



Planning Report

Proposed Strategic Housing Development (SHD) at Holybanks, Swords, Co. Dublin

On behalf of
CAIRN HOMES PROPERTIES LTD.

April 2022

CAIRN Homes Properties Ltd – The Applicant

Cairn Homes are one the main housing developers in Ireland, active on 15 sites within the Greater Dublin Area. Cairn Homes have delivered in excess of 3000 new homes across the Greater Dublin Area in the space of 4 years and intend on delivery 2,500 new homes between 2021 and 2022. In planning and designing residential developments, Cairn Homes focus is to create sustainable communities. With the average site delivering in excess of 400 new homes Cairn has the capacity to deliver these new homes in the short to medium term. Cairn is led by a highly experienced management team with a proven track record in delivering high quality residential properties at scale in Ireland and the UK.

Executive Summary

This Planning Report has been prepared by KPMG Future Analytics (KPMG FA) of 1 Stokes Place, St. Stephen's Green, Dublin 2 on behalf of Cairn Homes Properties Ltd., of 7 Grand Canal, Grand Canal Street Lower Dublin 2. The report accompanies a 7- year planning application for a proposed Strategic Housing Development made under Section 4 of the Planning and Development (Housing) and Residential Tenancies Act 2016 at a site with a gross area of c. 14.17 hectares, 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 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 Planning Report outlines the key planning and development considerations that have guided and informed the design of the proposed scheme. An Environmental Impact Assessment Report (EIAR) has been prepared in support of this application to An Bord Pleanála. A Natura Impact Statement (NIS) has also been prepared by Openfield Ecological Services.

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) comprising 349 no. apartments, 118 no. houses and 154 no. duplex units. Building heights range from 1 no. to 7 no. storeys (over basement level). The scheme provides for public open space, communal open space areas, a crèche, residential amenities (including concierge, multi-purpose room, meeting room and gym), a new public park to the north of the site as an extension to Broadmeadow Riverside Park and services / bin store areas. The development provides for a total of 705 no. car park spaces, 856 no. secure bike parking spaces and 21 no. motorbike spaces at basement, under-croft, and surface level. Principal vehicular access to the site is from Glen Ellan Road, with an additional new secondary site entrance provided from Jugback Lane/Terrace. Pedestrian connections are provided to the site from Jugback Lane/Terrace, Glen Ellan Road and the proposed Broadmeadow Riverside Park extension. The development also includes infrastructure upgrade works to local roads junctions, and existing Irish Water infrastructure including the construction of a stormwater storage tank and an overflow outfall gravity sewer to the Broadmeadow river, all associated ancillary and site development works above and below ground including hard and soft landscaping, boundary treatments, lighting, SuDs, pumping station, 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. A full and detailed description of development is set out on the statutory notices.

It is proposed to complete the scheme over the course of three consecutive phases, as follows:

Table 1-1 Phasing Plan

Phase 1 – c. 196 units	Phase 2 – c. 76 units	Phase 3 – c. 349 units
<ul style="list-style-type: none"> • 110 no. houses, 8 no. maisonette and 78no. duplex units • Main link road and entrance • Broadmeadow riverside park and majority of central green spine • Public open space areas • Infrastructural upgrade works – to local roads, stormwater storage tank and outfall pipeline 	<ul style="list-style-type: none"> • 76 no. duplex units • Associated open spaces 	<ul style="list-style-type: none"> • 349 no. apartments • Balance of central spine • Residential amenities and Creche

From a policy perspective, the Regional Spatial and Economic Strategy (RSES) for the Eastern and Midland Region recognises the central and strategic role that Swords plays in the context of the metropolitan Dublin area. The RSES acknowledge the role of Swords, as a “*strong active urban place...with strong transport links*”. The designation of the town as a ‘Metropolitan Consolidation Town’ reinforces its capacity to cater for a large and skilled population base whilst having substantial ability to provide for international and regional economic development and growth.

The site is located within the Estuary West Lands as designated by the Fingal County Development Plan 2017-2023. The subject lands form part of the Swords Masterplan: Part A and Part D: Estuary West (May 2019), a non-statutory plan. The Masterplan which was prepared independently by consultants commissioned by Fingal County Council, was subject to public consultation, and Strategic Environmental Assessment (SEA), and was noted and agreed by the Elected Members in May 2019. The proposed development complies with the overall objectives of the Fingal County Development Plan 2017-2023.

This proposal will bring a strategically located underutilised urban site into a positive and beneficial use. The proposed scheme has been carefully planned and designed to respond appropriately and sensitively to the urban and natural elements within the surrounding environment. The scheme is brought forward against a socio-economic context that places a high value on the availability of well designed, high quality, sustainable, accessible, and affordable homes that can help to satisfy the ongoing demand for housing in Dublin. The scheme will have significant positive impacts for the local community of Swords by providing well-designed units to facilitate and support population growth, social integration, and inclusion, while bringing this strategic landbank into functional use. By opening up accessibility to the wider Broadmeadow riverside park, the ambitions set out in local planning policy, will be largely enabled through delivery of the ‘HA - High Amenity’ lands owned by Cairn Homes Properties Ltd, and in doing so, will bring a notable community gain to the area. A portion of the Broadmeadow riverside park lands to the northwest are within the ownership of Fingal County Council. Approval has been received to include this within the application lands, please refer to Appendix 4 for Letter of Consent from Fingal County Council. Furthermore, the land on which the proposed stormwater storage tank is located is in the ownership of Gannon Homes Ltd. A letter of consent from Gannon Homes Ltd. has been submitted as an enclosure to this application.

This application, proposing in excess of 100 residential units, is eligible to be considered under the provisions of the Planning and Development (Housing) and Residential Tenancies Act, 2016, and the Planning and Development (Strategic Housing Development) Regulations, 2017.

A pre-application consultation meeting with An Bord Pleanála and Fingal County Council took place on the 17th June 2019 (ABP-304421-19). In their opinion issued on 8th July 2019, An Bord Pleanála stated that a number of issues need to be addressed upon which it could result in them constituting a reasonable basis for an application for strategic housing development. The issues listed relate to:

- Timing and Phasing of Development
- Surface Water Management and Flood Risk
- Traffic and Transportation
- Green Infrastructure
- Urban Design Response, Layout and Density

The detailed response to these items is outlined in Section 4.0 of this report.

Together with the Statement of Consistency (enclosed as a separate report), and Material Contravention Statement (enclosed as a separate report), this Planning Report outlines and summarises the key aspects of the proposal, tying in with the drawings and reports of the other members of the project team. The scheme's alignment with the relevant policies and objectives at local, county, regional and national levels are highlighted with a clear demonstration of how the scheme meets and exceeds the standards prescribed by the relevant guidance documents and will provide for a new, attractive, high-quality residential development. The Board is therefore invited to accept the rationale provided in the enclosed statement and to grant permission for the proposed strategic housing development of 621 no. residential units.

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1.0 Introduction

KPMG Future Analytics (KPMG FA) of 1 Stokes Place, Dublin 2 have been instructed by Cairn Homes Properties Ltd. to prepare this Planning Application Report to accompany the Strategic Housing Development application made in accordance with the requirements under Section 8 of the Planning and Development (Housing) and Residential Tenancies Act 2016, as amended (hereafter referred to as the Act).

The formal Section 247 Pre-Planning Consultation with Fingal County Council required under the Planning and Development (Housing) and Residential Tenancies Act, 2016 took place on the 10th January 2019 (Fingal County Council Pre-Planning Consultation Ref. 11652). A Pre-Application Consultation meeting with An Bord Pleanála (ABP) and Fingal County Council took place on 17 June 2019 (ABP-304421-19). In the Opinion issued on 08 July 2019, An Bord Pleanála outlined those matters that need to be addressed in the documents submitted upon which it could result in it constituting a reasonable basis for an application for strategic housing development. The design team has given extensive consideration to the Opinion issued by ABP and has advanced the scheme significantly to address the issues identified in the Opinion. At this advanced stage of the application preparations, it is impractical for the applicant to re-direct the application through the Planning and Development – Large Scale Residential Housing (LSRD) Act 2021 process and undo/redo the extensive work that the design team has carried out on the project. Notice of the intention to proceed with the SHD application was provided by email to the Strategic Housing Unit of ABP on 05th January 2022. Please refer to Appendix 1 for an acknowledgement of receipt of the notification email dated 6th January 2022.

A 7-year permission is sought for a strategic housing development 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) comprising 349 no. apartments, 118 no. houses and 154 no. duplex units. Building heights range from 1 no. to 7 no. storeys (over basement level).

The scheme provides for public open space, communal open space areas, a crèche, residential amenities (including concierge, multi-purpose room, meeting room and gym), a new public park to the north of the site as an extension to Broadmeadow Riverside Park and services / bin store areas. The development provides for a total of 705 no. car park spaces, 856 no. secure bike parking spaces and 21 no. motorbike spaces at basement, under-croft, and surface level.

Principal vehicular access to the site is from Glen Ellan Road, with an additional new secondary site entrance provided from Jugback Lane/Terrace. Pedestrian connections are provided to the site from Jugback Lane/Terrace, Glen Ellan Road and the proposed Broadmeadow Riverside Park extension.

The development also includes infrastructure upgrade works to local roads junctions, and existing Irish Water infrastructure including the construction of a stormwater storage tank and an overflow outfall gravity sewer to the Broadmeadow river, all associated ancillary and site development works above and below ground including hard and soft landscaping, boundary treatments, lighting, SuDs, pumping station, 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.

A full and detailed description of development is set out on the statutory notices.

1.1 Purpose of the Report

This report outlines and summarises the key planning and development considerations of the proposed scheme in support of attaining a grant of permission by An Bord Pleanála. It incorporates the following aspects:

- A description of the site location and context including key characteristics of the subject site and surrounding areas.
- An overview of the planning history of the site.
- A detailed account of the extensive consultation process that has taken place with An Bord Pleanála, Fingal County Council and other stakeholders.
- A detailed description of the proposed development including information on land use zoning, proposed uses, need for development, phasing plan, scheme layout and design, the landscape and open spaces within the scheme, and key amenities. An overview of mobility plans proposed, drainage and water services, flood risk, waste, energy, and other aspects relating to the development proposal is also provided.
- A summary of effects on the environment and designated sites with signposting to the Environmental Impact Assessment Report (EIAR) and Natural Impact Statement (NIS) which accompany this application.

We confirm that this planning application including the enclosed drawings, public notices, and application form, have been prepared in accordance with the requirements of the Planning and Development Regulations 2001, as amended, including all provisions set out in the Planning and Development (Strategic Housing Development) Regulations 2017¹ relating to (hereafter referred to as the Regulations).

1.2 Statutory Description

Planning permission is being sought for the following proposal:

Cairn Homes Properties Limited intend to apply to An Bord Pleanála 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

¹ SI 271of 2017

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.

1.3 The Design Team

The design team appointed by the applicant, Cairn Homes Properties Ltd, to prepare this SHD application comprises:

- Cairn Homes Properties Ltd – Applicant
- McCrossan O’Rourke Manning - Design Architects
- KPMG Future Analytics - Planning Consultants
- Waterman Moylan - Consulting Engineers
- Cunnane Stratton Reynolds - Landscape Architecture and Arboriculture

In addition, the following consultants have been engaged for additional supporting services most notably the preparation of the EIAR that accompanies this application.

- Irish Archaeological Consultancy – Archaeology (as part of EIAR chapter on Archaeology, Architectural and Cultural Heritage)
- Historic Building Consultants – Architectural Conservation (as part of EIAR chapter on Archaeology, Architectural and Cultural Heritage)
- Openfield Ecology – Ecological Services (including preparation of the Biodiversity chapter of the EIAR)
- Bat Eco Services – Bat Survey (including inputs to the Biodiversity chapter of the EIAR)
- Modelworks – Landscape and Visual Assessment (CGIs) in coordination with CSR Landscape Architects (including inputs to the Landscape and Visual Impact chapter of the EIAR)
- AWN Consulting – EIAR chapters on Air Noise and Material Assets: Waste and additional reports on Operational Waste Management and Construction Waste Management, Stormwater Overflow and Receiving Stream Assessment.
- IES – Daylight and Sunlight Analysis
- Sabre Electrical Services Ltd – Public Light Layout and Report
- Derry O’Leary, Transport Consultant – Public Transport Capacity Assessment
- JBA Consulting - Flood Risk Assessment



MCCROSSAN O’ROURKE MANNING ARCHITECTS



Future Analytics



Waterman Moylan
Engineering Consultants

CUNNANE STRATTON REYNOLDS
LAND PLANNING & DESIGN



2.0 Subject Site

2.1 Site Location

The subject site has an area of approximately c.14.17 hectares and is located to the north of Glen Ellan Road, adjoining the former Celestica/Motorola site (Balheary Demesne/ Balheary Industrial Park). Situated on the northern fringe of the built-up area of Swords. The site is located within the Estuary West Lands as designated by the Fingal County Development Plan 2017-2023 and is the subject of the Swords Masterplan: Part A and Part D: Estuary West (May 2019), a non-statutory plan. The site benefits from a strategic, highly accessible location with connections to quality transport infrastructure including Dublin Airport, an excellent road network (M50/M1), a high frequency bus network (Dublin Bus and a high level of private, commercial operators) and the proposed Metrolink which is due to commence planning in early 2022 and make an application for a railway order in 2022. As Figure 2.1 shows, the application also includes lands to the south east of the main site area which is to incorporate the proposed junction and road improvement works at Glen Ellan / Balheary Road junction and R132/R125 Seatown West Roundabout.



Figure 2-1 Location of subject site in the context of Swords (Estuary West Masterplan lands outlined in blue)

2.2 Site Description

The subject lands for which the SHD is proposed currently comprises of a greenfield site, primarily scrubland that was previously in agricultural use. The main site has an irregular shape with Jugback Lane running parallel to the western boundary and the Broad Meadow River running east-west along the northern site boundary. The former Celestica site (Balheary Demesne/ Balheary Industrial Park) is located to the east of the subject site. There are no existing structures or buildings within the boundaries of the site. The site is relatively flat and slopes gently towards the Broadmeadow River. The landbank is dissected at the centre by a hedgerow running north south direction. The site is surrounded by a mix of residential use (to the west and south), educational use reservation and vacant commercial industry (to the east) and by the Broadmeadow River estuary and recreational lands to the north.

The Applewood development is located directly to the west of the site and across Jugback Lane. The development comprises a mix of housing types and apartments and is serviced by the Applewood neighbourhood/village centre.

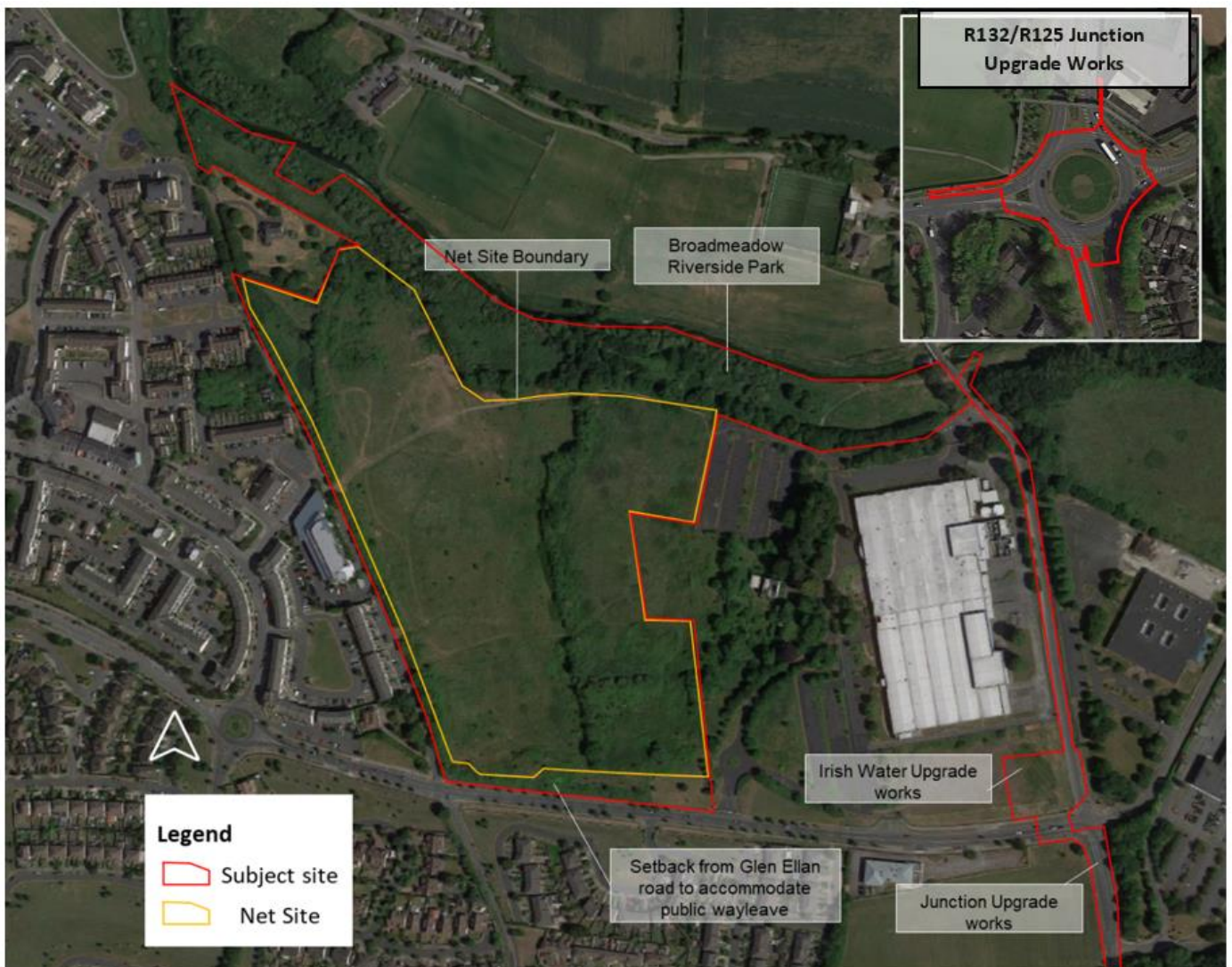


Figure 2-2 SHD site application area outlined in red Net site area annotated in orange

There are currently no direct entrances to the subject landholding from Glen Ellan Road or Jugback Terrace. However, it is noted that there is an existing access way from the Glen Ellan Road close to the southeast corner of the site, which provides vehicular and pedestrian access to the former Celestica premises. A private residence is located directly adjacent to the northwest corner of the site, along Jugback Terrace.

Figure 2.2 shows the net site area in yellow outline comprising 8.92ha i.e., only those areas which will be developed for housing and directly associated uses, as per the definition of 'net site density' set out in '*Sustainable Residential Development in Urban Areas – Guidelines for Planning Authorities (2009)*'.

The subject site / gross application area (14.17ha) as shown in red outline in Figure 2.2 includes proposed works at the Broadmeadow Riverside Park, the Irish Water upgrade works comprising stormwater storage tank and outfall overflow pipeline, and the upgrade works to local roads the R132/R125 junction roundabout upgrade works to the south (as the insert image on top right corner of Figure 2.2 shows).

In consultation with the Department of Education and Skills, Cairn Homes Properties Ltd. has agreed to reserve a 0.46 ha site within their ownership (but outside the application area) to accommodate a future school sufficient to cater for a 16-24 classroom school on lands immediately adjoining the site to the east.

2.3 Accessibility

The site is also well served by Dublin Bus with the bus service routes 41A, 41C, 41X and 43 serving the Glen Ellan Estate (Business Park). Further west at the Jugback Lane – Glen Ellan Road, this point is served by both Dublin Bus (routes 41A, 41C, 41X and 43) and Swords Express routes (500, 500X, 503, 506X and 507) allowing easy access to Dublin City Centre. The Swords Express Service is also available 200m from the site. During peak hours this is a high frequency service with 22 busses from Glen Ellan Road to the city centre between the hours of 6.22 and 9am which equates to a bus approximately every 7 minutes. In the evening peak there is a similar service with 21 buses leaving the city centre traveling to Glen Ellan Road between the hours of 5pm and 7pm, equating to a frequency of one bus every 5min 45seconds. In addition, the Swords Express Bus Service to the City Centre, and the proposed BusConnects routes serving Applewood (Route X79) and Glen Ellan Road (Route 22) that connects the site with City Centre and UCD. The proximity to the M1 Motorway, situated 1.6km to the east, adds further appeal allowing convenient access to the national road network.

The Public Transport Capacity Assessment report prepared by Derry O'Leary, independent Transport Consultant and submitted with this application indicates the bus market at this location is well developed for a strongly growing area and has a uniquely high level of commercial bus operations run by Swords Express that will respond quickly to any growth in demand to capture market share. Furthermore, the NTA's Bus Connects proposals confirm the importance of the Glen Ellen Road as a major growth axis in Swords, itself the fastest growing town in the Dublin area.

The proposed Metrolink station, Estuary Park and Ride, is located approximately 600m from the northeast corner of the site, a short walk for residents of approximately 5-10 minutes through the Broadmeadow River Park.

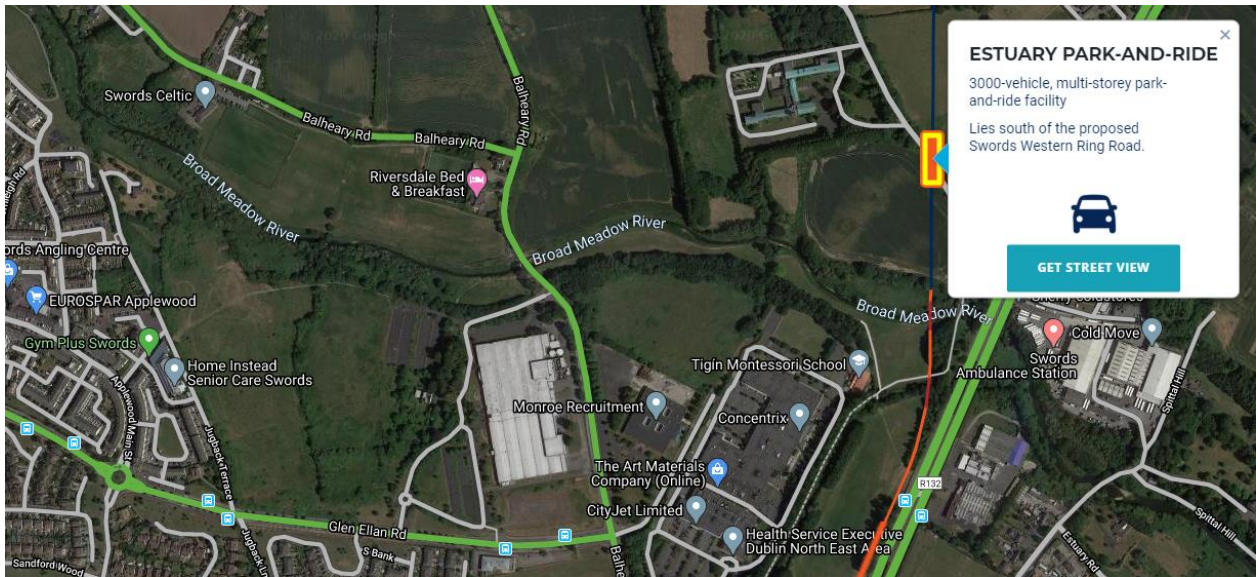


Figure 2-3 Proposed Metrolink Route – Estuary Park and Ride ²

A comprehensive cycle network is proposed for Swords town within the GDA Cycle Network Plan. The proposed primary/secondary cycle route SW7 runs along Glen Ellan road which defines the southern boundary of the site and from which the main access to the site is proposed.

