with KPMG International Limited, a private English company limited by guarantee.

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.

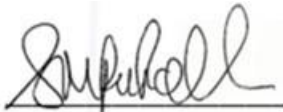
An Bord Pleanála may grant permission for the strategic housing development as proposed or may grant permission subject to such modifications as it specifies in its decision, or may grant permission in part only, with or without any other modifications it may specify in its decision or may refuse to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

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.

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

Yours Sincerely,



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



**KPMG**  
1 Stokes Place  
St. Stephen's Green  
Dublin 2  
D02 DE03  
Ireland

Telephone +353 1 410 1000  
Fax +353 1 412 1122  
Internet www.kpmg.ie

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

The Heritage Council  
Church Lane  
Kilkenny  
R95 X264

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.

Pursuant to article 285(5)(a) of the Planning and Development (Strategic Housing Development) Regulations 2017, An Bord Pleanála has requested that the Heritage Council be notified in the event of the making of an application in accordance with section 8(1)(b) of the Planning and Development (Housing) and Residential Tenancies Act 2016. Please find a CD containing a copy of the planning application pack enclosed. A hard copy is not included as agreed in correspondence dated 3<sup>rd</sup> March 2022.

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 Dobby • 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

KPMG, an Irish partnership and a member firm of the KPMG global organisation of independent member firms affiliated with KPMG International Limited, a private English company limited by guarantee.

Offices: Dublin, Belfast, Cork and Galway

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.

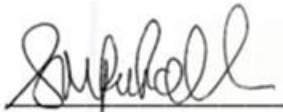
An Bord Pleanála may grant permission for the strategic housing development as proposed or may grant permission subject to such modifications as it specifies in its decision, or may grant permission in part only, with or without any other modifications it may specify in its decision or may refuse to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

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.

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

Yours Sincerely,



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



**KPMG**  
1 Stokes Place  
St. Stephen's Green  
Dublin 2  
D02 DE03  
Ireland

Telephone +353 1 410 1000  
Fax +353 1 412 1122  
Internet www.kpmg.ie

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

Inland Fisheries Ireland  
3044 Lake Drive  
Citywest Business Campus  
Dublin  
D24 CK66

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.

Pursuant to article 285(5)(a) of the Planning and Development (Strategic Housing Development) Regulations 2017, An Bord Pleanála has requested that Inland Fisheries Ireland be notified in the event of the making of an application in accordance with section 8(1)(b) of the Planning and Development (Housing) and Residential Tenancies Act 2016. Please find a CD containing a copy of the planning application pack enclosed. A hard copy is not included as agreed in correspondence dated 3<sup>rd</sup> March 2022.

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 Dobby • 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 Hears • 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

KPMG, an Irish partnership and a member firm of the KPMG global organisation of independent member firms affiliated with KPMG International Limited, a private English company limited by guarantee.

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.

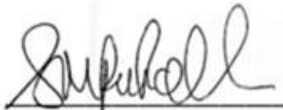
An Bord Pleanála may grant permission for the strategic housing development as proposed or may grant permission subject to such modifications as it specifies in its decision, or may grant permission in part only, with or without any other modifications it may specify in its decision or may refuse to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

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.

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

Yours Sincerely,



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



**KPMG**  
1 Stokes Place  
St. Stephen's Green  
Dublin 2  
D02 DE03  
Ireland

Telephone +353 1 410 1000  
Fax +353 1 412 1122  
Internet www.kpmg.ie

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

Irish Water  
Colvill House  
24-26 Talbot Street  
Mountjoy  
Dublin  
D01 NP86

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.

Pursuant to article 285(5)(a) of the Planning and Development (Strategic Housing Development) Regulations 2017, An Bord Pleanála has requested that Irish Water be notified in the event of the making of an application in accordance with section 8(1)(b) of the Planning and Development (Housing) and Residential Tenancies Act 2016. Please find a CD containing a copy of the planning application pack enclosed. A hard copy is not included as agreed in correspondence dated 3<sup>rd</sup> March 2022.

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  
Tirm 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

KPMG, an Irish partnership and a member firm of the KPMG global organisation of independent member firms affiliated with KPMG International Limited, a private English company limited by guarantee.

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.

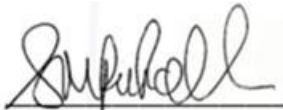
An Bord Pleanála may grant permission for the strategic housing development as proposed or may grant permission subject to such modifications as it specifies in its decision, or may grant permission in part only, with or without any other modifications it may specify in its decision or may refuse to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

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.

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

Yours Sincerely,



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



**KPMG**  
1 Stokes Place  
St. Stephen's Green  
Dublin 2  
D02 DE03  
Ireland

Telephone +353 1 410 1000  
Fax +353 1 412 1122  
Internet www.kpmg.ie

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

National Transport Authority  
Dún Scéine  
Harcourt Lane  
Dublin 2  
D02 WT20

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.

Pursuant to article 285(5)(a) of the Planning and Development (Strategic Housing Development) Regulations 2017, An Bord Pleanála has requested that the National Transport Authority be notified in the event of the making of an application in accordance with section 8(1)(b) of the Planning and Development (Housing) and Residential Tenancies Act 2016. Please find a CD containing a copy of the planning application pack enclosed. A hard copy is not included as agreed in correspondence dated 3<sup>rd</sup> March 2022.

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 Covey • 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

KPMG, an Irish partnership and a member firm of the KPMG global organisation of independent member firms affiliated with KPMG International Limited, a private English company limited by guarantee.

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.

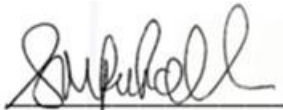
An Bord Pleanála may grant permission for the strategic housing development as proposed or may grant permission subject to such modifications as it specifies in its decision, or may grant permission in part only, with or without any other modifications it may specify in its decision or may refuse to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

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.

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

Yours Sincerely,



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



**KPMG**  
1 Stokes Place  
St. Stephen's Green  
Dublin 2  
D02 DE03  
Ireland

Telephone +353 1 410 1000  
Fax +353 1 412 1122  
Internet www.kpmg.ie

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

Transport Infrastructure Ireland  
Parkgate Business Centre,  
Parkgate Street,  
Dublin 8,  
D08 DK10,

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.

Pursuant to article 285(5)(a) of the Planning and Development (Strategic Housing Development) Regulations 2017, An Bord Pleanála has requested that Transport Infrastructure Ireland be notified in the event of the making of an application in accordance with section 8(1)(b) of the Planning and Development (Housing) and Residential Tenancies Act 2016. Please find a CD containing a copy of the planning application pack enclosed. A hard copy is not included as agreed in correspondence dated 3<sup>rd</sup> March 2022.

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 Dobby • 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

KPMG, an Irish partnership and a member firm of the KPMG global organisation of independent member firms affiliated with KPMG International Limited, a private English company limited by guarantee.

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.

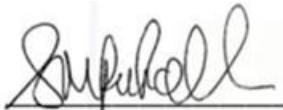
An Bord Pleanála may grant permission for the strategic housing development as proposed or may grant permission subject to such modifications as it specifies in its decision, or may grant permission in part only, with or without any other modifications it may specify in its decision or may refuse to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

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.

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

Yours Sincerely,



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