

## **Planning and Development (Housing) and Residential Tenancies Act 2016**

### **Planning and Development (Strategic Housing Development) Regulations 2017**

## **Notice of Strategic Housing Development Application to An Bord Pleanála**

We, Cairn Homes Properties Limited, intend to apply to An Bord Pleanála for a 7-year permission for a strategic housing development (SHD) on a c.14.17 ha (gross) site located 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.

The proposed development 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.
- 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).

Signed: 

Stephen M. Purcell, (Agent), KPMG Future Analytics  
1 Stokes Place, St. Stephens Green, Dublin 2

Date of erection of site notice 13<sup>th</sup> April 2022

Photographic evidence of Site Notices (x6) in situ