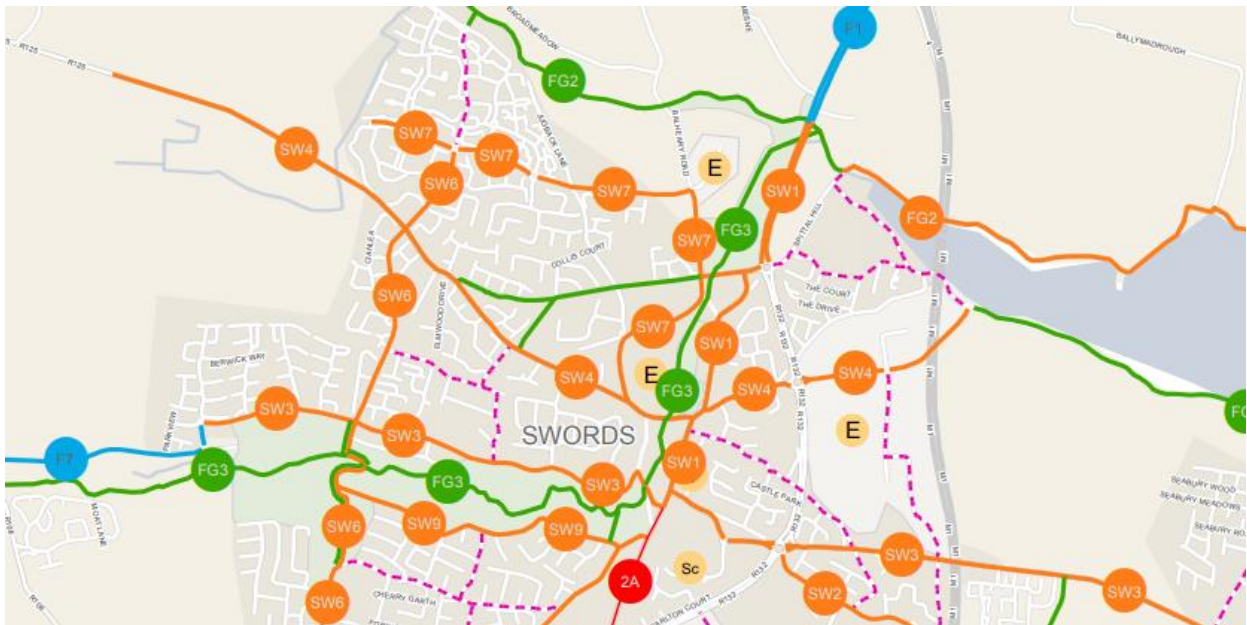


Figure 2-4 Extract from the Proposed Cycle Network Swords & Malahide (Sheet N9), Cycle Network Plan for the GDA³

²Metrolink stations map. Available at: <https://www.metrolink.ie/#/map>

³ Cycle Network Plan for the Greater Dublin Area. Available at: http://www.nationaltransport.ie/wpcontent/uploads/2014/04/Proposed_Network_Towns11.pdf

2.4 Social Infrastructure

With its location on the northern edge of the built-up area of Swords, the proposed scheme is ideally positioned within convenient access of a broad range of community facilities and services spanning healthcare, education, recreation, and amenity. A survey of social infrastructure situated within 1km of the site (undertaken in March 2022), as set out in Table 2.1 and illustrated on Figure 2.5-2.7, demonstrates the variety of the local offer which includes healthcare facilities, 16 creches, 3 secondary schools and 1 primary school, all within 1km of the site. In line with the provisions of the Estuary West Masterplan, an area of land within the ownership of the applicant has been reserved for a future school site. The location of the school reservation has been indicated outside the red line boundary, to the east of the site.

Table 2-1 Social Infrastructure Within 1km Buffer from the Site

Social Infrastructure Type	No.
Creche	16
Primary School	1
Secondary School	3
Pharmacy	2
Health Centre	1
Dental Practice	3
GP	3
Nursing Home	1
Fire Station	1
Garda Station	0
Church	1
Library	1
Bring Bank (Recycling Centre)	3
Leisure Centre	6
Total Facilities	42

Recreation facilities in close proximity to the scheme include community services, several sports clubs and playing fields, including Swords Celtic Football Club and Sports Ground which is directly adjacent the northern bank of the Broadmeadow River, St. Colmcilles GAA Club to the south on Glen Ellan Road, Fingalians Balheary Pitches and GAA Club to the east and Riverdale Pitch and Put to the north.

The local neighbourhood centre at Applewood, adjacent to the site to the east offering a strong, conveniently located offer to serve the day-to-day shopping requirements of residents. This centre includes a medical centre, cafes, restaurants, butchers, vet, local spar, hairdresser, and beautician. The Broadmeadow Centre also provides a large gym and swimming pool and a crèche directly accessible from Jugback Lane/Terrace and adjacent to the site.

Swords town centre and the Pavilion Shopping Centre will provide a broader choice to residents of the proposed scheme, with major retailers including Dunnes and Lidl situated within 1km of the site. Table 2.2 and Figure 2.8 provide an overview of the variety of retail offer available in close proximity to the SHD Site.

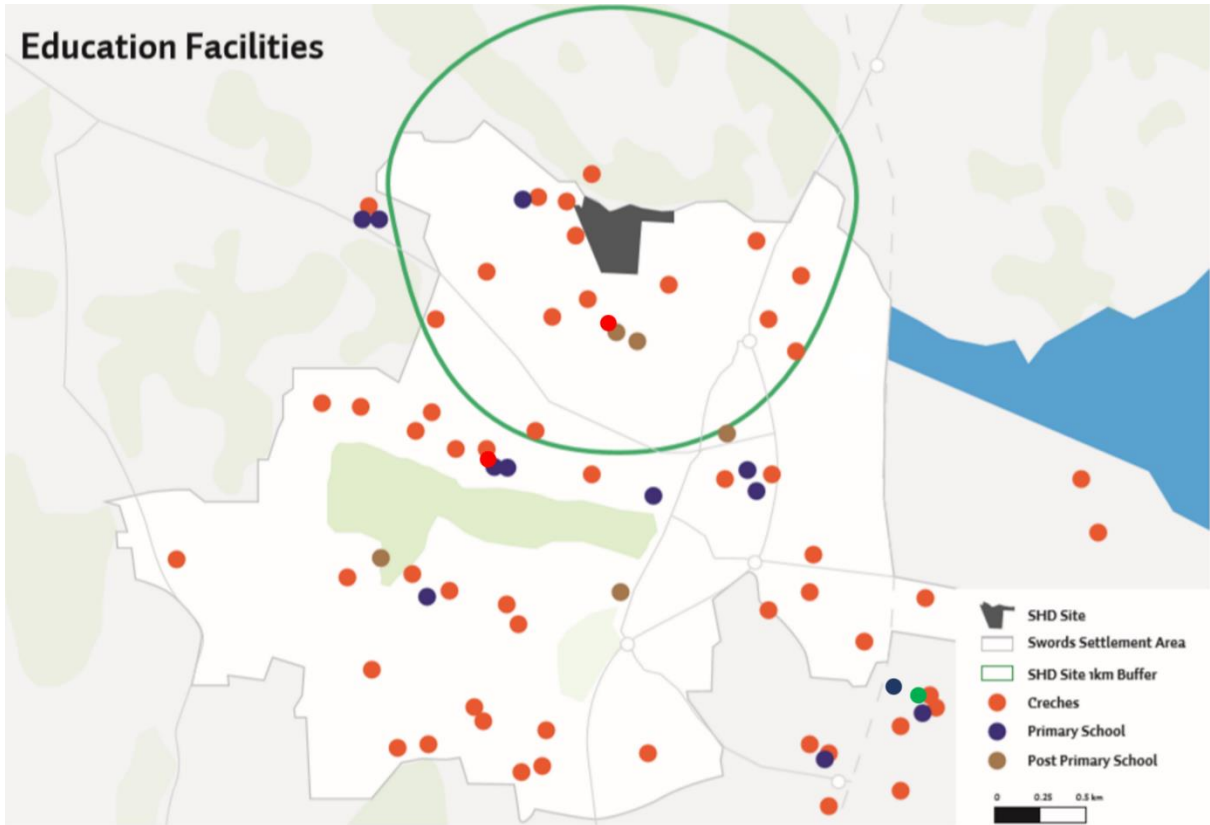


Figure 2-5 Current Provision of Childcare Facilities within 1km of site (green boundary) and within the settlement of Swords (black boundary)

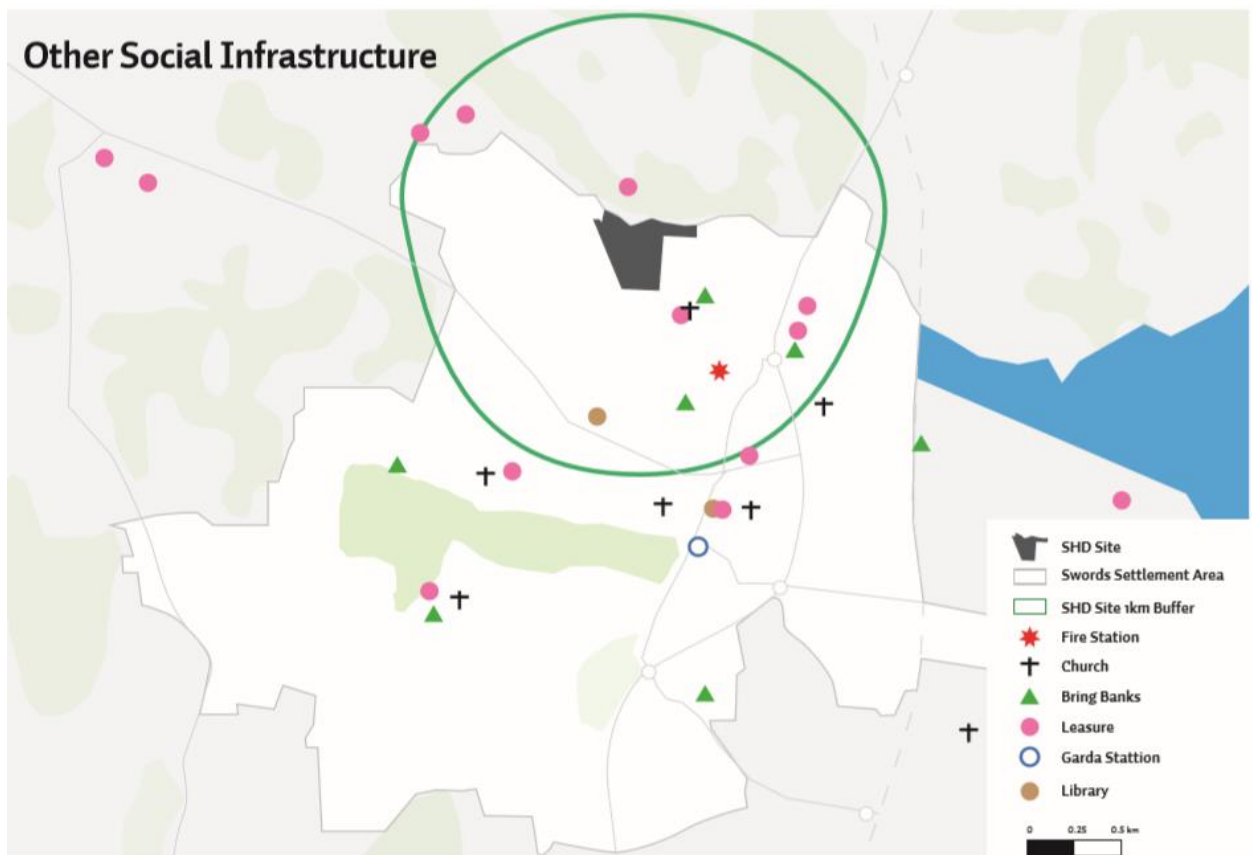


Figure 2-6: Social Infrastructure

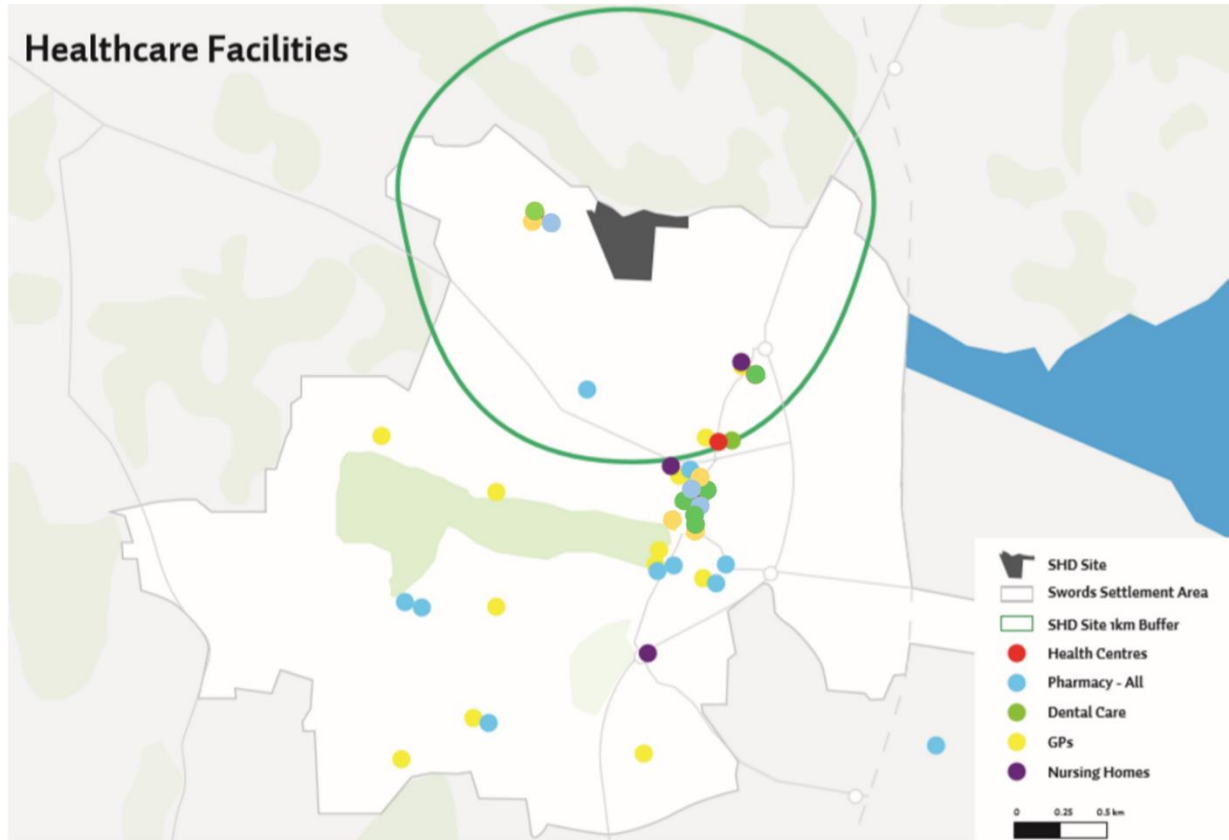


Figure 2-7: Healthcare Facilities

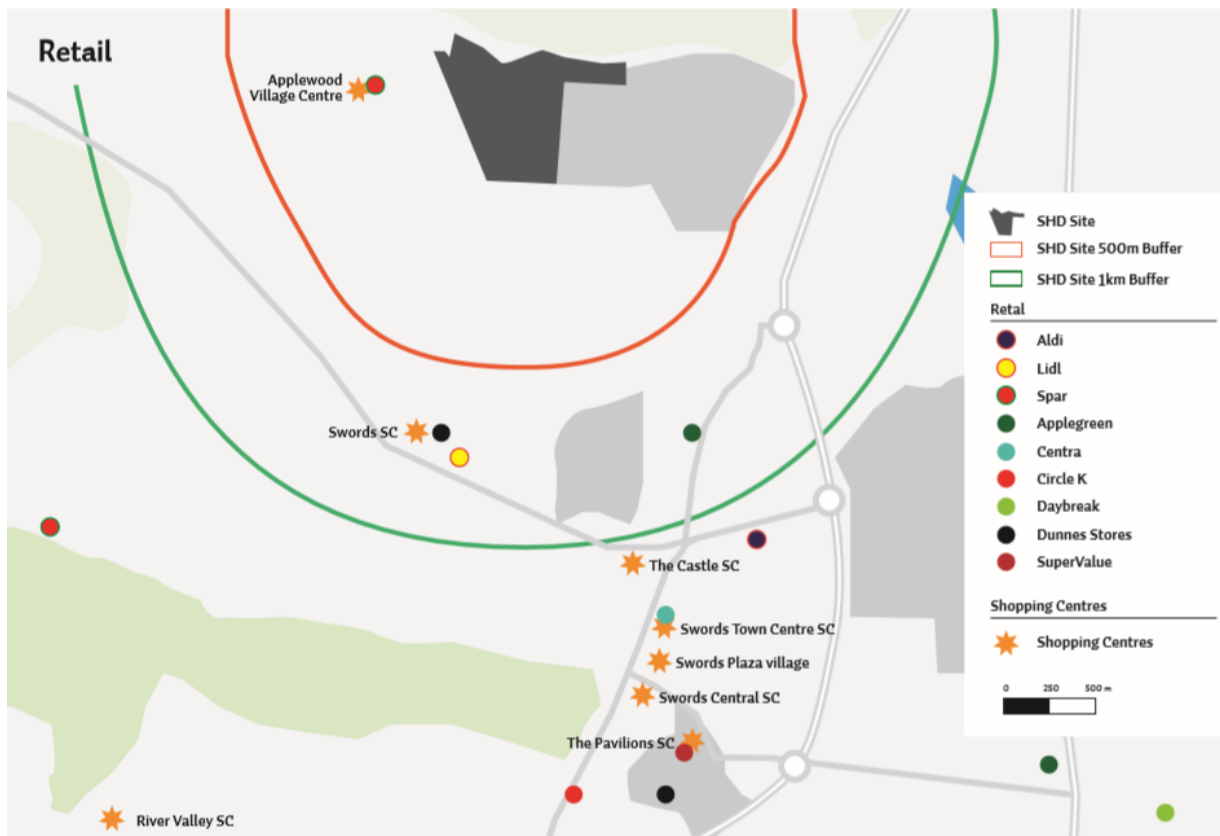


Figure 2-8: Shopping Facilities

Table 2-2: Retail Offerings near the SHD Site

Number	Name	Offering
1	Spar	Grocery/Food
2	Aria Health Care	Medical/Pharmacy
3	Pizza Max	Restaurant/Take-away
4	Look Mam No Hands!	Restaurant/Take-away
5	Primacare Medical/Dental Clinic	Medical/Pharmacy
6	Foley's Pharmacy	Medical/Pharmacy
7	Jule Beauty	Salon/Barber
8	La Boulangerie	Restaurant/Take-away
9	The Orchard Pub	Restaurant/Take-away
10	Jade Palace	Restaurant/Take-away
11	Coolers	Off License
12	Ann's Sewing Studio	Clothing/Footwear
13	BoyleSport Bookmakers	Bookmakers
14	Jade Palace	Restaurant/Take-away
15	Applewood Veterinary Clinic	Other Medical
16	Mane Hair Design	Salon/Barber
17	Chic	Dry Cleaners
18	Dora's Takeaway	Restaurant/Take-away
19	The Tan Bar	Salon/Barber
20	Gym Plus	Gym

3.0 Relevant Planning History and Related Developments

This section presents the planning history for the site (Section 3.1) and presents information on two related developments of relevance to this application (Section 3.2).

3.1 Planning History

A review of the Fingal County Council online planning application register reveals the planning history of the application lands. Table 3.1 presents a brief summary of historic planning applications relating to the subject site.

Table 3-1 Planning History

Reg. Ref.	Address	Development Description	Decision	Decision Date
F21A/0476 (CURRENT)	Junction of Glen Ellan Road and Balheary Road, and at/on Balheary Road, Swords, Co. Dublin.	A proposed stormwater storage tank and overflow outfall gravity sewer to the Broadmeadow River with associated manholes, proposed vehicular/service access onto Balheary Road; landscaping; boundary treatment and all associated engineering and site works necessary to facilitate the development. A Natura Impact Statement (NIS) has been prepared and is submitted to the Planning Authority with the application.	Further Information Stage	02/11/21
F05A/0911/ E1 (Extension of Duration of F05A/0911)	Former 'Celestica' Factory, Swords, Co. Dublin	Extension of Duration of Permission for development on lands at the former 'Celestica' factory, bounded by Balheary Road to the east and the local distributor road to the south with neighbouring private lands to the north and west. The development will consist of the construction of a petrol filling station, underground fuel storage tanks with associated vents, associated customer parking and a single storey retail/cafe unit with staff room, toilets, stores and office and associated works.	Refuse extension of duration of permission	March 9, 2011
F05A/0911	Former 'Celestica' Factory, Swords, Co. Dublin	Development on lands at the former 'Celestica' factory, bounded by Balheary Road to the east and the local distributor road to the south with neighbouring private lands to the north and west. The development will consist of the construction of a petrol filling station comprising a forecourt with 3 no. fuel dispensing pump islands under a canopy, an air/water/vacuum station, an automatic car washing machine with associated spray screen, a vertical sign for prices display, underground fuel storage tanks with associated vents, associated customer parking and a single storey retail/cafe unit with staff room, toilets, stores and office and associated works. Entrance to and exit from the forecourt is to be to and from the local distributor road to the south. The filling station is sited at the existing entrance to the former 'Celestica' factory. The development includes for the repositioning of the existing entrance, gate and security hut. A boundary wall is proposed to separate the proposed filling station from the remaining lands in the applicant's ownership.	Grant Permission	March 14, 2006

Reg. Ref.	Address	Development Description	Decision	Decision Date
F05A/1428/ E1 (Extension of duration of permission)	Lands at Former Celestica Factory, Swords, Co. Dublin	Extension of duration of planning permission for the construction of a 3 to 7storey building on the site of existing surface carpark to south of existing factory (unoccupied) comprising 4 blocks surrounding 2 no. internal courtyards all over a 2-storey basement. This granted office development has not proceeded to the construction phase. Permission expired on 10 th June 2015.	Grant of extension of duration to 10 th of June 2015	23 Jul 2012
F05A/1428	Lands at Former Celestica Factory, Swords, Co. Dublin	The development will consist of the construction of a 3 to 7storey building on the site of existing surface carpark to south of existing factory (unoccupied) comprising 4 blocks surrounding 2 no. internal courtyards all over a 2 storey basement. The building will comprise: a 4 to 5 storey over basement south-west block comprising science and technology enterprise offices (3564sq.m.) with terrace and setback to west elevation at 3rd floor level and to south elevation at 4th floor level, cafe (290sq.m.), 2 no. retail units (250 & 290 sq. m.), associated signage; a 5 storey over basement south block comprising science and technology enterprise offices (4350sq.m.) with terrace and set back to south elevation at 4th floor level, 2 no. retail units (290sq.m. each), associated signage; a 4 to 7 storey over basement south-east block comprising science & technology enterprise offices (5169sq.m.) with terrace and set back to east elevation to third and sixth floor levels, 1 no. retail unit (290 sq.m.), associated signage; a 3 storey over basement north block comprising science & technology enterprise offices (3663sq.m.); a 2 storey basement with associated vents comprising plantrooms, car-parking (15560sq.m.) for 490 cars entered via new access road to north of proposed building adjacent to existing unoccupied factory. The development includes the construction of a new access road with on-street carparking to the west and north of the proposed building to be connected via a new site entrance to the Glen Ellan Road to the south of the site.	Grant permission	23 Aug 2006
F94A/0104	Newtown/ Holybanks, Balheary Road, Swords, Co. Dublin	Extension to the south of existing facility together with roof plant room, additional sprinkler tank, additional carparking and ancillary works etc.	Grant Approval	April 20, 1994
F95A/0587	Newtown/ Holybanks, Balheary Road, Swords, Co. Dublin.	Extension to the south of existing facility together with roof plantroom, additional car parking and ancillary works including a new site entrance off the District Distributor Road along the southern	Grant Approval	October 9, 1995
F94A/0059	Newtown/ Holybanks, Balheary Road,	Extend existing warehouse area to provide second delivery area together with extension of fencing and miscellaneous site work, all to the east of their existing facility [LOCATION] Newtown/Holybanks,	Grant Permission	March 23, 1994

Reg. Ref.	Address	Development Description	Decision	Decision Date
	Swords, Co. Dublin			
F95A/0920	Townlands of Castle Farm, Holybanks and Newtown at Jugback Lane, Swords, Co. Dublin	Alter an existing 38 kilovolt overhead electric line	Grant Permission	09/02/1996

3.2 Related Developments

This SHD application includes proposals to upgrade IW infrastructure to facilitate development, namely the provision of a Stormwater Storage Tank (2,250m³) and an overflow outfall gravity sewer to alleviate constraints within the Irish Water foul water system. This tank is proposed to be located on a corner site at the junction to Glen Ellan and Balheary Road approximately 280m east of the development. The requirement for these upgrade works emerged during the pre-application consultations with Irish Water and in response to items raised in the An Bord Pleanála Opinion as detailed in Section 4.0 below. The proposed storage tank will provide sufficient capacity to serve the catchment of Oldtown/Mooretown/Holybanks, facilitating continued future development in the catchment. It is important to note that the capacity constraints within the network, as identified by Irish Water, affect all new development proposals for lands within the Oldtown-Mooretown and Holybanks area.

The proposed stormwater storage tank and outfall pipe is also the subject of an extant application (F21A/0476) to Fingal County Council. If the F21A/0476 application receives planning permission, it is anticipated that the construction of stormwater storage tank would be undertaken by that applicant, Gerard Gannon Properties. Following construction and once operational, it is anticipated that the tank and outfall would be taken-in-charge by Irish Water for maintenance and monitoring. However, given that the Stormwater Storage Tank and associated outfall is critical to support future development within the Holybanks lands, a decision was taken to incorporate the stormwater storage tank and outfall pipe within this SHD application also. This, it is intended, will safeguard the proposed SHD development by ensuring it is supported by an essential ancillary utility (namely the Stormwater Storage Tank and outfall pipeline), in the event that the Gerard Gannon application, is not approved. Cairn Homes Property Ltd. has agreed this approach with Gannon Homes Ltd, and a letter of consent has been provided to allow for the inclusion of the lands in the planning application and for the construction of the tank on his lands, in the event that permission is not received for the tank as part of the F21A/0476 application. The letter of consent is enclosed with this application pack. As is standard practice, once planning has been granted for the stormwater storage tank, a discharge license will be sought by the developer prior to any works commencing and once built, the system will

be vested to Irish water who will then be responsible for the operation and maintenance of the tank. This has been agreed by Irish Water as part of the pre-planning process.

Please refer to the Engineering Assessment Report, the Stormwater Storage Tank report and the Material Assets: Utility chapter of the EIAR prepared by Waterman Moylan Consulting Engineers for further detail on the stormwater storage tank and outfall pipe proposed. In addition, please refer to the Stormwater Overflow & Receiving Stream Assessment (Broadmeadow) – Assimilation Evaluation Report prepared by AWN Consulting.

In addition, the proposed development includes interim upgrade works to Glen Ellan / Balheary Road junction and R132/R125 Seatown West Roundabout to include widening of Balheary Road (South), upgrade works to cycle/pedestrian facilities and for the partial signalisation of R132/R125 junction. The requirement for these upgrade works emerged during the pre-application consultations with Fingal County Council and in response to items raised in the An Bord Pleanála Opinion as detailed in Section 4.0 below. These form part of a wider Part 8 application, the ‘R132 Connectivity Project’ (JP06F.310145), made by Fingal County Council and approved by An Bord Pleanála on 20th January 2022. The Part 8 Scheme in its entirety is for a wider scale of works carried out across sections of the R132 road corridor at Swords, Co. Dublin. In seeking to mitigate any risk on the timing of these works and the construction of the SHD scheme, it has been agreed with the Transportation Department of Fingal County Council that the Applicant will seek consent to undertake ‘interim upgrades’ to the aforementioned roads infrastructure. It is intended that these interim works will be of a sufficient scale to accommodate the uplift in traffic generated by the population of the occupied proposed development until such time as the Part 8 Scheme is built out. (Please refer to Section 5.12.3 for details of interim updates agreed).

4.0 Consultation

4.1 The Planning Authority and An Bord Pleanála (Statutory Pre-Planning Consultation)

An extensive process of pre-application consultation commenced in January 2019. The formal **Section 247 Pre-Planning Consultation** with Fingal County Council required under the Act 2016 took place on the 10th January 2019 (Fingal County Council Pre-Planning Consultation Ref. 11652). This pre-planning meeting was shaped by previous informal discussion with Fingal County Council. A record of key items arising from the S247 meeting has been included in Appendix 5 of this report alongside the design team's response.

A **pre-application consultation request** was lodged with An Bord Pleanála on 10th May 2019. The Planning Authority issued their opinion on the development by email on 6th June 2019 prior to the pre-application consultation meeting. The Planning authority's opinion stated that it considered that the proposed development accords with the zoning objective, but further consideration was requested with regard to a number of items. The applicant has sought to address the items raised by the Planning Authority as comprehensively as possible, as the scheme presented for final consideration now reflects. The responses to the key issues raised by the Planning Authority are set out in Appendix 5.

A Pre-Application Consultation (Tripartite) in accordance with the provisions of the Act was held with representatives of An Bord Pleanála and Fingal County Council on 17th June 2019. Following consideration of the pre-planning application, a formal **An Bord Pleanála Opinion** (Case Reference: ABP-304421-19) dated 08th July 2019 was issued to the applicant (a copy of which is provided in Appendix 5).

The opinion stated that An Bord Pleanála *'is of the opinion that the documents submitted with the request to enter into consultations require further consideration and amendment to constitute a reasonable basis for an application for strategic housing development'*. The opinion further set out that *'An Bord Pleanála, considers the following issues need to be addressed in the documents submitted that could result in them constituting a reasonable basis for an application for strategic housing development'*.

The issues listed are summarised below, accompanied by a description of how the proposed scheme responds to each element:

1. Timing and Phasing of Development

Further consideration of the planning rationale for development having regard to the possible prematurity of development pending the provision of Metrolink, provision of infrastructure as set out in the Estuary West Masterplan and the completion by Irish Water of an assessment regarding the upgrading of the surface water network.

Response:

The development proposal is brought forward against a context of strong and consistent population growth which is set to continue within the Dublin metropolitan area and in key towns such as Swords, as widely recognised in national (NPF), regional (RSES) and local planning policy (Fingal CDP 2017-2023), Estuary West Masterplan (non-

statutory plan) and Your Swords: An Emerging City, Strategic Vision 2035). The availability of strategically located and well-designed housing is critically important to ensuring that the future population of the region can be accommodated.

The proposed scheme which has evolved through the extensive SHD consultation process, is of a form, design and scale of development that is an entirely appropriate response to the current housing crisis and to the sustained level of demand that will arise for housing as a result of the ongoing population growth. This growth will be triggered not only by demographic trends in fertility and migration, but also by localised factors which are not exclusively reliant on the proposed Metrolink project, such as the development of strategic employment and residential land banks in the area. The policy objectives set out for the Estuary West lands are indeed framed within the context of Swords ultimately growing into a city of 100,000 people, as set out in Your Swords: An Emerging City. This level of population growth will result in an increase in the resident worker population of approximately 20,000 people, up to a figure of 45-50,000 people. The Estuary West plan envisages that the local area immediately proximate to the subject site has the potential to generate up to 1,500 new jobs. In addition, the Barrysparks & Crowscastle/ Lissenhall East areas of Swords are also envisaged as major employment zones. In keeping with sustainable living principles, the integrated delivery of housing in close proximity to new and planned employment zones will be essential to ensure this growth is effectively managed so that Swords develops as a self-sustaining town with low levels of outbound commuting.

Recent announcements by Government arising from the publication of the National Development Plan 2021-2030 demonstrate a renewed commitment to advance the MetroLink project to enter the statutory planning phase in early 2022. While the Metrolink project will greatly benefit future residents of the proposed scheme, the mobility needs of the future population is not dependent on this project. With the principle of sustainable compact urban growth well established, we contend that the subject site on which this proposed SHD scheme will be delivered, is optimally positioned to accommodate the compact growth envisaged owing to its 'edge of centre' location, on an intermediary site between the town and the proposed Metrolink stop, and most importantly within a walkable distance of high frequency (every 10-15 min) routes serving Applewood (Route X79) and Glen Ellan Road (Route 22) that connects the site with Dublin City Centre and UCD. The Swords Express links Swords to the city via the Port Tunnel. The site is currently serviced at the frequency of approximately one bus every 7 minutes during peak hours by Swords Express routes: 507, 500, 503, 500X and by Dublin Bus routes 41a, 41c, 43 daily.

The proposed BusConnects routes serving Applewood (Route X79) and Glen Ellan Road (Route 22) are available close to site connecting the site with City Centre and UCD. It is estimated that the BusConnects will improve current journey times to the city centre by 40-50% and mitigate against any future increase in journey times. It is expected that the BusConnects service will be partially or completely in place in the local area to serve the Phase 1 and Phase 2 of the proposed development. The Core Bus Corridor (CBC) commencing south of Swords on the R132 Swords Road at Pinnock Hill, will also benefit residents of the scheme.

The proposed scheme connects to and builds on strong existing pedestrian and cyclist infrastructure in the area though the internal network of shared cycle and pathways proposed which will facilitate convenient access to quality retail and service offering of the local neighbourhood including the Applewood centre, and a range of community facilities and services in the vicinity.

There are no infrastructural impediments to this development with respect to roads and water infrastructure, as set out below (item 2 and 3) that have not been accounted for in the making of this application. Irish Water modelling assessment of the catchment concluded that a 2,250m³ storage tank is required along for stormwater overflow during 1in5year storm and over. These works are required for the delivery of critical wastewater infrastructure within the northwest catchment in Swords. This will ensure that the quantum of housing within this catchment can continue, including on-going housing developments in the Oldtown / Mooretown LAP lands and Strategic Housing Development in Holybanks LAP lands. In accordance with Irish Water's assessment of

requirements, this application features proposal to upgrade existing Irish Water infrastructure including the construction of a stormwater storage tank and overflow outfall gravity sewer to the Broadmeadow River, in accordance with Irish Water identified requirements. The proposed site for the Stormwater storage tank is located on the junction of the Glen Ellan Road and the Balheary Road, Swords, Co. Dublin.

2. Surface Water Management and Flood Risk

Further consideration of the design rationale/justification for the development as they relate to surface and storm water management for the development lands and the risk for displaced or increased discharge of waters downstream in the Broadmeadow River and the identification of a portion of the site on Flood Zone B lands. Surface water management proposals should be considered in tandem with a Flood Risk Assessment and include hydraulic modelling where appropriate.

Response:

A detailed Flood Risk Assessment, including hydraulic modelling of the Broadmeadow River has been carried out by JBA consulting. The model has been prepared based on up-to-date site survey and LIDAR data. The resulting flood maps from the modelling confirms that all the proposed residential dwellings are located in Flood Zone C. A few minor sections of the site along the Broadmeadow river includes inundations that can flood during a 1 in 100 flooding (1% AEP) and 1 in 1000 flooding (0.1% AEP) events, however these areas are proposed to be retained undeveloped as green areas. The proposed minimum FFL for the site is 7.3mOD, which provides a freeboard of 0.82m above the 1 in 1000 flooding (0.1% AEP) flood event (6.48mOD). Review of the hydraulic model results show there is **no increased flood risk to the site in any of the fluvial residual risk events** assessed.

The application includes proposals to upgrade existing IW infrastructure to facilitate development - namely the provision of a **Stormwater Storage Tank to alleviate constraints within the Irish Water foul water system and reduce the risk for displaced/increase discharge of waters downstream in the Broadmeadow River**. Please refer to Section 5.13 for details of the storage tank and associated outfall pipeline proposed. Full details on the stormwater tank and its role in storm water retention and reduction in outfall to the Broadmeadow River is provided in the following reports:

- Waterman Moylan Engineering Assessment Report
- Stormwater Storage Tank report
- AWN Stormwater Overflow & Receiving Stream Assessment (Broadmeadow) Assimilation Simulation Evaluation Report (MA/217501.0122/SR01)
- Openfield Natura Impact Assessment
- Material Assets: Utilities chapter of accompanying EIAR

3. Traffic and Transportation

Further consideration of documents as they relate to the delivery and timing of road infrastructure upgrades in the wider areas as identified in the Estuary West Masterplan to facilitate the proposed development including connectivity to existing Applewood main street, the proposed linear park and the school site. Further consideration of how the layout, future connections and access arrangements are consistent with DMURS.

Response:

In order to accommodate Fingal County Council's future plans to widen Glen Ellan Road and provide appropriately sized footpaths and cycle tracks in both directions, the entire southern boundary of the proposed development has been set back a minimum distance of 9m from the kerb line on the northern side of Glen Ellan Road.

The applicant has liaised extensively with the transportation department of Fingal County Council on upgrade works to Glen Ellan / Balheary Road junction and R132/R125 Seatown West Roundabout that have been identified by the site-specific Traffic and Transport Assessment as necessary to accommodate the proposed development. Detailed junction modelling has been undertaken by Waterman Moylan as part of the Traffic and Transport Assessment (Report No. 17-0888r.006). Balheary road/Glen Ellan road assessment has indicated that the junction will operate at capacity even without the inclusion of the proposed development by year 2025. The scheme includes proposals to upgrade this junction to operate within capacity at all scenarios.

The assessment also concludes that R132/R125 junction is currently operating over capacity. Fingal County Council also recognises that this roundabout is operating over capacity and there are plans to upgrade it to a signalised crossroads. It is expected that by 2024 the major improvements proposed under Oldtown Mooretown LAP will be carried out significantly increasing the operational capacity of both junctions.

In seeking to mitigate any risk on the timing of these works and the construction of the SHD scheme, it has been agreed with the Transportation Department that **Cairn Homes Properties Ltd. will seek consent to undertake 'interim upgrades' to the aforementioned roads infrastructure.** It is intended that these interim works will be of a sufficient scale to accommodate the uplift in traffic generated by the population of the occupied proposed development until such time as the Part 8 Scheme is built out. (Please refer to Section 5.12.3 for details of interim updates agreed).

The pedestrian/cyclist infrastructure proposed within the scheme consists of a landscaped north-south green spine running along the centre of the site, and east- west connections along Broadmeadow Riverside Park connecting the site with the proposed new Estuary Metro Link Station.

All footpaths proposed within the development are 1.8m wide as required within the DMURS. All cycle tracks proposed within the scheme are in compliance with the GDA cycle plan. Please refer to the **DMURS Statement of Consistency** for the proposed scheme which has been prepared by Waterman Moylan Consulting Engineers.

4. Green infrastructure

Further consideration and/or justification on Green Infrastructure and the provision of green corridors and public open space along the Broadmeadow River and additional green corridors north-south through the development lands including accessibility for pedestrians and cyclists and passive surveillance to these areas.

Further consideration to the proposed landscaping plan and the hierarchy, function and usability of public open spaces including the use/linking of green corridors throughout the scheme. Proposed SUDs features should be identifiable on a site layout plan with proposals as to how the features will enhance/ contribute to a sense of place. CGI and long cross sections to show changes in levels, the interface of boundary treatments and SUDs to public open spaces/streetscape.

Consideration to the existing biodiversity value of the site and retention of movement corridors for wildlife and the impact of proposed lighting scheme.

Response:

The scheme has been developed around two linked principle linear open spaces that traverse the site providing connectivity in both a north-south and east-west orientation along the Broadmeadow River. The Broadmeadow

River Park will provide a shared pedestrian cycle route as well as recreational features and ecological enhancements, while also providing storm attenuation for the scheme. The north-south link, referred to as the 'central spine', will also provide these elements through a series of linked, linear open spaces, that bring a soft, natural and fluid aesthetic complementing the built form proposed on site. This central spine space will be substantial enough to offer gentle play and recreation opportunities, a pleasant walking and cycling environment, and rest areas for residents to enjoy and interact with nature. These spaces are all well overlooked by the proposed residential units. The central spine will also facilitate convenient access for surrounding communities to the south to the Broadmeadow Riverside Park to the north.

SuDS features have been provided in these linear green spaces, where appropriate. These are shown on the Landscape Plans prepared by Cunnane Stratton Reynolds (CSR) Landscape Architects and Engineering drawings by Waterman Moylan. The engineering and landscaping team has carefully consulted with Fingal County Council in developing a sustainable, multifunctional drainage scheme that also provides amenity and biodiversity benefits (e.g., a mini wetland feature that also functions as storm attenuation). CGIs and cross-sectional elevation drawing show changes in levels, and the interface of boundary treatments and SUDs to public open spaces/streetscape accompanied this application, as prepared by ModelWorks.

The landscaping plans preserve the north-south corridor to the east of the site and the woodland along the riparian zone of the River Broadmeadow. Comprehensive assessments of the impact of the scheme on biodiversity and the natural environment has been undertaken in the preparation of both the Environmental Impact Assessment Report (EIAR) and Natura Impact Statement (NIS) that accompany this SHD application. In addition, an external lighting statement has been prepared by Sabre consultancy which incorporates further measures for the protection of biodiversity.

5. Urban Design Response, Layout and Design

Further consideration and/or justification on the rationale for the proposed residential layout and urban design response with particular regard to the creation of distinct neighbourhood areas within the overall site, the creation of active and aesthetically pleasing urban street frontages having particular regard to the site context and presence of High Amenity lands to the north, and how the proposed elevational treatments respond to the site context particularly the interface with Jugback Lane to ensure a qualitative design response with optimal passive surveillance of streets and public and private open spaces throughout the scheme.

Response:

The appointment of McCrossan O'Rourke Manning Architects has brought a fresh approach to the design with considerable enhancements now made to the scheme culminating in the attractive residential layout now presented, characterised by distinct neighbourhood areas that complement the rich natural setting of the site.

The 621-total number of homes proposed offer a balanced mix and range of dwelling types to meet the diverse requirements of the property market and future residents. Houses, duplexes and apartments blocks are strategically sited with apartments primarily focused along the southern boundary with Glen Ellan Road. The design scheme for the proposed development seeks to integrate existing topographical and environmental features thereby creating a unique public realm. The central hedgerow and High Amenity zoned area to the north of the site has been key factors in the overall design of the scheme.

The apartments which range in height from 1-7 storeys provide a strong urban edge onto Glen Ellan road but with a landscaped setback area reserved for future infrastructure upgrades. Care has been taken to ensure a clean

separation between the higher density units along the southern boundary and the housing units with a relatively fluid transition between the two neighbourhood areas. Notably, the existing private dwelling on the far side of the lane at the junction to Glen Ellan Road is well set back from the laneway and at a considerable distance of circa 40m from the hedgerow boundary of the scheme – and approximately 50m from the duplex units. Mature trees and dense shrubbery in the front garden area of the house provide a natural screening and will ensure there is no risk of overshadowing or overbearance to the existing dwelling.

The proposed scheme attains a gentle transition along its western boundary, by siting the lower density and smaller scale housing along the fuller stretch of the boundary with Jugback Lane, the scheme delivers a sensitive response to the existing urban character of housing at Jugback Terrace, Applewood Close and the Thornleigh developments which range from 2-storey terraces to 3-storey duplex units. In keeping with the Estuary West Masterplan vision for this interface area, the typology and density proposed will also improve overlooking and provide passive surveillance to the lane. While the landscape and design teams carefully considered various options to accommodate the existing hedgerows along Jugback Lane/Terrace, its retention was not considered to be the optimum design solution here. The design solution proposed here includes creation of a green link providing a safe and segregated pedestrian pathway that will link with wider loop walk. This will be further complemented by the treatment of the landscape edge to this lane which will provide a planted buffer zone between the lane and the proposed dwellings. This planted zone will include a well-managed native hedge at c.1.5m height followed by a tree line and a generous footpath. A low front garden hedge will form the front garden boundary to the dwellings that face the tree lined footpath and lane. The hedge will have regular openings to allow incidental movement and interaction between the site and Jugback Lane. Overall, the lane will become more residential and formal in character, with enhanced passive surveillance and a safe zone created for pedestrians.



Figure 4-1 Excerpt from Landscape Design Report accompanying application showing design response to Jugback Lane/Terrace

Additionally, a strong relationship to the adjoining developments at Applewood is facilitated further with the proposed new single access point at Jugback Lane that will enable both pedestrian and road linkage. This will allow a convenient access point for neighbouring residents to reach the Broadmeadow riverside park which is proposed as a major new amenity space for the area. It will also open up pedestrian access from the west to Balheary Road, and the proposed Metro Link station further to the east.

The scheme benefits from a well-connected network of public open spaces which have been designed to prioritise the amenity and safety of all residents. The scheme proposes a clear hierarchy of green spaces, with a central green corridor running from Glen Ellan road to the proposed local park located within the north central lands and from which there is a natural transition onto the Broadmeadow Riverside Park that will be extended on and developed

on the High Amenity lands to the north of the site and bound by the River Broadmeadow. Residential units are designed to maximise views onto open space areas ensuring high levels of passive surveillance and eliminating concerns around the potential for anti-social behaviour. The proposed Broadmeadow Riverside Park would be an excellent asset to the local community, amalgamating new and existing landscape features and expanding the existing Riverside Park to the north-east of the site. The combined route will unlock a significant amenity to the wider district promoting wildlife and biodiversity along this major ecological corridor as well as contribute to the wider ambitions of expansion of Broadmeadow River Valley Park and 'Green Necklace' of open space objectives set within the Fingal Development Plan. (Objective SWORDS 12 and 14)



Figure 4-2 Excerpt from Landscape Design Report accompanying application showing design response to High Amenity zoned lands

Following on from the scheme presented at PAC stage, there is now a much clearer boundary definition between public facing areas of the scheme and semi-private open spaces, particularly so in the case of the apartments situated within the south-east portion of the lands. The tree lined streets and front garden planting will create a sense of enclosure and a pleasant environment for pedestrians and cyclists and help to integrate the new built environment with natural, softer areas of the scheme and the Broadmeadow park land to the north. Please refer to the Urban and Architectural Design Statement and the Landscape Design Report for further commentary on natural and built design features proposed.

Further consideration to the 12 criteria set out in the Urban Design Manual which accompanies the Sustainable Residential Development in Urban Areas Guidelines and also reference to the Design Manual for Urban Roads and Streets

Response:

Please refer to Section 3.1 of the separate Statement of Consistency which sets out how the scheme complies with the 12 criteria set out in the Urban Design Manual to create an attractive and sustainable proposition for this currently undeveloped site. The guidelines are also addressed within Urban and Architectural Design Statement prepared by McCrossan O'Rourke Manning Architects (MCORM) Architects.

The street network is designed to adhere to the provisions set out in the Design Manual for Urban Roads and Streets (2019). A DMURS Compliance Statement has also been prepared by Waterman Moylan engineering consultants and is enclosed with the application. This confirms that the proposed development is consistent with requirements for the design of urban roads and streets as set out in DMURS.

Consideration to the proposed density having regard to inter alia local planning policy context for the subject lands which outlines a net range of between 70-75 units per hectare.

Response:

The Fingal County Development Plan 2017-2023 directs developers to the Sustainable Residential Development in Urban Areas – Guidelines for Planning Authorities' (2009) which state:

*'In general, **minimum net densities of 50 dwellings per hectare**, subject to appropriate design and amenity standards, should be applied within public transport corridors...'*

The subject scheme provides a **density of 70 units per ha in line with local planning policy** for the subject lands. Section 6 of the Estuary West Masterplan (Part D) published in May 2019 states that *'Provide residential accommodation at a net density of 70- 75 units per hectare, with an appropriate mix of houses and apartments to meet the needs of future residents of the area and to diversify Swords' existing housing stock'*.

The following specific information to be submitted:

1. Details demonstrating that the qualitative and quantitative standards of the proposed residential units having regard to the provisions of Specific Planning Policy Requirements contained in inter alia the Sustainable Urban Housing: Design Standards for New Apartments, Guidelines for Planning Authorities, 2020.
2. Details of consultation with Department of Education and Skills with regard to the reservation of lands for a school.
3. Details of existing and proposed changes in contours/levels across the site. Photomontage images and cross-sections at appropriate intervals to illustrate topography, showing proposed residential units, access roads including the lands identified for a school and public open space areas.
4. An Appropriate Assessment screening report and/or Natura Impact Statement, if necessary, to consider the issue of surface water runoff and in combination effects of relevant Natura 2000 sites.
5. Details of undergrounding or re-routing of any utilities that may exist on site.

6. A site layout plan indicating pedestrian and cycle connections through the development lands to existing and proposed transport modes in the vicinity. Connections from surrounding areas through the subject site should also be indicated.
7. A construction and demonstration waste management plan should be provided.
8. A phasing plan for the proposed development which clearly indicates the extent of transport infrastructural upgrades, social and community infrastructure including Park V units that is proposed to deliver in each phase having specific regard to the provisions of the local areas plan.
9. A site layout plan indicating all areas to be taken in charge.
10. A Building Life Cycle Report in response of the proposed apartments as per section 6.13 of Sustainable Urban Housing: Design Standards for New Apartments – Guidelines for Planning Authorities (2018).

Response:

1. Please refer to Section 3.2 of the separate Statement of Consistency which demonstrates compliance with the qualitative and quantitative standards of Specific Planning Policy Requirements contained in the Sustainable Urban Housing: Design Standards for New Apartments, Guidelines for Planning Authorities, 2020.
2. In consultation with the Department of Education and Skills, Cairn Homes Properties Ltd. has agreed to reserve a 0.46ha site within their ownership (but outside the application area) to accommodate a future school sufficient to cater for a 16-24 classroom school, in accordance with the provisions of the Masterplan. Please refer to Section 4.3.2 below for more details.
3. Details of existing and proposed changes in contours/levels are set out on Contextual Elevation Drawing by McCrossan O'Rourke Manning Architects MCORM. Photomontage images and cross-sections illustrate topography, showing proposed residential units, access roads including the lands identified for a school and public open space areas have been prepared by McCrossan O'Rourke Manning Architects and Modelworks.
4. A Natura Impact Statement which considers the issue of surface water runoff and in combination effects of relevant Natura 2000 sites has been prepared by Openfield Ecologists and accompanies this application.
5. Details of undergrounding or re-routing of any utilities, including existing underground overhead ESB networks that may exist on site, will be agreed with ESB networks during the design stage of the project.
6. Please refer to the Mobility Plan prepared by McCrossan O'Rourke Manning Architects and Mobility Management Plan prepared by Waterman Moylan that describe the pedestrian and cycle connections through the development lands to existing and proposed transport modes in the vicinity. Connections from surrounding areas through the subject site are also indicated.
7. A Construction Waste Management Plan and an Operational Waste Management Plan are incorporated as Appendix 14.1 and 14.2 (Vol 3) to the Material Assets – Waste Management chapter (Vol 2) of the EIAR prepared by AWN Consulting. The site currently has no buildings or other man-made structure in place that require demolition works.
8. A phasing plan which clearly indicates the extent of transport infrastructural upgrades, social and community infrastructure including Park V units proposed and in specific regard to the provisions of the

local areas plan, has been prepared by Cairn Homes Properties Ltd and McCrossan O'Rourke Manning Architects and accompanies this application pack. Please refer to Section 5.4 of this Planning Report for a summary overview.

9. A site layout plan indicating all areas to be taken in charge is provided as part of this application pack, by McCrossan O'Rourke Manning Architects. Please refer to Section 5.22 of this Planning Report for a summary overview.
10. A Building Life Cycle Report in response of the proposed apartments as per section 6.13 of Sustainable Urban Housing: Design Standards for New Apartments – Guidelines for Planning Authorities (2020) has been prepared by Cairn Homes Properties Ltd and accompanies this application pack.

In advance of making an application, notify the following authorities:

1. Irish Water
2. The Minister for Arts, Heritage, Regional, Rural and Gaeltacht Affairs
3. The Heritage Council
4. An Taisce – the National Trust for Ireland
5. Transport Infrastructure Ireland
6. Local Childcare Committee

Response:

We confirm that the authorities specified above have been informed of this application and a soft copy of the application has been provided. Please refer to Appendix 3 for records of arrangements made. In addition, soft copies have also been provided to Inland Fisheries Ireland and the National Transport Authority.

4.2 Consultation with other FCC Departments

In addition to the above formal pre-planning meetings, there were a number of meetings held with officials from the individual Departments of Fingal County Council throughout this process.

- Housing Department
- Water Services
- Parks Department
- Transportation Division
- County Archaeologist
- Biodiversity Officer

4.3 Other Consultations

In addition to discussions with the Planning Authority, a number of pre-planning meetings or discussion were held with other statutory bodies, as detailed below and provided in Appendix 3.

4.3.1 Irish Water

Waterman Moylan have consulted with Irish Water in relation to the connection of the site to the public mains. Irish Water has confirmed that *“based upon the details you have provided with your pre-*

connection enquiry and on our desk top analysis of the capacity currently available in the Irish Water networks as assessed by Irish Water, we wish to advise you that your proposed connection to Irish Water networks can be facilitated at this time moment in time". A copy of Design Acceptance Statement from Irish Water is provided within Appendix 2 of this statement.

In addition, an agreement is in place with Irish Water on the proposed stormwater storage tank and overflow outfall gravity sewer pipe at the junction of Balheary and Glen Ellan road. As is standard practice, once planning has been granted for the stormwater storage tank, a discharge license will be sought by the developer prior to any works commencing and once built, the system will be vested to Irish water who will then be responsible for the operation and maintenance of the tank. This has been agreed by Irish Water as part of the pre-planning process.

4.3.2 Department of Education and Skills

The non-statutory Estuary West Masterplan, May 2019 which pertains to the subject site (and adjoining landholding to the west) establishes an objective to provide a 16-24 classroom school centrally within the Masterplan lands, in consultation with the Department of Education and Skills. The indicative location for the school is set out on Figure 3.1 below. In consultation with the Department of Education and Skills, Cairn Homes Properties Ltd. has agreed to reserve a 0.46 ha site within their ownership (but outside the application area) to accommodate a future school sufficient to cater for a 16-24 classroom school (Figure 3.2).

In response to a request by the Department of Education and Skills, an access route to the school via the proposed development site has been established as part of this application. Please refer to the Site Layout Plan for the location of the access road and to Appendix 3 for correspondence from the Department of Education and Skills on the requirements for the school to which the school reservation site fully complies.



Figure 4-3 Built Form map from Estuary West Masterplan – Part D showing indicative location of school site



Figure 4-4 Site Layout showing school reservation site

4.3.3 Fingal County Childcare Committee

Fingal Childcare Committee have not indicated any requirements for creche proposal. The Early Years Sector Profile for the year 2018/19 show that there is an average vacancy of 6% within institutions located in Fingal County⁴. The demands for spaces by each stage of childhood show that the overall capacity of childcare centres in Fingal County was dominated by 67% of Pre-schoolers (aged 3-5) and less than 1% of creche capacities were used by babies under the age of 1 years in the County. The total waiting list numbers in Fingal County was at 1698 and vacancies stands at 536. The average enrolment of the facilities in the area is 42. The Childcare Committee were unable to provide any updated information under the current COVID 19 circumstances of childcare centres in the county.

In any event, this application includes provision for a crèche facility to accommodate 100 children. Please refer to Section 5.11.1 of this report for more information on the crèche facility proposed.

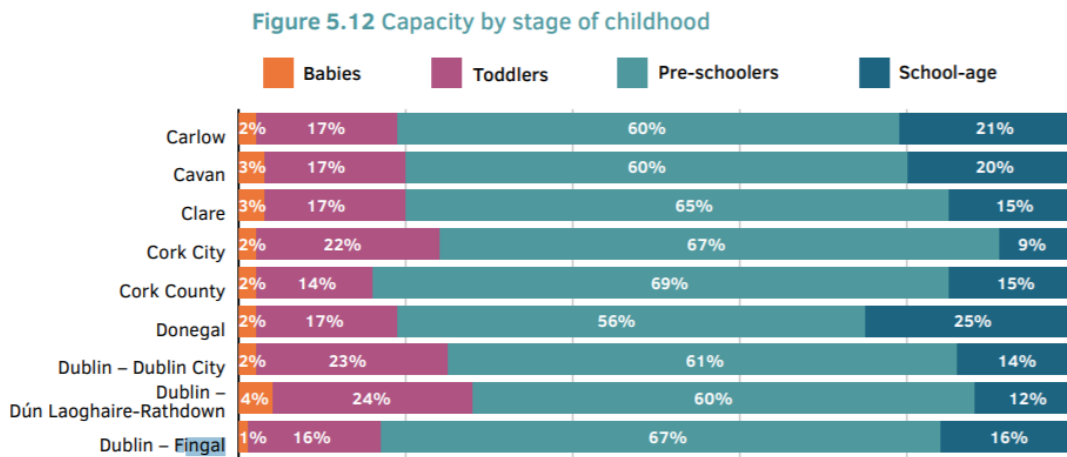


Figure 4-5 Early Years Sector Profile for the year 2018/19

4.3.4 Inland Fisheries Ireland

Inland Fisheries Ireland was consulted in the preparation of the Biodiversity chapter of the EIAR accompanying this application. An email response from Ms. Gretta Hannigan, Regional Fisheries Officer, stated:

“The development is within the catchment of the Broadmeadow River, an important salmonid system with Brown trout throughout and Salmon in the lower reaches. It is essential that development in the area will not have a deleterious effect on aquatic ecology in this system. Potential impacts of works on or near the system should be comprehensively assessed and recommendations and mitigation measures should be formulated. The identification of good baseline data across a range of sites, both close to the development and at a distance from the site will allow for comparison between the current situation and that which may develop over time if development proceeds. Silt fencing of discharge streams would also be recommended during construction.”

For further details please refer to the Biodiversity Chapter of the EIAR.

⁴ <https://www.pobal.ie/app/uploads/2019/12/Annual-Early-Years-Sector-Profile-Report-AEYSPR-2018-19.pdf>

4.3.5 Department of Culture, Heritage and the Gaeltacht

The Development Applications Unit of the Department of Culture, Heritage and the Gaeltacht was consulted in the preparation of the Biodiversity chapter of the EIAR accompanying this application. A response to this was received stating:

“...it appears that there may be a hydrological connection to Malahide Estuary which is designated as Special Area of Conservation (SAC) designated under the EC Habitats Directive (Council Directive 92/43/EEC) and Special Protection Area (SPA) designated under the EC Birds Directive (Directive 2009/147 EC). Therefore, any impacts on these sites need to be assessed, including ex-situ and cumulative impacts.”

For further details please refer to the Natura Impact Assessment and Biodiversity Chapter of the EIAR.

5.0 Proposed Development

The proposed development is for a residential scheme on lands located within the northern of the built-up area of Swords within an area of land defined as Estuary West. The scheme will comprise of 621 no. units that consist of houses, duplexes, and apartments, as well as communal amenities and high-quality open spaces. Please refer to Section 1.2 for a full description of development as per the statutory notices.

5.1 Development Description

The proposed development is for a residential scheme on a site with an area of c. 14.17(gross) hectares at Holybanks, Swords, Co. Dublin. The proposal is for a vibrant new residential scheme that prioritises the health and wellbeing of residents by providing a high-quality public realm area for residents to enjoy, exercise and socialise in. This strategically located site on Estuary West lands and with a Metro-Economic (ME) corridor zoning designation, is prioritised for high-density mixed-use development including residential use and is an optimal location on which to deliver a quality housing scheme that can respond to the ongoing demand for homes in Dublin.

Design and buildings proposed

The proposed SHD development for 621 no. units comprises 349 no. apartments, 118 no. houses and 154 no. duplex units. Building heights range from 1 no. to 7 no. storeys (over basement level). The scheme provides for public open space, communal open space areas, a crèche, residential amenities (including concierge, multi-purpose room, meeting room and gym), a new public park to the north of the site as an extension to Broadmeadow Riverside Park, vehicular and pedestrian connections, car and bike parking facilities, services / bin store areas, landscaping and ancillary services to facilitate the development.

Landscaping plans

The landscape proposals for the scheme includes 10,008 sq.m. of public open space, 8,541 sq.m. of communal amenity space and 29,400 sq.m of new public park as an extension of the Broadmeadow Riverside Park to the north of the site. A portion of the Broadmeadow Riverside Park lands to the northwest are owned by Fingal County Council – a letter of consent to include these lands in the SHD application has been provided and is available in the Planning Report accompanying this application. The remaining Broadmeadow Riverside Park lands are owned by the applicant.

A shared pedestrian walkway and cycleway, amenity, informal play spaces and SuDs features form part of an integrated landscaping and open space solution which are distributed in an integrated way alongside the central north-south hedgerow as it passes through the site. In doing so, a connected linear spine of public open space is formed. This central spine comprises of three linked open spaces, POS-A, POS-B and POS-C. These spaces run from the entrance at Glen Ellan Road through the site to POS-C before opening up onto the Broadmeadow riverside park running from east-west along the northern portion of the lands. A Landscape Design Report, Masterplan and accompanying drawings prepared by Cunnane Stratton Reynolds set out the full details on the landscape response to the site, the planting proposed and boundary treatments.

The application is accompanied by Natura Impact Statement prepared by Openfield Ecological Services. The Urban and Architectural Design Statement and full range of drawings prepared by MCORM architects demonstrate the design rationale and advantages of the proposed layout, dwelling types and finishing materials. The construction phase of the proposed scheme is discussed in detail within the Construction and Environment Management Plan (CEMP) prepared by Waterman Moylan Engineers.

Key Infrastructural Upgrades

The development also includes infrastructure upgrade works to local roads junctions at Glen Ellan / Balheary Road junction and R132/R125 Seatown West Roundabout to include widening of Balheary Road (South), upgrade works to cycle/pedestrian facilities and for the partial signalisation of R132/R125 junction. The requirement for these upgrade works emerged during the pre-application consultations with Fingal County Council and in response to items raised in the An Bord Pleanála Opinion. A letter of consent to include these upgrade works in the application has been provided and is available in the Planning Report accompanying this application.

In addition, the application includes proposals to upgrade Irish Water (IW) infrastructure to facilitate development, namely the provision of a Stormwater Storage Tank and an overflow outfall gravity sewer to the Broadmeadow River. The location of this tank is to the east of the subject site on a corner site at the junction of Balheary Road and Glen Ellan Road (this land is in the ownership of Gannon Homes Ltd. – a letter of consent for inclusion of this land within this SHD application is provided with this application). The Stormwater Storage Tank and pipeline is required to alleviate constraints within the IW foul water system. The requirement for these upgrade works emerged during the pre-application consultations with Irish Water and in response to items raised in the An Bord Pleanála Opinion as detailed in the Planning Report accompanying this application. The proposed storage tank will provide sufficient capacity to serve the catchment of Oldtown/Mooretown/Holybanks, facilitating continued future development in the catchment. It is important to note that the capacity constraints within the network, as identified by Irish Water, affect all new development proposals for lands within the Oldtown-Mooretown and Holybanks area.

A 0.46 ha site has been reserved to the east of the development site to facilitate a future school with a capacity to cater for a 16-24 room primary school. This was made in agreement with the Department of Education and Skills. The layout of the proposed scheme is illustrated in Figure 5.1 below. Information on other aspects and considerations which have informed the design of the scheme are set out below. This agreement on the school is a reservation only and does not form part of the development work proposed in this application.

An overview of key development statistics is set out on Table 5.1 below.

Table 5-1 Key Development Statistics

KEY DEVELOPMENT STATISTICS	
Site Area	Gross Site Area 14.17 ha (including infrastructure upgrade works) Net Site Area 8.92ha (Developable Site Area)
Gross Floor Area (Residential)	60,511sqm
Density	Net Site Density: 70 Unit/Ha
Plot Ratio	0.69 (Gross 0.43)
Site Coverage	28% (Gross 17%)
Height	1-7 storeys
Total No. of units	621 units
OPEN SPACE	
Public Open Space	10,008sqm
Communal Amenity Open Space	8,541sqm
Public Park	29,400 sqm Broadmeadow Riverside Park
NON-RESIDENTIAL	
Internal Communal Amenity Area	573sqm comprising concierge, gym, meeting room and multi-purpose room
Crèche facility	506.5 sq.m (Capacity 100), Creche playground 90 sqm
RESIDENTIAL	
Apartments	Total 349 units 1 Bed 137 units 2 Bed 201 units 3 Bed 11 units
Duplexes	Total 154 units 2 Bed 77 units 3 Bed 77 units
Houses	Total 118 units 3 Bed 99 units 4 Bed 11 units
Maisonettes	8 no. 1 Bed units
Dual and triple aspect apartments and duplexes	64%
Part V	62 units
PARKING	
Car Parking Provision	705 no.
Bicycle Parking	856 no.
Motorbikes	21 no. (8no. in basement, 4 no. in undercroft, 9 no. on surface)



Figure 5-1 Site Layout Plan of the proposed scheme

5.2 Land Use Zoning and Proposed Uses

The majority of the subject site is zoned as **Objective ME – Metro Economic Corridor** under the Fingal Development Plan 2017-2023. ME zoning is a specific zoning created to **facilitate high-density mixed-use employment and an appropriate quantum of residential development** along the proposed Metro Link route. The ME zoning provides for an area of compact, high intensity/density, employment generating activity within the Metro Economic Corridor. It is envisaged that Metrolink will provide a high capacity, high frequency and first-class public transport link between Dublin City, Dublin Airport and Swords. The Metro integrates with an expanded Dublin Airport creating, along with an improved road network and improved public transport network, a multi-modal transport hub linking Dublin City, Dublin Airport and the strategic expansion of Swords.

The Metro Economic Corridor (ME) zoning objective is intended to:

“Facilitate opportunities for high-density mixed-use employment generating activity and commercial development and support the provision of an appropriate quantum of residential development within the Metro Economic Corridor”.

Underpinning this objective is the vision for the lands to:

“Provide for an area of compact, high intensity/density, employment generating activity with associated commercial and residential development which focuses on the Metro within a setting of exemplary urban design, public realm streets and places, which are permeable, secure and within a high-quality green landscape. Landmark buildings will provide strong quality architectural features, which respect and enhance the character of the area into which they sit. The designated areas will form sustainable districts which possess a high degree of connectivity and accessibility and will be developed in a phased manner subject to the necessary provision of social and physical infrastructure.”

The proposed stormwater storage tank falls within the ME designation located within the MP 8.A lands with the outfall overflow pipeline also falling mostly on ME lands with the outfall point to Broadmeadow River within the High Amenity (HA) land designation. The road upgrade works proposed take place on lands running through and directly adjoining the ME designation.

Objective HA applies to the most northern portion of the site which has an abuttal to the Broad Meadow River. The objective of HA zoning is to:

“Protect and enhance high amenity areas.”



Figure 5-2 Swords Estuary West (Holybanks) lands as shown on the Fingal County Development Plan 2017-2023 zoning maps

Residential development is identified as ‘**permitted in principle**’ within zoning Objective ME. The proposal, which will provide for an additional 621 no. residential units located in close proximity to excellent public transport infrastructure, is considered to fully accord with the overarching objective of the zoning designation. Other uses proposed ancillary to the residential use within the scheme include a childcare service, residential amenity facilities (residents’ gym, concierge, meeting room and multipurpose room), open space, and essential utility installations include the proposed upgrades to

Irish Water infrastructure network, namely the stormwater storage tank and pipeline. Childcare, residential amenity facilities (recreation), open space and utility installations are also listed as ‘permitted in principle’ uses for ME lands, as set out in Figure 5.3.

The use of the HA zoned lands to the north of the subject landholdings will be retained as communal amenity space contributing to the public open space provision. Open space and recreational use fully align with the intent of the HA zoning designation. The proposal also provides for the extension to the Broadmeadow Riverside Park between Jugback Lane and Balheary Road in conjunction with the first phase of the development of the Estuary West lands. The proposal also includes dedicated cycle and walking routes along the park that will provide direct access to the proposed Metro Stop to the east. By opening up accessibility, the ambitions for the Broadmeadow riverside park set out in local planning policy, will be largely enabled through delivery of this public park on the ‘HA - High Amenity’ zoned lands to the north of the site, thus bringing a notable community gain to the area.

USE CLASSES RELATED TO ZONING OBJECTIVE

Permitted in Principle		
Betting Office	Childcare Facilities	Community Facility
Conference Centre	Cultural Facility	Dancehall/Nightclub
Education	Exhibition Centre	Funeral Home/Mortuary
Guest House	Health Centre	Health Practitioner
Home-Based Economic Activity	Hospital	Hotel
Office Ancillary to Permitted Use	Office ≤ 100sqm	Office > 100sqm and < 1,000sqm
Office ≥ 1,000sqm	Open Space	Place of Worship
Public House	Public Transport Station	Research and Development
Residential	Residential Care Home/ Retirement Home	Residential Institution
Restaurant/Café	Retail - Local < 150 sqm nfa	Retail - Convenience ≤ 500 sqm nfa
Retail - Comparison ≤ 500 sqm nfa	Retail - Supermarket ≤ 2,500 sqm nfa	Sheltered Accommodation
Sustainable Energy Installation	Taxi Office	Telecommunications Structures
Training Centre	Traveller Community Accommodation	Utility Installations
Veterinary Clinic		

Figure 5-3 Use Classes that are 'Permitted in Principle' within ME zoning

Developments with ME zoned lands also consider LAPs and Masterplans developed in collaboration with key stakeholders and relevant agencies as underpinned within Objective ED98.

Objective ED98 Prepare Local Area Plans and Masterplans within the lifetime of the Development Plan for strategically important Metro Economic zoned lands in collaboration with key stakeholders, relevant agencies and sectoral representatives.

The subject site falls within lands identified under the non-statutory Estuary West Masterplan Part D (MP8. A) within the Swords Lissenhall area. The Masterplan incorporates approximately 19.4 ha of land that is bounded by the Glen Ellan Road to the south, Jugback Lane to the west, Balheary Road

to the east and the Broadmeadow River to the north. The vision identified for Estuary West lands within the masterplans is as follows:

Estuary West will become a vibrant residential and mixed-use community, with active and friendly streetscapes. The aim is to produce an exemplary environment; a place that is desirable to live and one which balances usable private space within an overall structure of high-quality public spaces. The community will be prioritised, with parks, open space and public plazas filtered throughout.

Estuary West lands are identified for uses that are “primarily residential in nature with an element of commercial use” within the Masterplan. Community uses are also identified in the form of proposed new school and a local retail centre that will integrate with Newtown House. The applicant has set aside 0.46ha lands within their ownership in consultation with the Department of Education for the development a new school. Offices and commercial uses are identified on adjacent landholding to the east fronting onto the Glen Ellan Road and Balheary Road Junction within the masterplan layout.

The proposed scheme on this site does not materially contravene the land use zoning designated by Fingal County Council Development Plan 2017-23.



Figure 5-4 Built Form map from Estuary West Masterplan – Part D

5.3 Need for the Development

This strategically positioned site, located along the edge of the built-up area of Swords, benefits from a wealth of facilities and services on its doorstep, walking distance to high frequency public transport including BusConnects and the proposed Estuary Park and Ride Metrolink station, and an abundance of natural and outdoor amenities to enjoy. Coupled with the sustained population growth and ongoing demand for housing within the GDA, the proposed site and its location have all the requisite assets and features to accommodate an SHD scheme of the scale proposed.

The population growth and projections for the Swords area provide further justification for and validation of the development proposal for new housing. Population and housing are intrinsically linked. An increase in population influences housing by creating demand. The availability of housing influences house and rental prices and can have a significant influence on who can potentially migrate into an area, affecting total population.

Population growth in the Swords Lissenhall Electoral Division (ED), in which the subject lands are situated, matches that of the wider Fingal County area with an increase of 8% recorded from 2011 to 2016. The positive rate of growth is reflected across all age cohorts (Table 5.2) with this growth expected to continue, as set out in the National Planning Framework (NPF) and localised projections set out in the RSES for the Eastern and Midlands Region.

Table 5-2: Study Area, Dublin, and State Population by Age Group (Summary)

Age	Swords Lissenhall Electoral Division (ED)				Fingal County	Dublin	State
	2011 No.	2016 No.	% Change	% 2016	% 2016	% 2016	% 2016
0-14	2,484	2,886	16%	28%	25%	19%	21%
15-64	6,833	7,035	3%	67%	66%	69%	66%
65+	350	526	50%	5%	9%	12%	13%
Total	9,667	10,447	8%		296,020	1,347,359	4,761,865

To achieve the ambitious compact development targets set out in the NPF for at least 50% of all new homes within or contiguous to the existing built-up area in Dublin and 30% in other settlements, the RSES, through its Dublin Metropolitan Area Strategic Plan (MASP) identifies strategic residential, employment and regeneration development opportunities on strategic development corridors, which are aligned with key public transport projects. Sites within or close to these corridors are best placed to accommodate the 113,000 residential units identified by the MASP to be fully built out to 2040.

The location of the subject site in close proximity to the Metrolink-Luas Corridor (for which planning is anticipated to commence in early 2022), places it in prime position to accommodate the sequential development of residential sites, to cater for the population growth envisaged. At a County level, the RSES projections predict an increase of between 31,000 (low) and 43,000 (high) by 2026 with further increases of between 44,000 (low) and 53,000 (high) people by the year 2031. The appropriate siting and distribution of housing to respond to this level of growth is among the most critical functions of the local planning system over the next few years. With active land management and compact growth principles in place, and given the economic uncertainty and delays created by the Covid-19 pandemic,

there is now an even greater impetus to support the delivery of housing proposals that align with strategic planning policy and that can respond to the population growth predicted for the area, such as the current proposal brought forward by Cairn Homes Properties Ltd.

5.4 Phasing Plan

The construction of the scheme is proposed over three phases, as set out in Table 5.3. A total of 272 no. units are set to be delivered in Phase 1 and 2, which includes 118 houses and 154 duplex units, as well as majority of the public open spaces including the Broadmeadow Riverside Park. Phase 3 of the development comprises 349 no. apartment units, crèche facility and associated open spaces.

Table 5-3 Phasing Plan

Phase 1 – c. 196 units	Phase 2 – c. 76 units	Phase 3 – c. 349 units
<ul style="list-style-type: none"> • 110 no. houses, 8 no. maisonette and 78no. duplex units • Main link road and entrance • Broadmeadow riverside park and majority of central green spine • Public open space areas • Infrastructural upgrade works – to local roads, stormwater storage tank and outfall pipeline 	<ul style="list-style-type: none"> • 76 no. duplex units • Associated open spaces 	<ul style="list-style-type: none"> • 349 no. apartments • Balance of central spine • Residential amenities and Creche

It is anticipated that Phase 1 will be fully developed and occupied by the end of 2023, phase 2 fully developed and occupied by the end of 2025 and phase 3 fully developed and occupied by 2027. However, these are aggressive targets and are subject to extension in the event of unforeseen circumstances such as further lockdowns, global supply chain issues etc.

The application seeks a 7-year permission for the construction of the scheme as allowed within section 41 of the Act. This is considered an appropriate time frame for the construction of a development of this scale considering the current challenges faced by the construction industry, including risk of future lockdown and existing challenges to secure building material supplies.

Ireland was one of the few countries in Europe to completely shut down the construction industry during the Covid 19 pandemic. The post Covid lockdown atmosphere has also been challenging for the industry - with most companies reporting suboptimal operating conditions since the reopening, as evidenced by a recent survey of the sector undertaken by the Construction Industry Federation⁵. Compounding this, is the severe, ongoing challenge of securing building materials. 42% of the construction businesses say that Brexit will have declining impact on their business. In addition, one-third of survey responders experienced delivery delays as a result of Brexit. Construction delays and material shortages in the sector have been well documented in recent months, the result of several factors including Brexit, the knock-on delays from extended periods of lockdowns and human resource deficits experienced in international trade logistics arising from social distancing, phased return to offices requirements etc, as well as the blockage of the Suez Canal and other challenges. The

⁵ Economic Implications of the Lockdown in Construction, 9, March 2021, <https://cif.ie/?wpdmdl=38428&ind=1615802143017>

significant congestion experienced at customs check points and ports has resulted in major delays to the import of essential building materials. The impact of both Covid 19 and Brexit has also resulted in the cost inflation of materials. With the risk of future restrictions still a concern, viability issues arising from the above challenges, and the extent of this scheme (621 no. units), a permission duration of 7 years is considered reasonable. It is respectfully submitted that the board have regard to the above challenges and the nature and extent of the proposed development in determining the appropriate period for this development.

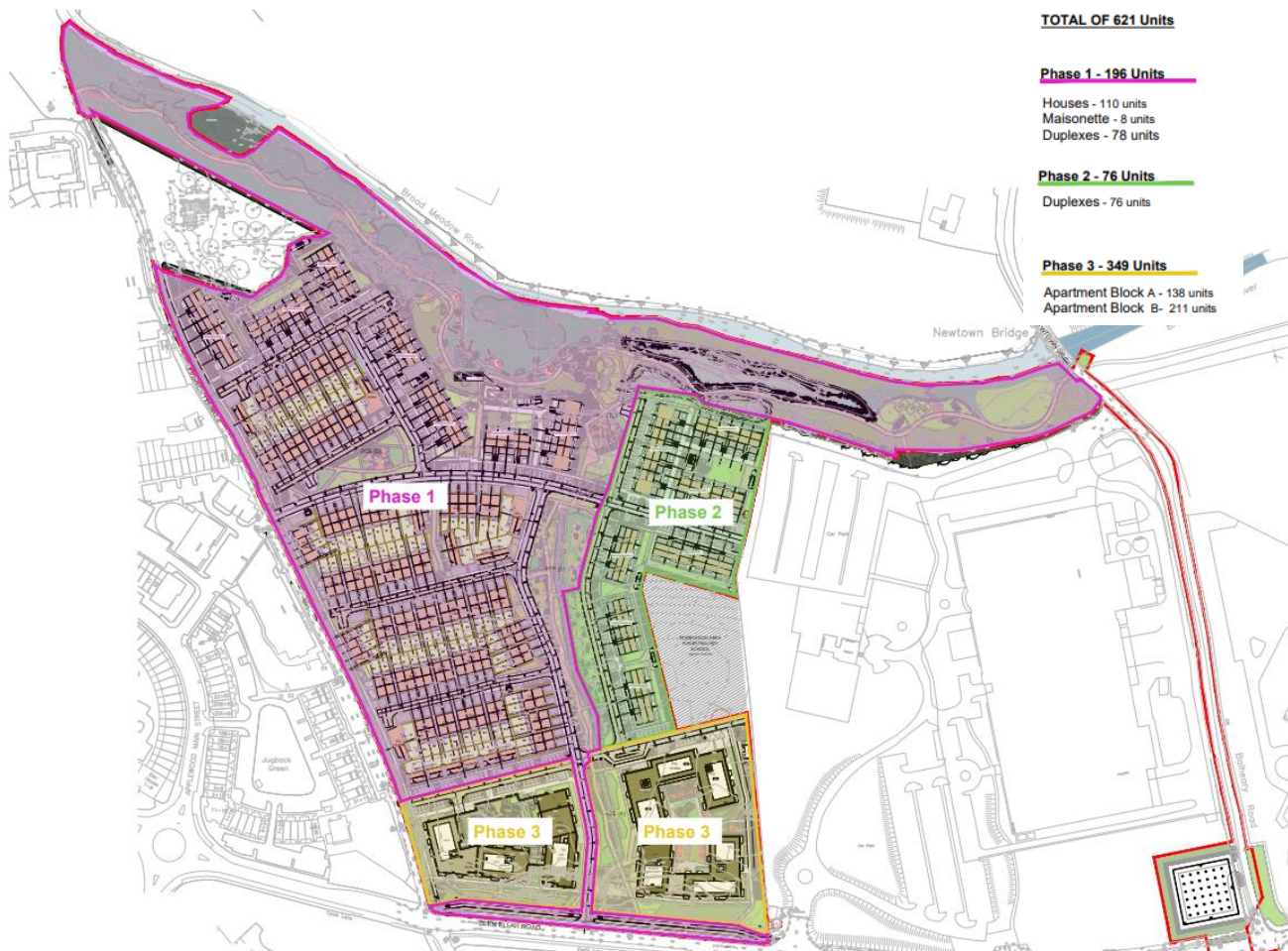


Figure 5-5 Phasing Plan

5.5 Design and Layout

The design and layout of the proposed development has been informed by the existing topographical and environmental features of the site and surrounding context thereby creating a unique public realm. The design has evolved to create a sense of place which is specific to the locality and reflects the established character of the area. The design solution has been developed in line with the broader visions set within the Estuary West Masterplan, key design considerations consisted of approach to interface along Glen Ellen Road and Jugback Lane/Terrace, new green corridor proposal along Broad Meadow River and most importantly the retention of existing central hedgerow marking yesteryear townland boundary.

The final design scheme for the proposed development has progressed through several iterations to arrive at the optimal proposal on subject lands that will enable the retention of the important natural

and physical features in and around the site. The 621-total number of homes proposed offer a balanced mix and range of dwelling types to meet the diverse requirements of the property market and future residents. Houses, duplexes and apartments blocks are strategically sited with apartments primarily focused along the southern boundary with Glen Ellan Road. The main vehicular access to the site is proposed from Glen Ellan Road with a secondary access provided from Jugback Lane/Terrace. The internal streets in the scheme follow clear hierarchy, with the Main Access Road linking site entrance at Glen Ellan with future development on adjoining lands to the east of the site. Pedestrian and cycle permeability has been prioritised throughout the scheme, with pedestrian/cycle access enabled from all internal streets and vehicular movement restricted to a single crossing point.



Figure 5-6 Interface along Glen Ellan Road (Source CGIs by Modelworks)

The apartment blocks, that go up to 7 storeys provide a strong urban edge to Glen Ellan road, as envisaged in the Estuary West Masterplan for the lands. Thoughtful landscaping proposals for this boundary incorporate a laneway and tree lined walkway with footpath set back behind planting. It is envisaged within the Masterplan that the strong urban corridor will continue along Glen Ellen Road in the adjoining masterplan lands to the east, up to the junction with Balheary Road. The proposed development includes a variety of shapes and heights resulting from the typologies of units distributed within the scheme. Care has been taken to ensure fluid transition between different forms of buildings proposed in the scheme to create clean separation between the higher density units along the southern boundary and remaining neighbourhood areas. The houses in the scheme are generously designed providing flexible living spaces in excess of the requirement set within standards. All homes are provided with level access complying with Part M of the Building Regulations 1997, as amended. The public realm in the scheme is designed to ensure accessibility for all ages and types of mobility.

In line with the Estuary West Masterplan, every effort has been taken to ensure appropriate and sensitive boundary treatment particularly along the western boundary with Jugback Lane/ Terrace and the established residential communities to the west. Sensitive landscaping to incorporate mature trees and planting are proposed as screening treatment for the private dwelling situated adjacent the north-west boundary of the site. There is a gentle transition down to the two-storey semi-detached

and terraced housing adjacent to Jugback Lane, respecting the character of the lane and the existing three storey dwellings in the adjacent Applewood neighbourhood. This will be further complemented by the treatment of the landscape edge to this lane which will include a green link providing safe and segregated pedestrian pathway and a planted buffer zone between the lane and the proposed dwellings. The proposed new planted buffer zone here will include a well-managed native hedge at c.1.5m height followed by a tree line. The hedge will have regular openings to allow incidental movement and interaction between the site and Jugback Lane. New residential units proposed here would enhance the passive surveillance to the pedestrian paths. In addition, to improved integration with adjoining Applewood developments a new single access point is proposed here to enable pedestrian and vehicular linkage. The Applewood Neighbourhood Centre provides immediate convenience and retail functions to the future residents of the scheme, which in turn will provide an additional customer base for business owners in Applewood area.



Figure 5-7 Interface with Jug Back Lane (Source CGI prepared by ModelWorks)

To the north of the site, the proposed Broadmeadow Riverside Park extension will provide direct access from the existing Thornleigh Playground. This access would facilitate continuity of the wider park lands along the Broadmeadow River encouraging high levels of usage and convenient accessibility from the Thornleigh and Applewood communities through the pleasant surroundings of the riverside park and onto the east and the future Metrolink Park and Ride Station at Estuary West. The scheme benefits from a well-connected network of public open spaces which have been designed to prioritise the amenity and safety of all residents. Residential units are designed to maximise views onto open space areas ensuring high levels of passive surveillance and eliminating concerns around the potential for anti-social behaviour. The tree lined streets and front garden planting will create a sense of enclosure and a pleasant environment for pedestrians and cyclists and help to integrate the new built environment with natural, softer areas of the scheme and the Broadmeadow park land to the north. Character areas and cul-de-sacs will further contribute to a sense of place of each neighbourhood area.

The applicant has also reserved a site within its ownership for a future school, in line with the provisions of the Estuary West Masterplan (please refer to Appendix 3 for information on consultation with the Department of Education and Skills (DoES). In planning for future schools, DoES has regard to both existing and future population targets and residential land use zonings. The future residents of the proposed SHD will greatly benefit from the presence of the school, should it be delivered.



Figure 5-8 CGI showing proposed central green corridor through the site (Source CGIs by Modelworks)

5.6 Residential Unit Type and Mix

The 621 homes proposed provide for a balanced mix and range of dwelling types, offering a choice of homes that responds to the predicted population growth across all age cohorts and which is reflective of the diverse requirements of the property market. Houses, duplexes, and apartments blocks are strategically sited with apartments primarily focused along the southern boundary with Glen Ellan Road. The breakdown of the proposed mix of the houses, duplexes and apartments are set out in the series of tables below:

Table 5-4 Housing Unit Mix Proposed

House Type	No. of Units	Height
Type A – 4Bed – Semi-Detached	7	2 Storey
Type A1-4Bed - Semi-Detached	1	2 Storey
Type B - 3Bed - Mid terrace	18	2 Storey
Type B1 - 3Bed - End terrace/ Semi Detached	55	2 Storey
Type B2 - 3Bed - End terrace/ Semi Detached	9	2 Storey
Type C – 3bed – End terrace/Semi Detached	17	2 Storey
Type D – 4bed – End terrace/Semi Detached	3	2 Storey

Type M Maisonette	4	1 Storey
Type M1 Maisonette	4	1 Storey
Total		118

Table 5-5 Duplex Unit Mix Proposed

Duplex	Type A	Type B	Total
Two Bed Apartment	53	24	77
Three Bed Duplexes	53	24	77
Total	106	48	

Table 5-6 Apartment Unit Mix Proposed

Apartment Type	Block A1	Block A2	Block B	Total	Perc. Total
One Bed	18	26	93	137	39.25%
Two Bed	44	45	112	201	57.5%
Three Bed	5	0	6	11	3.15%
Total	67	71	211	349	100%

5.6.1 Dual and Single Aspect

A total of 320 no. apartment and duplex type units are designed to benefit from dual or triple aspect, comprising 64% of all apartment unit types (503 no.).

There is a total of 5 no. north facing single aspect apartment units proposed within the scheme all of which overlook a communal open space. As required by the Apartment Guidelines they are sited to overlook a high-quality landscaped amenity area. *“North facing single aspect apartments may be considered, where overlooking a significant amenity such as a public park, garden or formal space, or a water body or some other amenity feature”* as per Section 3.18 of *Design Standards for New Apartments Guidelines for Planning Authorities, 2020*.

The scheme complies with SPPR 4 in this regard. The accompanying Housing Quality Assessment (HQA) prepared by McCrossan O’Rourke Manning identifies the location of dual aspect units.

5.7 Density

Chapter 12 of the Fingal County Development Plan 2017-2023 which deals with Development Management Standards states that *‘in general the number of dwellings to be provided on a site should be determined with reference to the Departmental Guidelines document Sustainable Residential Development in Urban Areas – Guidelines for Planning Authorities (2009). As a general principle and to promote sustainable forms of development, higher residential densities will be promoted within walking distance of town and district centres and high-capacity public transport facilities.’*

The Sustainable Residential Development in Urban Areas – Guidelines for Planning Authorities’ (2009) state that *‘in general, minimum net densities of 50 dwellings per hectare, subject to appropriate design and amenity standards, should be applied within public transport corridors...’*.

The Estuary West Masterplan outlines a net density of 70-75 units per hectare.

The proposed scheme achieves a net density of c.70 units per hectare. As set out above, higher densities are promoted within the Fingal County Development Plan 2017-23 on sites located within walking distance of town and district centres and high-capacity public transport facilities. The subject site is strategically located on the edge of the built footprint of Swords, benefitting from a wealth of facilities and services at its doorstep and within walking distance of high frequency public transport corridors such as Busconnects, within an area that is particularly well served by commercial bus operators, and within close proximity to the proposed Metrolink Estuary station.

Lower-density houses are proposed to the west of the site adjacent to Jugback Lane, while higher density apartments situated in close proximity to the creche, school reservation area (adjoining), adjacent to Glen Ellan Road to the front and centre of the site.

5.8 Plot Ratio and Site Coverage

Plot ratio is a ratio of gross floor area of built development to site area and gives an indication of the scale and extent of development at a particular site. Fingal County Development Plan 2017-2023 does not specify standards for plot ratio and site coverage for residential developments. As per the Planning and Development Regulations 2001-20- 'gross floor space' means the area ascertained by the internal measurement of the floor space on each floor of a building (including internal walls and partitions), disregarding any floor space provided for the parking of vehicles by persons occupying or using the building or buildings where such floor space is incidental to the primary purpose of the building.

The proposed development with a total Gross Floor Area of 61,591sqm would result in a plot ratio of 0.69 based on the developable area (net site area 8.92 ha) of the site. This is considered acceptable in a scheme that includes a variety of dwelling types and sizes.

Site Coverage is calculated by dividing the total area of ground covered by buildings by the total ground area within the site curtilage. The total footprint of all the development proposed on the subject lands is 24,770 sq.m. This would result in a Site Coverage of 28% of the developable site area (net site area 8.92 ha). This can be attributed to the provision of large quantum of private, communal, and public open areas within the development.

5.9 Height

Building heights are tallest along Glen Ellan Road with the 1-7 storey apartment blocks and transition gradually to 2 storey buildings in the north of the site to respect the existing buildings here. The proposed heights have been considered against the natural terrain of the site and the design team has taken care to position taller buildings so that existing amenities are protected and any potential adverse impact to surrounding residential buildings avoided. Detailed daylight and shadow assessment has been carried out on the proposed scheme to understand the likely impacts to existing and future residents. Further information on this has been included in the Daylight, Sunlight and Overshadowing Study prepared by IES and submitted with this application and briefly summarised in Section 5.19 below.



Figure 5-9 Section along Jugback Terrace (McCrossan O'Rourke Manning Architects)

The Estuary West Masterplan seeks to provide for a variety of heights throughout the Masterplan lands to create visual interest while not compromising on quality of residential amenities. The proposed scheme adheres to the principles of the non-statutory Masterplan and recognises the need to create a variety of heights.



Figure 5-10 Proposed Height Strategy (Source Architects Design Statement)

5.10 Open Spaces

This section presents an overview of the public open spaces incorporated to the scheme. The public open spaces proposed are multifunctional in nature, providing complementary mobility, amenity, recreation, drainage, and ecological functions. In defining the multifunctionality of the open spaces, careful regard has been taken to ensure an integrated approach and compatibility between the uses proposed. As can be seen in the landscaping plans prepared by Cunnane Stratton Reynolds (CSR), a delicate balance has been sought between formal landscaped/grassed areas and wild areas throughout. Sustainable and robust materials will be used for seating areas, boundary treatments, play and path surfaces. The result is a landscaping strategy that optimises the rich natural setting of the site, retaining original features wherever possible, and delivering a scheme in which the quality of the outdoor spaces has been prioritised as much as the built form proposed. This brings huge benefits for residential amenity, encouraging residents to enjoy the outdoor amenities, and supporting the creation of a healthy and sustainable new community.

The open spaces proposed within the scheme will offer an additional complement of enjoyable green spaces to the many facilities already available locally such as, for example, playing fields and pitches to the immediate north and west of the site, as detailed in Section 2.4 Social Infrastructure.

5.10.1 Public Open space

Overview

The preservation of key landscape characteristics and existing features of the site has guided the landscaping proposals set out for the scheme. The focus has been to retain the primary elements of the existing green infrastructure network of hedgerows around the site, most notably the central north-south linear hedgerow, and the woodland amenity along the Broadmeadow River. By enhancing the amenity value of the green corridor along the Broadmeadow and opening up access for residents and the wider community, the proposed scheme is delivering on a key ambition set out in the Estuary West Masterplan, 2019 - to bring this underutilised asset into functional use and contribute to public open space provision available to the people of north Swords.

Broad Meadow Riverside Park

With its 29400 m² is the wider green infrastructure that consists in high quality landscape that foster biodiversity, provides sporting facilities and SuDS strategy to protect the river from negative impacts.

Green Link Along Jugback Terrace

Approx 450 m of green link with provision of more planting and trees to confer a new "well-kept" residential character with safe segregate pedestrian path and active edge due to front houses gardens.

Public Open Space D

Approx 1675m² open space available for use by local resident. This space acts as joining link between the existing and the new development.

Linear Park / Central Green Spine

A total of 8330 m² (POS A, B and C) constitute the central green spine with the intent to become an extension of the Broad Meadow Riverside Park from north to south. High quality landscaping provide recreational area and pedestrian/cycle route. The existing hedgerows retained helps foster biodiversity and drives the configuration on of the proposed scheme.

Green Corridor

The existing way leave provides an opportunity to create a significant green corridor area consisting in a generous landscape frontage as a soft transition between the roadway and the proposed development.



Figure 5-11 Public and Communal Open areas proposed within the scheme (Source: Architects Design Statement, MCORM)

Shared pedestrian walkways and cycleways, amenity, informal play spaces and SuDs features are carefully distributed, creating a multipurpose, connected linear spine of public open space. This central spine comprises of three linked open spaces, POS-A, POS-B and POS-C. These spaces run from the entrance at Glen Ellan Road through the site to POS-C before opening up onto the Broadmeadow riverside park along the northern portion of the lands. The result is a highly permeable and accessible amenity space for residents, creating an attractive pathway through the site and onto the Broadmeadow riverside linear park. All homes within the scheme are situated within 100m of the central spine and or POS-D, the riverside linear park and the many play and rest areas within. In retaining the original north-south hedgerow and the historical townland boundary it represents, and in designing a landscaping strategy around this core feature which provides for shared ecological, open space, recreation and SuDs functions, the central spine concept proposed directly aligns with the green infrastructure vision and principles of the County Plan and the EW Masterplan.



Figure 5-12 Open Space Strategy (Source Drawing No. PL55 Open Space Provision, McCrossan O'Rourke Manning Architects)

Provision

Under Objective DSM57A of Fingal County Development Plan 2017-2023, a minimum of 10% of site area is required for use as public open space in residential developments. In accordance with this, an area of 11% (1 ha) within the net area of the site (8.92ha) has been reserved for public open space (POS), as set out in Table 5.7.

Table 5-7 Public Open Space Provision

POS A	c.1904 sq.m
POS B	c.4634 sq.m
POS C	c. 1795 sq.m
POS D	c. 1675 sq.m
Total Public Open Space	c.10,008sqm.

Applying the method set out under Objective DMS57 of the Fingal County Development Plan 2017-2023 (public open space provision 2.5 per 1000 pop) to the subject proposals (as set out in Table 5.8), the POS requirement for this application is 3.4 ha.

Table 5-8 Total Public Open Space Requirement for the Scheme

	Units Total	Bed spaces Total
3+ Bedroom Units	198	693
1- and 2-Bedroom Units	423	634.5
Total:	621	1327.5*
The requirement for this application: (Based on 2.5 hectares per 1000 people)		3.31 ha (1.357* 2.5= 3.4 ha)
Overall site area (net)	hectares	8.92 ha
10% of site area is required on site to be open space	hectares	0.89ha

** For the purposes of this requirement, public open space were calculated based on an agreed occupancy rate of 3.5 persons in the case of dwellings with three or more bedrooms and 1.5 persons in the case of dwellings with two or fewer bedroom as per objective DMS57 of Fingal CDP 2017

As set out in Objective DMS57A, once the minimum 10% public open space standard has been complied with, the council has discretion for the remaining open space required under Table 12.5 to allow provision or upgrade of small parks, local parks and urban neighbourhood parks and/or recreational/amenity facilities outside the development site area, subject to the open space or facilities meeting the open space ‘accessibility from homes’ standards for each public open space type specified in Table 12.5. With the addition of the Broadmeadow Riverside park which comprises 2.94ha of land, the total open space delivered is 3.93 ha, far in excess of the minimum requirement of 3.4 ha for the scheme. The Broadmeadow Riverside park will provide a large amenity area for residents and wider members of the public, presenting a significant planning gain to the neighbouring community and greatly enhancing the quality and provision of public open space accessible to residents.

5.10.2 Private/Communal Amenity Space

All housing units proposed benefit from ample rear garden private amenity space which meet and exceed development management standards set out in the Fingal County Development Plan 2017-2023, as set out in the Statement of Consistency report and the Housing Quality Assessment which accompanying this application pack.

Duplex units are provided with a balcony or ground floor terrace which adjoins a public open space area. All apartment units within the scheme are provided with a higher standard of private amenity space ranging from 5 sq.m to a maximum of 12.6 sq.m in accordance with the requirements set out in Table 12.6 of the Development Plan. We refer the Board to the Housing Quality Assessment, prepared by McCrossan O’Rourke Manning Architects that details private amenity areas provided for each dwelling type.

A total of 8,541 sq.m is provided within the scheme as communal open space to supplement the private amenity space associated with each unit. The apartments are centred around landscaped semi-private open space areas at undercroft level in Block A and above basement at ground level in Block B. The apartments also benefit from Public Open Space within the central spine and landscaped buffer along Glen Ellan Road. Care has been taken to ensure clear definition and separation between semi-private and public open space areas throughout. Please refer to Landscape Masterplan drawing by CSR provided with the application.

5.10.3 Play and Amenity Areas

Play: Children’s play areas are integrated within the central spine running in the north-south direction, in the form of regular, informal natural play spaces. The central spine connects with the Riverside Park at its northern end opening up to a woodland area and picturesque riverside setting. Further play areas including dedicated toddler play spaces are incorporated within POS D onto which the housing units in the north west quarter of the site face. These spaces are carefully distributed to allow convenient access for all residents. Undulating landscaping is also proposed to be retained along sections of the linear park and central spine adding interest and diversity to this amenity space and offering further opportunities for natural, informal play areas. Outdoor gym areas / fitness trails are incorporated to the Riverside Park which provide an additional amenity / recreational asset for adult residents. In total the scheme provides for 5 no. dedicated play areas to meet the needs of different age groups and offering a variety of uses, in addition to the informal play areas. The communal amenity spaces proposed will also feature informal play areas ensuring a wide and appealing choice is available to children living in the scheme.

Care has been taken to ensure adequate separation between sloped areas and walkways/cycle paths to ensure a safe environment is maintained for all residents and for safe, convenient maintenance access.

Further details of the play areas can be found within the Play Area Strategy drawings produced by Cunnane Stratton Reynolds and included as part of the application pack.

The crèche facility proposed to be delivered as part of the development, at the Ground floor of block B apartments, also incorporates an outdoor, secured play area comprising 90 sq.m. The creche which has a gross floor area of c. 506.5 sq.m, has been designed to accommodate 100 children.

Amenity: Rest areas are located throughout open spaces with pleasant seating and picnic areas that present a welcoming outdoor environment which encourages social interaction between residents. Riverside platforms offer tranquil viewing docks onto the Broadmeadow river. The attractive entrance plaza featuring attractive public seating will open up onto a tree lined shared path that continues through the central green spine and onto the Broadmeadow riverside park.



PUBLIC PLAY AREA 1 AND RIVER PARK NATURAL TRAIL 1, SCALE 1:250

Figure 5-13 Play Areas- Excerpt from Play Plan produced by Cunnane Stratton Reynolds Landscape Architects

Typical Play Equipment



No.1 - KOMPAN NRO810 - Wobble bridge:
Encourages children to cooperate and negotiate with each other as well as take turns.



No.2 - KOMPAN NRO806 - Stilts;
Good for children to develop their proprioception and sense of balance, as well as their socio-emotional skills.



No.3 - KOMPAN NRO904 - Two seats swing;
This helps motor skills training, trains the arm, leg and core muscles.



No.4 - KOMPAN NRO212 - Kids table with 4 sitting poles;
Helps stimulating friendships between children



KEY PLAN NTS

NOTE: DRAWINGS ISSUED FOR PLANNING PURPOSE ONLY.
LANDSCAPE IS SUBJECT TO APPROVAL OF PLANNING AUTHORITY.
*DRAWINGS 18399-2-112.1 AND 18399-2-112.2 TO BE READ TOGETHER.

REV	DATE	AMENDMENT

CUNNANE STRATTON REYNOLDS
LAND PLANNING & DESIGN

Figure 5-14 Excerpt from Play Area Strategy (Dwg No 18399-112.1 and 112.2) produced by Cunnane Stratton Reynolds Landscape Architects- showing informal and secured play areas

The tree lined laneway with footpath set back behind planting provides a natural separation between the gardens of the homes situated along the western boundary of the scheme adjacent to Jugback Lane. This laneway forms part of a wider loop walk that connects onto the pocket park in the north central area of the site (POS D) and through to the Broadmeadow Riverside park to the north. The laneway can be accessed directly from the Glen Ellan road entrance and arrival plaza.

5.10.4 Drainage

SuD's features proposed include green roofs, permeable pavements, bio retention system/swales, detention basins, attenuation pit and dry riverbed concept. These features will safeguard ecological functions while allowing for amenity/recreation and drainage functions to be incorporated. A flat even space adjoins the footpath along the central spine avoiding an exposed edge, unsafe pathway. The Broadmeadow riverside park is to incorporate an ecological pond and artificial wetland attenuation (detention basin) feature contributing to the amenity and wildlife habitat of the park.

For full details on the SuD's strategy and its integration with landscaping, play and ecological features, please refer to Engineering Assessment Report and SUDS Drainage Layouts and details by Waterman Moylan Consulting Engineers and to the Landscaping Design Report and accompanying drawings by Cunnane Stratton Reynolds.



Figure 5-15 Integrated play and SuD's feature

5.10.5 Ecology

A crucial consideration that has guided the landscaping strategy for the scheme is the ecological value of existing hedgerows and trees. This includes the preservation of the existing central hedgerow which it is proposed will be supplemented by additional planting to provide opportunities for enhanced biodiversity. The arborist and landscape architects from Cunnane Stratton Reynolds (CSR) have worked closely with the scheme ecologist, Open Field Ecologists, to ensure the appropriate retention, regeneration and management of high value hedgerows and trees. Particular care has been taken to ensure ecological corridors for wildlife are maintained, as demonstrated by the retention of the central hedgerow and by the sensitive treatment of the Broadmeadow river side. Furthermore, the landscaping and ecology team have also worked closely Sabre Electrical Services Ltd. on the external lighting strategy for the scheme to ensure there are no adverse impacts on ecology or wildlife. Please refer to the Biodiversity Chapter of the EIAR, prepared by Open Field Ecologists and to the Tree Survey by CSR for further information.

5.11 Residential Amenities

The scheme provides for a range of ancillary residential amenities and social infrastructure necessary to ensure a vibrant community. This will supplement the existing facilities in the wider region – Swords Celtic Football, Balheary Pitches and Football Club, the Applewood Centre, Swords Shopping centre, Swords Community Park etc. A creche totalling c. 506.5 sq.m is proposed within the scheme with a capacity to accommodate 100 no. children. In addition to this facility, residents can also benefit from communal amenities such as gym, meeting rooms and concierge within ground floor of Block B. These facilities are primarily aimed for the benefit of future residents of the scheme. The total floor space for communal amenities amount to 573 sq.m.

5.11.1 Childcare facility

A crèche facility is proposed to be delivered as part of the development, at the ground floor of block B apartments, as indicated on the plans prepared by McCrossan O'Rourke Manning Architects. This facility incorporates an outdoor, secured play area comprising 90 sq.m. The creche has a gross floor area of c. 506.5 sq.m that has been designed to accommodate 100 children. There are 4 no. car parking spaces with designated drop-off area and 8 no. bike parking spaces proposed for staff.



Figure 5-16 Extract of Creche floor plan (Source MCORM Drawing No PL 37_ Block B Ground Floor Plan)

The methodological approach adopted in establishing the appropriate capacity to which the proposed crèche facility has been designed involved the following elements:

- The Childcare Facilities Guidelines for Planning Authorities recommend a minimum provision of 20 childcare places per 75 no. dwellings. Section 4.7 of the Apartment Guidelines states in relation to childcare facilities: “... the threshold for provision of any such facilities in apartment schemes should be established having regard to the scale and unit mix of the proposed development and the existing geographical distribution of childcare facilities and the emerging demographic profile of the area. **One-bedroom or studio type units should not generally be considered to contribute to a requirement for any childcare provision and subject to location, this may also apply in part or whole, to units with two or more bedrooms.**”

Based on the 621 units proposed and discounting for 145 no. of one-bedroom units (comprising 137 no. one bed apartments and 8 no. maisonettes) in accordance with the Apartment Guidelines, there are 476 dwellings for which childcare provision is a

consideration. Applying the Childcare Facilities Guideline standard of 20 places per 75 no. dwellings, the total requirement arising from the scheme has been determined as **127 places**.

- However, a **deduction of 27 places has been made to bring the total capacity to 100 spaces**. The reasons and justifications for this deduction are described below:

I. Discounting of 2-bedroom dwellings

A reasonable application of the advice set out under the Childcare Facilities Guidelines, referred to above and restated below, is to apply a 50% reduction rate for 2-bedroom units:

*One-bedroom or studio type units should not generally be considered to contribute to a requirement for any childcare provision and subject to location, **this may also apply in part or whole, to units with two or more bedrooms.***

The development proposal incorporates 278 no. 2 bed units (comprising 77 duplexes and 201 apartments). Applying a 50% reduction rate for 2-bedroom units to the 127 children estimated as likely to require a crèche place reduces the number down to **90 children (10 fewer spaces than that which is proposed as part of this SHD application)**.

II. CSO’s Quarterly National Household Survey (QNHS)

The CSO’s Quarterly National Household Survey (QNHS) provides a study specifically on childcare take-up for Q3 of 2016. It shows the types of childcare used by children by school-going status and region. The most recent figures for the State and the Dublin Region are set out in Table 5.6.

Table 5-9 Type of Childcare utilised for pre-school children, Quarterly Household Survey Q3 of 2016.

Type of Childcare	Dublin	State
Parent/Partner	62%	62%
Unpaid relative or friend	16%	17%
Paid relative or friend	3%	3%
Childminder/Au-Pair/Nanny	8%	13%
Childcare Facility	25%	19%
Other	1%	1%

Interestingly, the vast majority of pre-school children are cared for by parents, with just 25% of respondents in the Dublin Region stating that they use childcare facilities. The State average shows a lower figure, with approximately 19% of respondents claiming they use childcare facilities.

Applying the childcare facility figure for Dublin based respondents of 25% to the total number of pre-school children anticipated to reside in the proposed development (according to the Childcare Guidelines calculation set out above of 127 children), the actual demand for places is estimated as **just 32 children (68 fewer spaces than that which is proposed)**.

Applying the QHNS figures to the 90 spaces likely to be required if 100% of one-beds and 50% of two-bedroom units are discounted, the demand for spaces falls to just 23 (77 fewer spaces than that which is proposed).

III. Current Provision

A review of the existing childcare facility provision within a 1km radius of the site indicates that there are 14 crèches serving this area currently (please refer to Figure 2.5 in Section 2.4 on Social Infrastructure).

An additional 31 facilities are situated within the CSO defined Settlement Area for Swords bringing the total number of existing facilities serving the settlement of Swords to 47. As can be seen in Figure 2.5, there are also several facilities located within the nearby Kinsaley and Malahide areas.

IV. Commercial Viability

In terms of commercial viability (pre-COVID), the experience of Cairn Homes Properties Ltd., has been that facilities offering spaces for 100 children or in the region thereof, tends to be the preference of childcare operators. A review of existing facilities within the county from the Early Years Sector Profile for the year 2018/19 shows that the average enrolment in facilities is 42 children.

According to figures released by the Federation of Early Childhood Providers in mid-2020, an estimated 2,600 children across the country were left without a day care or preschool place after the closure of 56 childcare facilities. A survey by the Federation found that fewer than one in three creches reopened following the first lockdown period in 2020. The poll of 868 preschool and daycare operators saw 79 per cent say they fear for the survival of their business – with the federation saying it is worried about the "total implosion" of the sector without more financial backing from the State. With high operational and insurance costs and low pay for workers already among the significant concerns highlighted by the sector prior to the Covid-19 pandemic, the burden of additional operational costs associated with the safe reopening of facilities (PPE, structural changes to allow for Pod systems etc.) and reduced attendance levels, greatly added to the viability concerns for crèche owners.

The findings contained in the Early Years Staffing Survey Report⁶ for 2021 show that closures remain a common occurrence within the sector – a third of childcare managers say their facility could face closure in the coming months due to an inability to recruit qualified workers. This recently published research also reveals that 61% of managers think their facility may have to reduce capacity due to staff shortages.

In proposing the c. 506.5 sq.m facility, the applicants have been guided by the evidenced based approach documented above. This approach aligns with the provisions of the Childcare Guidelines and also has regard to a combination of factors that will influence demand for spaces – i.e. the no. of 1 and 2 bed units proposed; the QHNS findings on demand for childcare spaces; the current provision within the vicinity of the site; the impact of external factors such as COVID-19 on commercial viability; and the ordinary preferences of childcare operators for crèches catering for in the region of 100 children. Considering the above factors, the size and capacity of the facility proposed is considered to be more than sufficient to respond to the childcare needs of residents of the scheme, as the summary set out in Table 5.7 shows.

⁶ Early Years Staffing Survey (2021) Published by the New Deal for Early Years Coalition

Table 5-10 Summary overview of evidence-based approach to determining capacity of proposed crèche

	Proposed no. of spaces provided	Required as per Childcare Guidelines*	Deductions Applied: <i>Factors justifying reduced provision (scenarios provided to demonstrate rationale for minor reduction proposed)</i>			
			50% of 2 bed units excluded	QHNS	Current Provision	Commercial Viability
No. of Spaces	100	127	90	32	n/a	n/a

* 100% of 1-bedroom units discounted from calculation

5.12 Mobility and Connectivity

The connectivity strategy for the scheme is illustrated in Figure 5.18 as set out in the Urban and Architectural Design Statement prepared by McCrossan O'Rourke Manning Architects accompanying this application.

The strategy has considered the transport and movement plan set out for the lands in the Estuary West Masterplan, May 2019 (Figure 5.18). The proposed scheme aligns with the indicative pedestrian / cyclist links envisaged for the western boundary – allowing for direct connections to Jugback Lane and to the adjoining Broadmeadow riverside lands to the northwest. Shared surfaces with segregated footpaths and cycleways allow for pedestrian/cyclist and vehicular access throughout the internal street network. A shared pedestrian and cycle path from Glen Ellan road entrance through the linear park / central spine, onto the Broadmeadow Riverside Park is a key feature, in line with the Masterplan vision. The main vehicle access point proposed from Glen Ellan road also lines up with the non-statutory local plan. The internal street structure is of a similar layout to that set out in the Masterplan with an internal street connection to the adjoining Estuary West lands to the east proposed.

A description of key elements of the strategy in facilitating pedestrian, cyclist and vehicular movement is set out below.

5.12.1 Pedestrians and Cyclists

The objective of the mobility strategy is to create an inviting, active, and accessible new residential area that encourages high levels of footfall and cycling. A combination of shared pedestrian and cycle routes permeate the scheme encouraging the convenient movement of residents and visitors throughout. To facilitate positive integration and take best advantage of the surrounding neighbourhoods, and the range of facilities and services available locally, the east, west and southern boundaries of the scheme are punctuated by a number of access points into the scheme and riverside park. In keeping with the provisions of the Estuary West Masterplan, pedestrian / cyclist infrastructure continues through the Broadmeadow River Park. *“Facilitate the extension of the Broadmeadow River Park along the Broadmeadow River immediately to the north of the Masterplan lands encompassing pedestrian and cyclist infrastructure. “*

The cycling infrastructure proposed includes a total of 856 no. cycle parking spaces that area distributed as follows:

- Duplex blocks 240 no. spaces
- Basement of Block B 318 no. spaces
- Under-croft of Block A 210 no. spaces
- On surface for Creche staff 8 no. spaces
- On surface for visitors 80 no. spaces

Bicycle parking in the scheme is provided at the rate of 1.5 spaces per unit for Apartments and Duplexes.

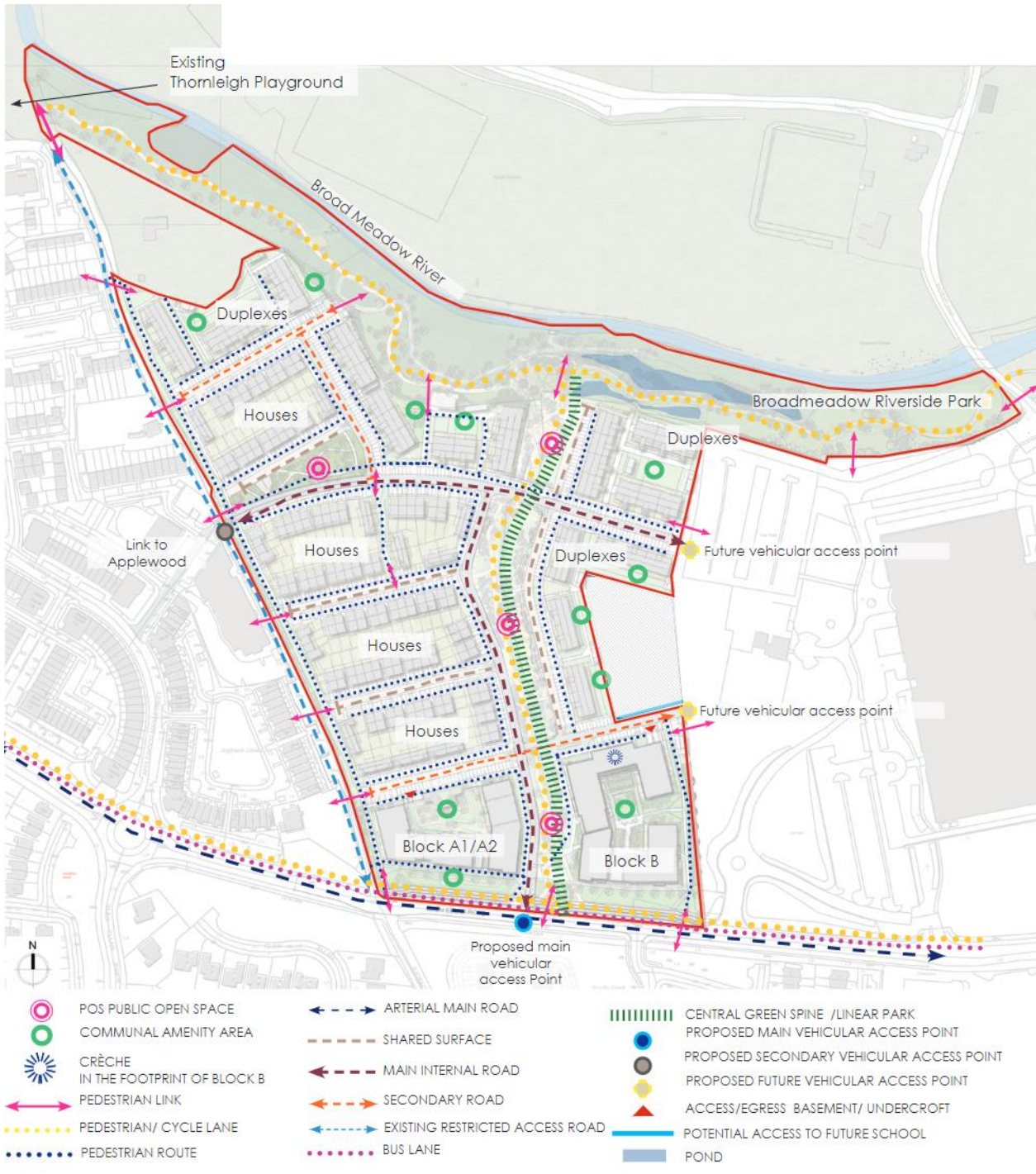


Figure 5-17 Connectivity – Urban and Architectural Design Statement (MCORM)

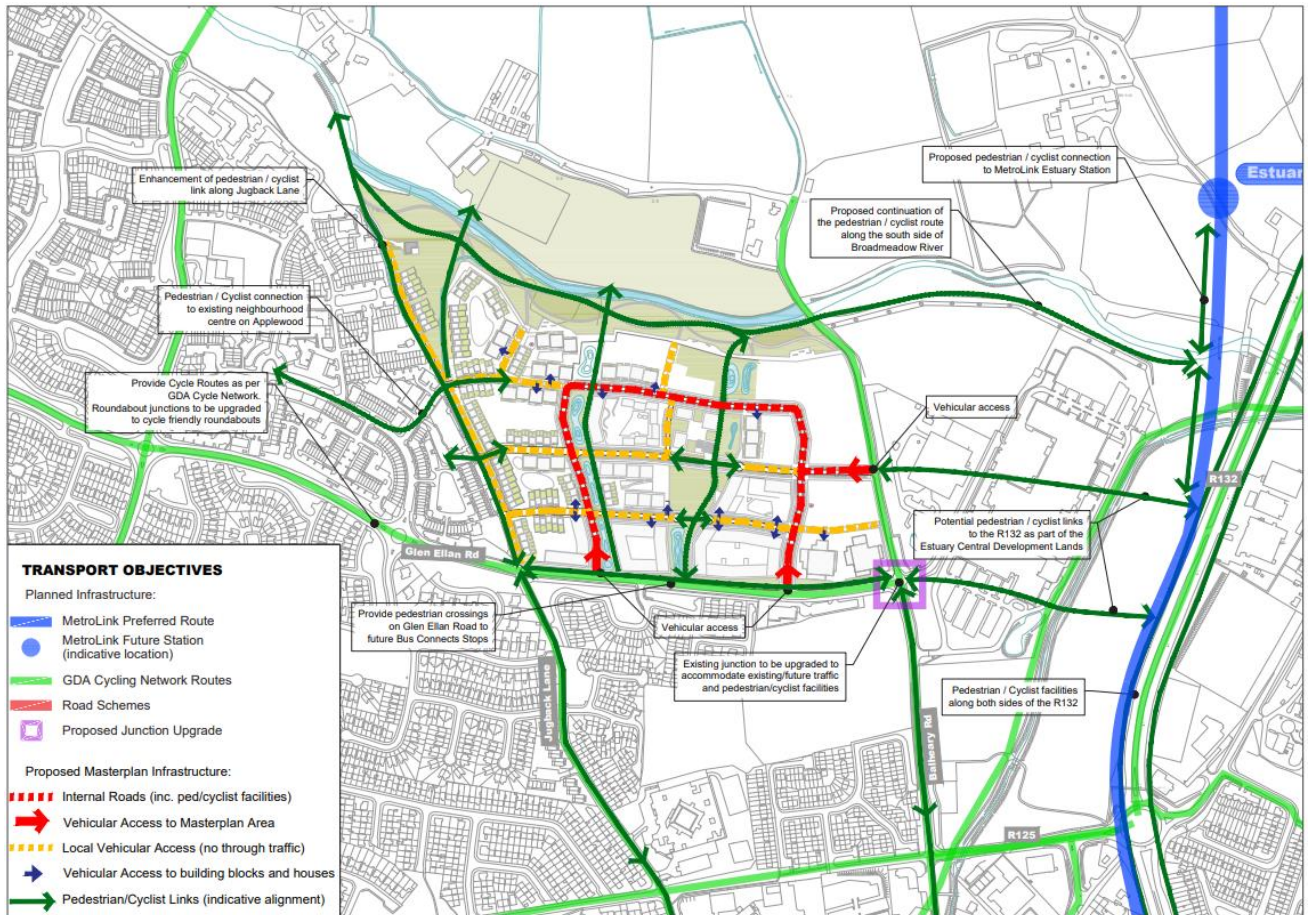


Figure 5-18 Transport and Movement Plan set out in the Estuary West Masterplan (May 2019)

5.12.2 Vehicles

Streets

The primary access route to the scheme is from Glen Ellan Road at the southern boundary. This access point will be designed as a priority-controlled ‘T’ junction that opens onto the internal street network within the scheme. The main street follows the central spine / linear park route with secondary access roads branching off to each of the neighbourhood areas proposed. The street network is designed to adhere to the provisions set out in the Design Manual for Urban Roads and Streets, 2019 (DMURS). All internal roads are designed for a speed limit of 30 kmph and 5m wide carriageways with footpaths along both sides. The low design speeds and traffic calming measures in the scheme will ensure the safe operation of these junctions and create a secure environment for pedestrians and cyclists.

Car Parking

Car parking provision on site meets the requirements of the relevant development standard set out in the Fingal County Development Plan (in the case of the housing units) and the Apartment Guidelines (in the case of apartments and duplex units).

Houses and Maisonettes

There are 2 parking spaces provided for each 3 and 4 beds housing units and one per unit for 1 bed Maisonettes proposed, totalling 228 no. of car parking spaces serving the 118 homes proposed.

Apartments

A total of 266 no. parking spaces comprising 53 no. at surface, 155 no. at basement level within Block B and 58 no. at under-croft level within Block A are proposed to serve the 349 no. apartments.

The level of parking adheres to the higher standards set by Design Standards for New Apartments, 2020. The guidelines allow for reduced car parking provision within suburban/urban locations served by public transport. Given the sites proximity to high frequency and high-capacity public transport, and higher pedestrian/ cyclist provisions, the proposed parking provision is considered sufficient. Please refer to the Material Contravention Statement for further justification of this approach. The reduced parking provision within the scheme is also in alignment with the Movement and Infrastructure objective MT04.

Objective MT04 At locations where higher density development is being provided, encourage the development of car-free neighbourhoods, where non-motorised transport is allowed and motorised vehicles have access only for deliveries but must park outside the neighbourhood, creating a much better quality public realm with green infrastructure, public health, economic and community benefits

Duplex

The 154 no. duplex units are served by 176 no. car parking spaces. The current provision will result in a 1.14 parking provision for duplex units.

Additional parking spaces

The proposal includes 12 no. of EV Parking spaces and 14 no. of accessible, disabled friendly spaces. The scheme also includes provision of 5 no. car sharing spaces. Each car share space could replace 14 no. of private car parking within the scheme. In addition, the crèche is designated with 4 no. drop off spaces.

The distribution and location of parking spaces is illustrated on the Car Parking Strategy and Mobility Management Plan prepared by Waterman Moylan and McCrossan O'Rourke Manning Architects MCORM accompanying this application. The Public Transport Capacity Assessment report prepared by independent transport consultant, Derry O'Leary, is also relevant in this regard.

5.12.3 Wider Traffic and Transport Measures

The applicant has liaised extensively with the transportation department of Fingal County Council on upgrade works that have been identified by the site-specific Traffic and Transport Assessment as necessary to accommodate the proposed development, as described below:

- The first of these relate to the R132/R125 roundabout: Detailed junction modelling assessment was carried out on these junctions which indicated that the junction, in its current configuration as a priority-controlled roundabout, is operating over capacity during peak hours. Partial signalisation of this junction will allow the junction to operate within capacity during the design years.
- Glen Ellan / Balheary Road junction is also estimated to operate at capacity by 2027 with the inclusion of the proposed development. However, it is expected that by 2027 the major

improvements proposed under Oldtown Mooretown LAP will be in place, thereby significantly increasing the operational capacity of this junction.

In seeking to mitigate any risk on the timing of these works and the construction of the SHD scheme, it has been agreed with the Transportation Department that Cairn Homes Properties Ltd. will seek consent to undertake ‘interim upgrades’ to the aforementioned roads infrastructure. It is intended that these interim works will be of a sufficient scale to accommodate the uplift in traffic generated by the population of the occupied proposed development.

As part of the subject development, minor alterations are proposed to the Balheary Road/Glen Ellan junction. This includes:

- A dedicated right turning and forward moving lanes for traffic moving along Glen Ellan Road
- Separate left turning and forward moving lanes for traffic moving along Balheary Road
- Stop lines for cyclist travelling on Glen Ellan road and Balheary road.

Road improvement measures proposed at this R132/R125 junction include:

- The partial signalisation of the junction with only eastern approach remaining as priority controlled
- Dedicated cycle lanes along northern, western and southern approaches to the junction
- Pedestrian crossings and safe barriers on western, southern and eastern approach to the junction.

Please refer to Traffic and Transport Report prepared by Waterman Moylan Consulting Engineers for full details on the proposed upgrade works to these peripheral local roads.

5.13 Drainage and Water Services

The Engineering Assessment Report, prepared by Waterman Moylan, details the proposals for water services to and from the development. Further information can be found in the EIAR Material Assets: Utilities chapter, Stormwater Storage Tank Report, and Stormwater Overflow & Receiving Stream Assessment (Broadmeadow) – Assimilation Evaluation Report prepared by AWN Consulting. Please note the Stormwater Overflow & Receiving Stream Assessment refers to the provisions of the Water Framework Directive. The Water Framework Directive is discussed set out in Chapter 11 Water of the EIAR.

An overview of key elements proposed is provided below.

5.13.1 Water Supply

The site will be served with potable water via the public mains. Irish Water has indicated that they can facilitate a connection to serve the proposed development from the existing 250mm diameter watermain.

5.13.2 Foul Water

There is an existing 600mm diameter foul sewer along Glen Ellan Road to the south of the subject site. Despite the depth of the existing foul sewer on Glen Ellan Road it is not possible to drain the entire site by gravity.

Pumping Station

In this regard, a portion of the site will have to be pumped in order to facilitate an outfall to the existing foul sewer network. A pumping station is proposed to the north of the site and will cater for this additional load that cannot be drained by gravity. The location of the proposed pumping station is indicated on below (Figure 5.14). Full details are set out in the Engineering Assessment Report and the Material Assets: Utilities Chapter of the EIAR prepared by Waterman Moylan Consulting Engineers. The integration of this essential infrastructure to the scheme is illustrated in the Site Layout plan and the Landscaping Plans provided with this application.



Figure 5-19 Location of pumping station (Source Engineering Assessment Report, WM)

The location proposed for the Pumping Station represents the optimum position for this essential piece of infrastructure for the following reasons:

- It allows for a buffer zone of 15m to the closest occupied buildings, in accordance with Section 5.5. of the Irish Water 'Code of Practice for Wastewater Supply', which establishes a minimum buffer zone of 15m for Type 3 pumping stations.
- It respects the principles of Objective WQ05 of the Fingal County Development Plan which calls for a 30m wide riparian buffer strip from top of Broadmeadow riverbank to new forms of development.
- From a technical perspective, the ground levels and location at a central position within the scheme are favourable.

Landscaping around the pumping station will ensure effective screening of the structure, thereby safeguarding the residential amenity afforded to the occupants of the duplexes to the south.

Please refer to the Engineering Assessment Report for information on pre-connection enquiry and design acceptance from Irish Water. Design Acceptance letter from Irish Water is also include as Appendix 2 of this report.

Stormwater Storage Tank and overflow outfall gravity sewer

The works proposed include construction of stormwater storage tank of 2,250 m³ volume located directly north east of Glen Ellan/Balheary Road junction and overflow pipe along Balheary road and out falling to Broadmeadow river via gravity. This will alleviate constraints within the Irish Water foul water system, that services the Oldtown / Mooretown / Holybanks lands catchments. As a stormwater storage tank, the proposed tank will store stormwater that would otherwise be discharged unimpeded to the Ward River. The function of the storage tank activates when the current Irish Water foul water system overflows during heavy rainfall events and surface/storm water and foul water infiltration occurs. The tank therefore will capture the surface/storm water and foul waters that are generated during heavy rainfall events, **stopping these mixed, deleterious waters from discharging directly to the river, and thereby reducing the potential for contaminants present in the mixed storm/foul water to enter the stream.** In this way, the tank will improve the capacity of the network to prevent the discharge of pollutant material to the Broadmeadow river, and by extension, the Malahide Estuary SAC/SPA/pNHA. As is standard practice, once planning has been granted for the stormwater storage tank, a discharge license will be sought by the developer prior to any works commencing and once built, the system will be vested to Irish water who will then be responsible for the operation and maintenance of the tank. This has been agreed by Irish Water as part of the pre-planning process.

Please refer to the Engineering Assessment Report, Stormwater Storage Tank report, the Material Assets: Utilities chapter of the EIAR for a full detail on the stormwater storage tank and outfall pipe proposed. In addition, please refer to the Stormwater Overflow & Receiving Stream Assessment (Broadmeadow) – Assimilation Evaluation Report prepared by AWN Consulting.

The *Stormwater Overflow & Receiving Stream Assessment (Broadmeadow) Assimilation Simulation Evaluation Report* has been prepared by AWN Consultants to understand the likely impact of the proposed stormwater storage tank and overflow pipe. The assessment undertook detailed baseline assessment of receiving water body, in this case the Broadmeadow River, using water quality data obtained from EPA website. EPA has currently classified the water body under ‘Poor’ status owing to poor biological status, bad oxygenation conditions and moderate phosphorous condition. Irish Water modelling of existing network has estimated significant overflow occurring at the Swords WWTP during surcharge events. The construction of tank and overflow pipe is expected to significantly improve the current situation in 1in5 and above storm scenario as shown in table below. The report concludes that Malahide Estuary SAC and SPA would not be impacted by the operation of tank.

Table 5-11 Irish Water Modeling output for volumetric discharge and overflow at Swords. (Source *Stormwater Overflow & Receiving Stream Assessment (Broadmeadow) Assimilation Simulation Evaluation Report*, AWN)

Event	Tank SWO (m ³)	WWTP Inlet SWO (m ³)		
		With tank	No tank	Reduction
5-year	0	11	897	99%
10-year	7	234	1,242	81%
20-year	606	451	1,606	72%
30-year	938	614	1,900	68%

5.13.3 Surface Water and Sustainable Urban Drainage (SUDS)

A comprehensive range of SuDs measures are proposed to ensure an effective, integrated drainage strategy for the scheme. The measures include bioretention systems and swales, rainwater harvesting and green roofs for the apartment blocks and permeable paving adjacent to parking areas.

The locations of SuDs are shown on Waterman Moylan drawings and Landscape Plans prepared by Cunnane Stratton Reynolds (CSR). Wherever possible, SuDs are incorporated within existing landscape features, as follows:

- In the case of the central spine/linear park, the detention basin proposed will normally be dry riverbed basin that will only fill up during storm events.
- In the case of the Broadmeadow riverside park, the detention basin utilises an existing low-lying area so as to create low impacts to the ecology of the surroundings.

As described earlier, the SuDS features proposed provide amenity and biodiversity benefits in addition to core drainage functions, (e.g. mini wetland feature that also functions as storm attenuation). CGIs and cross-sections have been prepared to show the functionality, aesthetic and specification of the SuDs proposed. As attested to in the Fingal County Development Plan, *“properly designed and located SuDS features can be incorporated within and can complement the amenity and aesthetic value of open spaces”*.

In this regard, some of the SuDS areas situated on public open space provision contribute in a significant and positive way to the design and quality of the open space. Objectives DMS73 states:

Ensure as far as practical that the design of SuDS enhances the quality of open spaces. SuDS do not form part of the public open space provision, except where it contributes in a significant

and positive way to the design and quality of open space. In instances where the Council determines that SuDS make a significant and positive contribution to open space, a maximum 10% of open space provision shall be taken up by SuDS. The Council will give consideration to the provision of SuDS on existing open space, where appropriate.

SuDS features have been incorporated within the linear green spaces where possible, as shown on the landscaping plans. The SUDs measures proposed will create multifunctional open spaces providing amenity and biodiversity benefits. **SuDs plan for the proposed development has been prepared by Waterman Moylan in collaboration with Cunnane Stratton Reynolds – please refer to SuDs drainage layout and details drawings by Waterman Moylan for full details of the SuDs techniques and drainage management measures proposed. Major SuDs interventions proposed include a North Detention Basin and a Central Detention Basin.** The attenuation pond proposed for the Riverside Park has been carefully integrated to the wider landscape features of the riverside park and makes a strong, significant, and positive contribution to open space and the functionality and legibility of the park. Care has also been taken to ensure the that the features proposed protects functionality, and the safety of residents. **The detention basins are well integrated with the landscaping proposals – they are incorporated within existing undulations on the site to minimise excavations required on site. They are also carefully located to add to the quality and enhancement of open spaces proposed within the scheme.**

5.14 Flood Risk Assessment

A site-specific Flood Risk Assessment prepared by JBA Consulting accompanies this application. The Flood Risk Assessment was carried out in accordance with the OPW's 'The Planning System and Flood Risk Management, Guidelines for Planning Authorities'. This assessment considers the flood maps compiled under FCC's strategic Flood Risk Assessment for the Estuary West Masterplan specifically in respect to a number of the proposed residential units and pumping station within/ adjoining an area which is susceptible to flooding.

The resulting flood maps from the hydraulic modelling study confirm that all the proposed residential dwellings are located within Flood C. Only a few parts of the Broadmeadow River where there are inundations are at the risk of 1% AEP and 0.1% AEP flood events.

5.15 Archaeology and Architectural Conservation

Please refer to the Chapter 8 of the EIAR for details on the Archaeological, Architectural and Cultural Heritage assessment jointly prepared by IAC Archaeology and Mr. Rob Goodbody, Historic Building Consultant.

5.16 Public Lighting

We refer the Board to the Public Lighting Report and Lighting Plan prepared by Sabre Electrical Services Ltd. that accompany this application, which sets out the lighting layout of the proposed development. The Public Lighting Plan has been prepared in collaboration with Open Field Ecologists, Bat Eco Services and Cunnane Stratton Reynolds to ensure careful distribution and siting of all proposed external lighting features to safeguard against any potential adverse impacts on biodiversity.

5.17 Waste Management

Objective DMS36 of the current County Development Plan requires that appropriate design measures for refuse bins are included at the planning application stage of new residential developments. Please refer to 'Site Layout Plan', prepared by McCrossan O'Rourke Manning Architects showing the location of bin stores.

AWN has undertaken an assessment of the environmental impact of the waste arising from the construction and operational stages of the development, as detailed in the Material Assets: Waste chapter of the EIAR accompanying this application. An Operational Waste Management Plan, prepared by AWN Consulting Ltd., has also been prepared setting out how the management of waste during the operational phase of the proposed development is undertaken in accordance with current legal and industry standards. In addition, a Construction Waste Management Plan also prepared by AWN. Please refer to Volume 3 Appendices 14.1 and 14.2 of the EIAR.

With the implementation of the mitigation measures proposed a high rate of waste reuse, recovery and recycling will be achieved during the excavation and construction phases as well as during the operational phase of the development. The EIAR concludes that, with the relevant mitigation measures in place, European, National legislative and bye-law waste requirements with regard to waste will be met in so far as it possible and associated targets for the management of waste will be achievable.

5.18 Visual Impact Assessment

Detailed Visual Impact Statement of the proposed scheme is included in the Environmental Impact Assessment Report. The assessment has been carried out in accordance with the methodology prescribed in the Guidelines for Landscape and Visual Impact Assessment, 3rd edition, 2013 (GLVIA) published by the UK Landscape Institute and the Institute for Environmental Management and Assessment by Cunnane Stratton Reynolds. Computer Generated Images (CGIs) and photomontages of the proposed scheme has been prepared by Model Works. Views for photomontages includes a variety of locations to cover the surrounding context of the site. Photomontages are provided as a separate standalone enclosure and are also available as Appendix 9.1 Volume 3 of the EIAR.

5.19 Daylight and Shadow Assessments

The design scheme was also subject to daylight assessment by IES, that shows that the proposed design does not restrict daylight access to any of existing or future residents of the scheme. The results are summarised as follows:

Overshadowing

- Minimal overshadowing observed

Sunlight to Amenity Spaces

- No impact to existing amenity spaces
- Proposed amenity spaces comply with the 2hr requirement for more than 50% of their area.

Sunlight to Existing Buildings

- When compared to the Existing Situation, of the 59 no. points tested, 100% (59 no. points) meet the annual and winter recommendations outlined in the BRE Guide.

Sunlight to Proposed Development

- Of the 481 no. points tested, 318 no. points (66%) meet the BRE recommended values over both the annual period. This increases to 378 no. points (79%) during the winter period when sunlight is most valuable.
- Of the 481 no. points tested, 383 no. points (80%) meet the IS EN 17037:2018 sunlight exposure recommendations of greater than 1.5 hours on March 21st.

Daylight to Existing Buildings

- When compared to the Existing Situation, of the 161 no. points tested, 100% (161 points) have a Proposed VSC value greater than 27% or not less than 0.8 times their former value compared to the Existing Situation.

Daylight to Proposed Development

- 88% compliance rate across the scheme when living/kitchen/dining (LKDs) spaces are assessed against 2% ADF target in accordance with BS8206:2008
- 96% compliance rate across the scheme when LKDs assessed against alternative 1.5% ADF value in accordance with BS8206:2008
- 97% compliance rate across the scheme in accordance with IS EN 17037:2018
- 99% compliance rate across the scheme in accordance with BS EN 17037:2018

Please refer to the Daylight, Sunlight and Overshadowing Study by IES for further information.

5.20 Energy Efficiency

Objective PM29 of the Fingal County Development Plan 2018-2023 seeks to promote energy efficiency and conservation above Building Regulation standards and requires designers to demonstrate that they have maximised energy efficiency and the use of renewable energy within the scheme.

Sustainable design features that optimise the use of energy within the scheme have been instrumental in the design of the proposed units. Such measures assist in reducing the overall CO2 emissions over the lifetime of the building with subsequent positive impacts on the environment, and the comfort and wellbeing of prospective residents. Full details of the measures proposed are set out in the Energy Statement prepared by Waterman Moylan Consulting Engineers, submitted as part of this application. As confirmed by the Energy Statement, the inclusion of these energy efficiency measures ensures that the scheme complies with and exceeds the relevant targets set out under Part L of the Building Regulations 1997, as amended. We also refer the Board to the Provisional Building Energy Rating Certificates, which cover all the house types being proposed.

5.21 Construction Phase

A comprehensive range of measures to mitigate against temporary construction-related inconveniences are proposed. These include a detailed site management plan, implementation of dust and noise mitigation measures, and the introduction of a range of traffic management measures, all of which are to be implemented during the construction stage. The hours within which construction works take place will be managed in accordance with the conditions of planning.

Please refer to the Construction and Environment Management Plan prepared by Waterman Moylan Consulting Engineers, which accompanies this planning application. The environmental impacts and

impacts on population and human health of the construction stage of the development proposal are described in detail as part of the EIAR accompanying this application.

5.22 Taking in Charge

It is intended that all roads, footpaths, and public park areas within the development will be taken in charge by Fingal County Council. The Broadmeadow Riverside Park will be fully taken in charge by the Local Authority. Other communal open spaces areas, semi-private open spaces and parking areas associated with apartments within the development will be transferred to a management company to be maintained in future.

The proposed development has been designed in such a manner as to allow Fingal County Council to easily manage these public areas. For full details on taking in charge areas, please refer to the 'Taking in Charge' Drawing prepared by McCrossan O'Rourke Manning Architects which clearly indicates the locations and extent of these areas.

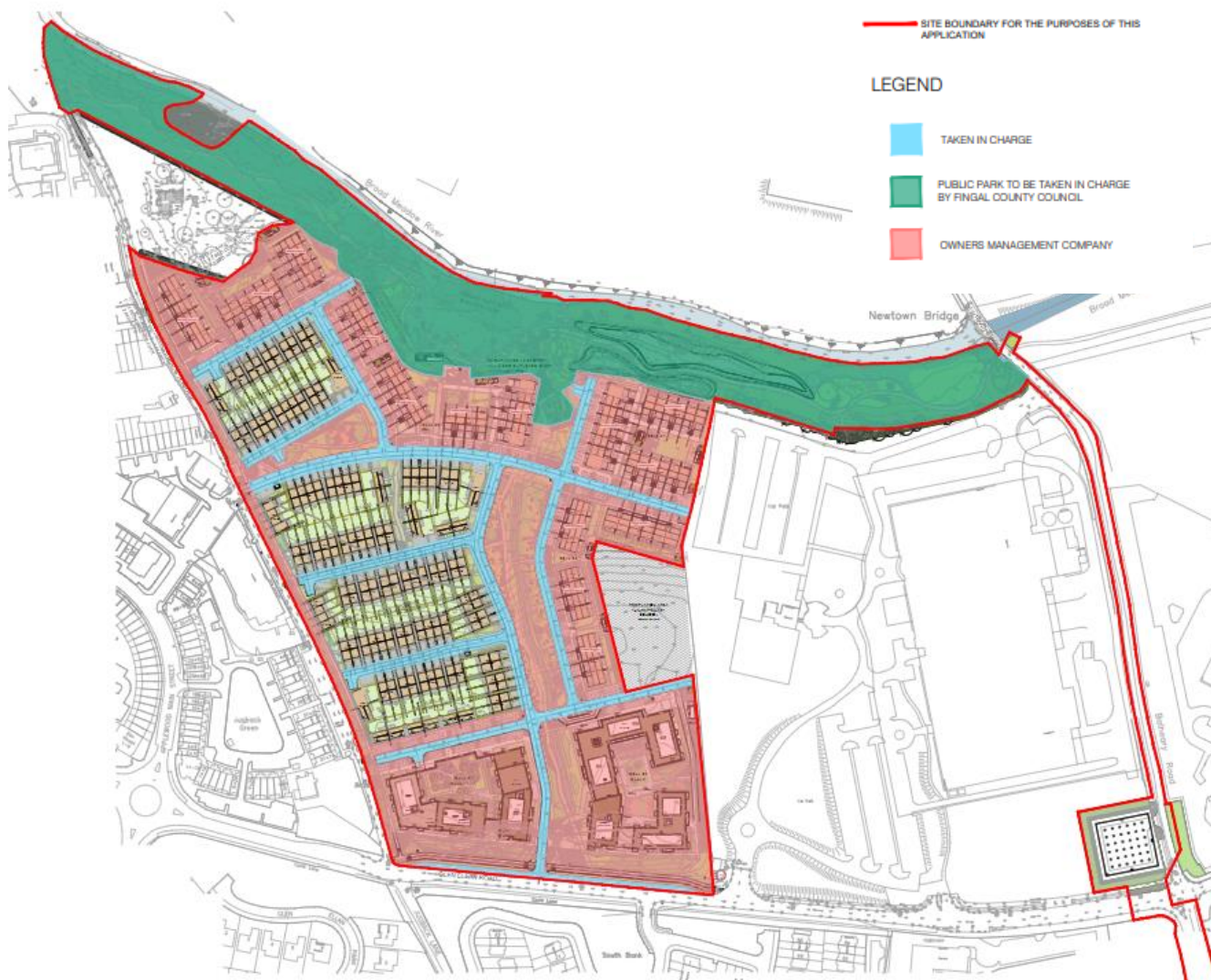


Figure 5-20 Taken in charge map (MCORM Dwg. No. PL 54 Taken In Charge Plan)

5.23 Part V and Development Contributions

We confirm that the applicant has engaged with the Housing Authority of Fingal County Council and is prepared to enter into an agreement under a condition of planning permission to comply with the requirements of Part V in a manner that is determined acceptable to the Council.

The recently enacted Affordable Housing Act, 2021, amends section 94 of the Planning and Development Act 2000, to increase Part V contributions from 10% to 20%. Transition arrangements allow 10% Part V contributions, where the lands were purchased between 01st September 2015 and 31st July 2021, to all permissions granted until 31st July 2026. Lands purchased prior to 01st September 2015 and permissions granted after 31st July 2026 would be required to contribute 20% as Part V. The subject site qualifies for the transition arrangements which makes the site eligible for 10% Part V contributions.

Cairn Homes Properties Ltd. propose, without prejudice, to transfer to the ownership of the Council 62 units on site, as provided for under Section 96(3)(b)(iv) of the Act. A full Part V report including the locations of these units, a comprehensive costing plan and a letter confirming an agreement in principle from Fingal County Council has been submitted as a separate enclosure to this application. A summary of the costing analysis, acceptance letter and confirmation of purchase date of the lands is also provided in Appendix 6. T

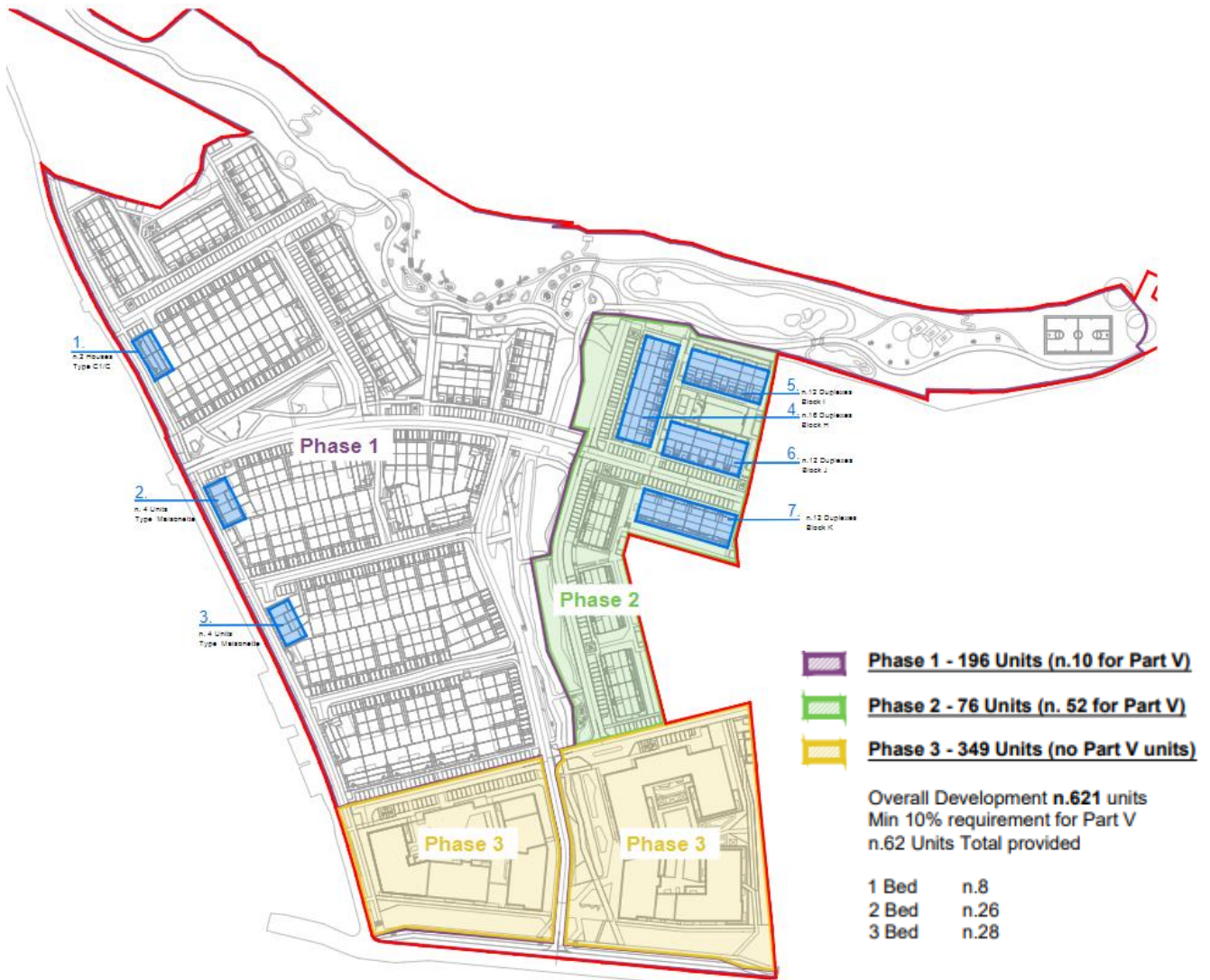


Figure 5-21 Distribution of Part V units within the proposed scheme – Part V Provision drawing by MCORM

6.0 Statement of Effects on Environment and European Sites

6.1 Environmental Impact Assessment

An Environment Impact Assessment Report (EIAR) is required under Schedule 5, part 2, Class 10(b)(i) and / or 10(b)(iv) of the Planning and Development Regulations, 2001 (as amended) and has been prepared in association with the submission of this application. The EIAR has been prepared in accordance with Directive 2011/92/EU as amended by Directive 2014/52/EU *on the assessment of the effects of certain public and private projects on the environment* as adopted on 16 April 2014. The EIAR incorporates the following chapters:

Chapter 1	Introduction
Chapter 2	Background to the Scheme
Chapter 3	Description of the Scheme
Chapter 4	Alternatives Considered
Chapter 5	Air Quality & Climate
Chapter 6	Noise & Vibration
Chapter 7	Biodiversity
Chapter 8	Archaeological, Architectural & Cultural Heritage
Chapter 9	Landscape & Visual
Chapter 10	Land, Soils & Geology
Chapter 11	Water
Chapter 12	Population & Human Health
Chapter 13	Material Assets -Traffic & Transport
Chapter 14	Material Assets - Waste Management
Chapter 15	Material Assets - Utilities
Chapter 16	Interactions
Chapter 17	Summary of Mitigation Measures & Residual Impacts

The EIAR has considered the likely direct and indirect, significant, effects of the proposed project on the receiving environment. Mitigation measures are included to reduce impacts on the environment, where considered necessary. Mitigation measures have also been incorporated into the design of the proposed development to avoid or reduce the effects on the environment, as appropriate.

6.2 Appropriate Assessment of Plans and Projects in Ireland: Guidance for Planning Authorities

The need to conduct appropriate assessment (AA) is to ensure the protection and integrity of statutorily protected environments/sites. Across the EU, such sites are protected by the *Birds Directive* (1979) and the *Habitats Directive* (1992), and subsequently by *Natura 2000*. In Ireland, such areas are identified as: Special Areas of Conservation (SACs) and Special Protection Area (SPAs)⁷. As the *Appropriate Assessment of Plans and Project in Ireland: Guidance for Planning Authorities* states; “AA is an impact assessment process that fits within the decision-making framework”, while “the

⁷ The Guidelines state: “SACs are selected for the conservation of Annex I habitats (including priority types which are in danger of disappearance) and Annex II species (other than birds). SPAs are selected for the conservation of Annex I birds and other regularly occurring migratory birds and their habitats. The annexed habitats and species for which each site is selected correspond to the qualifying interests of the sites; from these the conservation objectives of the site are derived”.

requirement [to undertake AA] is not prove what the impacts and effects will be [if any], but rather to establish beyond reasonable scientific doubt that adverse effects on site integrity will not result”.

The methodology for the screening statement (AA Screening) submitted with this application is clearly set out in a document prepared for the Environment DG of the European Commission entitled ‘Assessment of plans and projects in relation to Natura 2000 sites - Methodological guidance on Article 6(3) and (4) of the Habitats Directive 92/43/EEC’ (EC, 2021). In accordance with this guidance, the following methodology has been used to produce this screening statement:

- Step 1: Management of the Natura 2000 site
- Step 2: Description of the Project
- Step 3: Identify which Natura 2000 sites may be affected by the plan or project
- Step 4: Assess whether likely significant effects can be ruled out in view of the site's conservation objectives

Screening for this development proposal was undertaken by Openfield and is included in the application pack. In relation to Malahide Estuary SAC and SPA, the report states:

“It is considered that the potential for large quantities of sediment to be washed into the Estuary, due to the proximity of works to the River Broadmeadow, means that significant effects to habitats within the SAC, and species within the SPA, cannot be ruled out at this stage. A Natura Impact Statement is therefore required following on from a full design review of the development. No significant effects are likely to arise to any Natura 2000 site from the proposed stormwater overflow which will substantially reduce current volumes of untreated effluent entering the River Ward and the Malahide Estuary.”

Extract from page 49 Conclusion of the AA Screening report prepared by OpenField as submitted with this application

To assist in this decision, a separate Natura Impact Statement (NIS) is submitted with this SHD application, as summarised below.

6.3 Natura Impact Statement

The Natura Impact Statement was prepared for the scheme by Open Field Ecological Services. The report contains an analysis of the proposed project and its relationship with the Malahide Estuary SAC and SPA.

The NIS concludes that pathways exist between the development site and Malahide Estuary SAC and SPA. However, following analysis set out in the NIS, it is concluded that based on best scientific knowledge the project, alone or in combination with other plans and projects, would not adversely affect the integrity of the Malahide Estuary SPA and SAC, in light of their specific conservation objectives.

Please refer to the NIS submitted with this application for further information.

7.0 Conclusion

The development proposal brought forward for consideration is the result of a carefully considered planning and design process which has been evolved and been enhanced by a detailed consultation process involving Cairn Homes Properties Ltd., the design team, Fingal County Council, An Bord Pleanála and a range of other parties.

The proposal is for a vibrant new residential scheme that prioritises the health and wellbeing of residents by providing a high-quality public realm area for residents to enjoy, exercise and socialise in. The scheme offers a balanced mix of units from houses to duplexes and apartments that facilitate the highest of standards in residential amenity and which will have a broad demographic appeal allowing for the establishment of a diverse new community in this area of north Swords. With a total of 621 no. residential units comprising 349no. apartments, 118 no. houses, 154 no. duplexes, and a 506.5sq.m crèche facility, the proposal provides a density and scale of development that respects its applicable zoning and all relevant development standards.

The scheme has been planned and designed to integrate with the surrounding land uses both from design and social perspectives. An in-depth analysis of site character and environmental amenity have been instrumental in guiding an appropriate urban design and landscaping response. The proposed development represents a high-quality scheme in a location proximate to the settlement of Swords with minimal impact on adjoining properties.

We believe the final development proposal presented embodies the best planning and design approaches possible for the site.

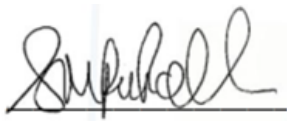
- The proposed scheme aligns with the aspirations of the Core Strategy for the County in terms of consolidation within a Gateway Town.
- The design of houses and apartments within the scheme generally exceed the standards set out in 'Quality Housing for Sustainable Communities' (2007) and 'Sustainable Urban Housing: Design Standards for New Apartments' (2020).
- The proposed scheme involves the construction of a high-quality development that is respectful of its setting and in keeping with the character and scale of the surrounding properties.
- The layout of the proposal has been influenced by the natural features of the site including the existing townland boundary, successfully incorporating these features to form part of a distinctive high-quality public realm.
- The quantum of public open space exceeds the standards set out in the Development Plan providing an exceptional amenity for the prospective tenants of the new development and the wider community. The multi-functional public open spaces proposed effectively integrate drainage, ecological, amenity and sustainable mobility functions.
- The provision of a linear park and amenity space area adjacent the Broad Meadow River (Broadmeadow riverside park) including dedicated cycle and walking routes will provide direct access to the proposed Metro Stop to the east.
- The Natura Impact Statement accompanying the Planning Application concludes that based on best scientific knowledge the project, alone or in combination with other plans and

projects, would not adversely affect the integrity of the Malahide Estuary SPA and SAC, in light of their specific conservation objectives.

- Any adverse impacts identified in the Environmental Impact Assessment Report are ameliorated through the provision of mitigation measures proposed.
- The proposed development is reflective of the key principles set out for the lands in the Estuary West Masterplan, while also ensuring an appropriate response to high level strategic objectives for the growth and development of Swords set out in county, regional and national planning policy.

The development has undergone several iterations in order to address the items raised in at preplanning stage. In combination with the Statement of Consistency (enclosed separately), this planning report clearly highlights the scheme's alignment with the relevant policies and objectives at local, county, regional and national levels. It meets and exceeds the standards prescribed by the relevant guidance documents and will provide for a new, attractive, high-quality residential and community space development.

It is therefore considered that the proposed development will complement the existing use within the surrounding sites and accordingly a grant of planning permission should be issued. We therefore trust that it will meet with favourable assessment by An Bord Pleanála.



Stephen M. Purcell MIPI FSCSI FRICS

Director

For and on behalf of KPMG Future Analytics

Appendix 1 ABP Acknowledgement of notification to proceed with SHD

From: Cora Cunningham <C.Cunningham@pleanala.ie>
Sent: Thursday 6 January 2022 07:55
To: Purcell, Stephen <stephen.purcell@kpmg.ie>
Subject: RE: ABP-304421-19

Good morning,

I wish to acknowledge receipt of your email.

The Board advises that the lodging of the application should not be left to the end of the prescribed timeframe having regard to the validation process the Board undertakes. Any invalidity of an application may not give enough turnaround time to resubmit if lodged towards the end of the prescribed timeframe.

Kind regards,
Cora.

ABP-304421-19



Purcell, Stephen

To: Strategic Housing Unit
Cc: Rochford, Maria



Wed 05/01/2022 10:21

Good morning,

This email is in relation to the LSRD legislation enacted on 17 December 2021 and the transitional arrangements made available for Strategic Housing Development therein.

KPMG Future Analytics act as Agent to Cairn Homes Properties Ltd., of 7 Grand Canal, Grand Canal Street Lower Dublin 2, for a SHD scheme at a site measuring of 14 hectares within the Estuary West Lands at Holybanks, Swords, Co. Dublin.

This application, proposing in excess of 100 residential units, is eligible to be considered under the provisions of the Planning and Development (Housing) and Residential Tenancies Act, 2016, and the Planning and Development (Strategic Housing Development) Regulations, 2017.

The formal Section 247 Pre-Planning Consultation with Fingal County Council required under the Planning and Development (Housing) and Residential Tenancies Act, 2016 took place on the 10th January 2019 (Fingal County Council Pre-Planning Consultation Ref. 11652).

A Pre-Application Consultation meeting with An Bord Pleanála and Fingal County Council took place on 17 June 2019 (ABP-304421-19). In the Opinion issued on 08 July 2019, An Bord Pleanála outlined those matters that need to be addressed upon which it would result in constituting a reasonable basis for an application for strategic housing development.

The design team has given extensive consideration to the Opinion issued by ABP and has advanced the scheme significantly to address the issues identified in the Opinion. At this advanced stage of the application preparations, it is impractical for the applicant to re-direct the application through the LSRD process and undo/redo the extensive work that the design team has carried out on the project – the SHD application is ready to lodge in the coming weeks. It is therefore our intention to lodge the full SHD application to ABP during January/early February 2022 prior to the expiry of the transitional arrangements made for SHDs.

I trust the above is satisfactory, and would appreciate acknowledgement of this correspondence in due course.

Kind regards,

Stephen

Stephen M. Purcell | Director & Co-Head | [KPMG Future Analytics](#) | Mobile +353 87 63 44 507 | email: stephen.purcell@kpmg.ie

Appendix 2 Design Acceptance Letter from Irish Water Planning Opinion Fingal County Council



Laura Ruiz

Eastpoint Business Park
Alfie Byrne Road
Dublin 3
D03H3F4

Uisce Éireann
Bosca OP 448
Oifig Sheachadta na
Cathrach Theas
Cathair Chorcaí

Irish Water
PO Box 448,
South City
Delivery Office,
Cork City.

www.water.ie

3 February 2022

Re: CDS21007318 pre-connection enquiry - Subject to contract | Contract denied

Connection for Housing Development of 625 units at Glen Ellan Road, Holybanks, Dublin

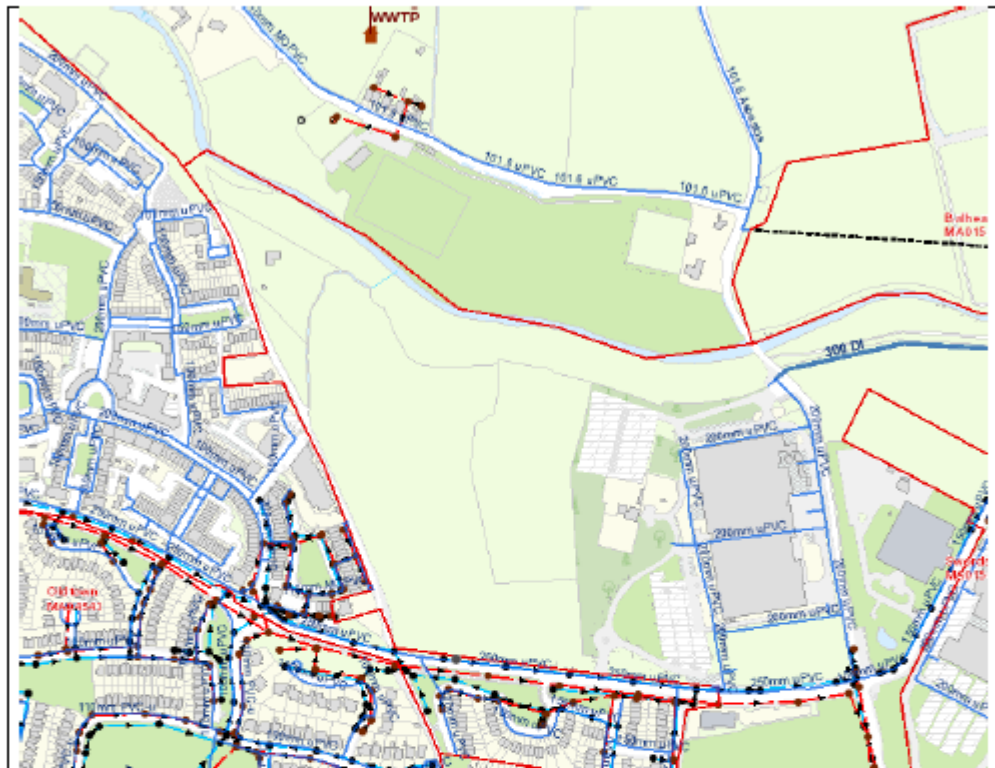
Dear Sir/Madam,

Irish Water has reviewed your pre-connection enquiry in relation to a Water & Wastewater connection at Glen Ellan Road, Holybanks, Dublin (the Premises). Based upon the details you have provided with your pre-connection enquiry and on our desk top analysis of the capacity currently available in the Irish Water networks as assessed by Irish Water, we wish to advise you that your proposed connection to the Irish Water networks can be facilitated at this moment in time.

SERVICE	<p style="text-align: center;">OUTCOME OF PRE-CONNECTION ENQUIRY</p> <p style="text-align: center;"><u>THIS IS NOT A CONNECTION OFFER. YOU MUST APPLY FOR A CONNECTION(S) TO THE IRISH WATER NETWORK(S) IF YOU WISH TO PROCEED.</u></p>
Water Connection	Feasible without infrastructure upgrade by Irish Water
Wastewater Connection	Feasible Subject to upgrades
SITE SPECIFIC COMMENTS	
Water Connection	<p>Based on the network configuration as per IW GIS and the foreseen development demand and provided that no pressure issues have been flagged in the area the development is considered feasible with investments.</p> <ul style="list-style-type: none"> • Connection main - (Approx.) 20m of new 200mm ID pipe (green line) main to be laid to connect the site development (yellow section) to the existing 300mm DI main, DMA meter and PRV to be installed on the connection main and linked with telemetry online. Green line in Figure 1 • Secondary connection main – (Approx.) 20m of new 200mm ID pipe (red line) main to be laid to connect site dev. to the existing 250mm uPVC main. Control valve to be installed on this main and set to closed during normal operations.

<p>Wastewater Connection</p>	<p>In order to accommodate the proposed connection to the Irish Water network at the premises a storage tank will be required to manage the impacts of excessive rain fall in the sewer network downstream of the development. Irish Water does not currently have investment plans to carry out the works required to provide this storage as part of the upgrade. As part of a future connection agreement for this site, you will be requested to provide a contribution towards the costs for the required upgrade in conjunction with other developments in this contributing area.</p> <p>Alternatively, the Applicant has the option to wait for the results of the overall DAP in the area, currently at Stage 4. The DAP is scheduled for completion Q3 2022, subject to change.</p>
<p>The design and construction of the Water & Wastewater pipes and related infrastructure to be installed in this development shall comply with the Irish Water Connections and Developer Services Standard Details and Codes of Practice that are available on the Irish Water website. Irish Water reserves the right to supplement these requirements with Codes of Practice and these will be issued with the connection agreement.</p>	

The map included below outlines the current Irish Water infrastructure adjacent to your site:



Reproduced from the Ordnance Survey of Ireland by Permission of the Government. License No. 3-3-34

Whilst every care has been taken in its compilation Irish Water gives this information as to the position of its underground network as a general guide only on the strict understanding that it is based on the best available information provided by each Local Authority in Ireland to Irish Water. Irish Water can assume no responsibility for and give no guarantees, undertakings or warranties concerning the accuracy, completeness or up to date nature of the information provided and does not accept any liability whatsoever arising from any errors or omissions. This information should not be relied upon in the event of excavations or any other works being carried out in the vicinity of the Irish Water underground network. The onus is on the parties carrying out excavations or any other works to ensure the exact location of the Irish Water underground network is identified prior to excavations or any other works being carried out. Service connection pipes are not generally shown but their presence should be anticipated.

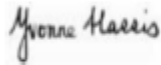
General Notes:

- 1) The initial assessment referred to above is carried out taking into account water demand and wastewater discharge volumes and infrastructure details on the date of the assessment. **The availability of capacity may change at any date after this assessment.**
- 2) This feedback does not constitute a contract in whole or in part to provide a connection to any Irish Water infrastructure. All feasibility assessments are subject to the constraints of the Irish Water Capital Investment Plan.
- 3) The feedback provided is subject to a Connection Agreement/contract being signed at a later date.

- 4) A Connection Agreement will be required to commencing the connection works associated with the enquiry this can be applied for at <https://www.water.ie/connections/get-connected/>
- 5) A Connection Agreement cannot be issued until all statutory approvals are successfully in place.
- 6) Irish Water Connection Policy/ Charges can be found at <https://www.water.ie/connections/information/connection-charges/>
- 7) Please note the Confirmation of Feasibility does not extend to your fire flow requirements.
- 8) Irish Water is not responsible for the management or disposal of storm water or ground waters. You are advised to contact the relevant Local Authority to discuss the management or disposal of proposed storm water or ground water discharges
- 9) To access Irish Water Maps email datarequests@water.ie
- 10) All works to the Irish Water infrastructure, including works in the Public Space, shall have to be carried out by Irish Water.

If you have any further questions, please contact Tinus Walt from the design team at twalt@water.ie
For further information, visit www.water.ie/connections.

Yours sincerely,



Yvonne Harris

Head of Customer Operations

Appendix 3 Correspondence with Statutory Consultees

(i) Department of Education and Skills

An Roinn Oideachais
agus Scileanna
Department of
Education and Skills



Stephen Purcell
Future Analytics Consulting Ltd
23 Fitzwilliam Square (South)
Dublin 2

21st October 2019

Ref: - Proposed Strategic Housing Development on lands at Holybanks, Swords, Co Dublin.

Dear Stephen

I refer to the above potential Strategic Housing Development on lands at Holybanks, Swords, County Dublin. The Department of Education & Skills has reviewed the Pre-Application Consultation Site Layout Plan as proposed and would like to make the following comments.

The principle of a school on the proposed site is established in the Masterplan for Estuary West, and therefore in the County Development Plan for Fingal (Swords Masterplans Part D: Estuary West, Masterplan May 2019, Fingal Development Plan 2017 – 2023).

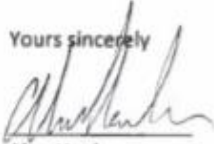
The density of the Cairns Homes proposed development and the closeness of surrounding buildings to the proposed School building will result in overlooking. Objective DMS28 of the Fingal County Development Plan states that "A separation distance of a minimum of 22 metres between directly opposing rear first floor windows shall generally be observed unless alternative provision has been designed to ensure privacy. In residential developments over 3 storeys, minimum separation distances shall be increased in instances where overlooking or overshadowing occurs." The proposed development is bordered on three sides by residential development and the resulting separation areas makes any proposed school scheme effectively smaller. The resulting reduced footprint will require at least a four storey school building. The SHD application should include details of proximities and overlooking on the proposed school site. The area of the proposed school site (approx. 0.43 Ha.) is smaller than the area indicated in the Estuary West Masterplan (approx. 0.46 Ha.). The currently proposed site size should be established in the SHD application to ensure the site is not reduced further.

The Masterplan for Estuary West indicates provision of a new primary school in Estuary West to serve the growing population of the north-Swords area. The proposed school site indicated in the Estuary West Masterplan appears to overlap the developer's site and an adjacent site that is not in the ownership of the developer. At this stage, there is no control over the timeframe of the development of this adjacent site. The Department cannot depend on this portion of the Masterplan to provide a school to meet the needs of this development and the existing communities. Therefore, it is important that access routes to a school on the developer's site must be established in the SHD to avoid potential objections.

Bóthar Phort Laoise, An Tulach Mhór, Co. Uíbh Fhailí, R35 Y2N5
Portlaoise Road, Tullamore, Co. Offaly R35 Y2N5
T +353 (0) 87 932 4300 | info@education.gov.ie
www.education.ie

In conclusion and in consideration of the comments above, it is the Department of Education & Skills recommendation that the principle and objective for a school on this site must be included in the application for the SHD. The application should include for provision of services and utilities with sufficient capacity for a 16-24 classroom school and proposed vehicular access to the school site.

Yours sincerely



Alan Hanlon

Site Acquisitions and Property Management Section

(ii) An Taisce

From: Phoebe Duvall <planning@antaisce.org>
Sent: Wednesday 26 August 2020 09:34
To: Sandra Eapen <sandra.eapen@futureanalytics.ie>
Subject: Re: Strategic Housing Development Applications

Hello Sandra,

Many thanks for your email. A soft copy on CD with a cover letter would be absolutely fine for all SHD proposals. Our address is An Taisce Planning, Tailors' Hall, Back Lane, Dublin 8, D08 X2A3.

All the best,
Phoebe Duvall

--

Phoebe Duvall

Planning and Environmental Policy Officer
An Taisce - The National Trust for Ireland
The Tailors' Hall, Back Lane, Dublin 8, Ireland
Phone: 01 454 1786
www.antaisce.org

Company Reg. No. 12469 | Charity Ref. No. CHY4741 | Charity Regulator No. 20006358
An Taisce is a membership-based charity
Join at www.antaisce.org/membership

--

An Taisce - The National Trust for Ireland | www.antaisce.org
The Tailors' Hall, Back Lane, Dublin 8, Ireland
Company Reg. No. 12469 | Charity Ref. No. CHY4741 | Charity Regulator No. 20006358
An Taisce is a membership-based charity
Join at www.antaisce.org/membership

Please note attempts were made to ascertain acceptance of digital copy in March 2022 but no response was received from An Taisce - therefore, acceptance provided in 2020 attached above remains valid.

(iii) Heritage Council

From: Ger Croke <gcroke@heritagecouncil.ie>
Sent: Thursday 3 March 2022 14:27
To: Nestor, Daniel <daniel.nestor@kpmg.ie>
Subject: RE: [External] Strategic Housing Development at Holybanks, Swords, Co. Dublin

Yes that is fine,
Rgds
Ger

From: Nestor, Daniel <daniel.nestor@kpmg.ie>
Sent: Thursday 3 March 2022 14:19
To: Ger Croke <gcroke@heritagecouncil.ie>
Cc: Rochford, Maria <maria.rochford@kpmg.ie>
Subject: [External] Strategic Housing Development at Holybanks, Swords, Co. Dublin

Caution:

This email originated outside of the organisation. Do not click on links or open attachments unless you recognise the sender's email address and know the content is safe. If for any reason you are suspicious, please contact IT.

Dear Ger,

I hope you are keeping well.

I am just contacting you to follow up on an email previously received on 1 September 2020 in relation to a Proposed Housing Development on lands at Holybanks, Swords, Co. Dublin (below).

Following on from delays with application submission, could you please confirm that the below still applies? We are aiming to submit in the coming weeks so we felt it prudent to confirm this with you prior to submission.

Many thanks in advance

Daniel Nestor | Senior Consultant (Planning) | [KPMG Future Analytics](#) | Mobile +353 87 050 4641 | email: daniel.nestor@kpmg.ie

From: Ger Croke <gcroke@heritagecouncil.ie>
Sent: Tuesday 1 September 2020 10:13
To: Sandra Eapen
Subject: RE: Strategic Housing Development Applications

Hi,
No need an electronic link to our planning officer Alison Harvey, aharvey@heritagecouncil.ie is sufficient,
Tks
Ger

(iv) Fingal County Council Childcare Committee

From: Mairead Tucker <Mairead@fingalcountychildcare.ie>
Sent: Thursday 3 March 2022 17:28
To: Nestor, Daniel <daniel.nestor@kpmg.ie>
Cc: Rochford, Maria <maria.rochford@kpmg.ie>
Subject: Strategic Housing Development at Holybanks, Swords, Co. Dublin

Hi Daniel,
We are still happy to receive a soft copy of the planning Application.

Many thanks, Mairéad

Mairéad Tucker
Lead Development Officer
Fingal County Childcare Committee CLG

Fingal County Childcare Committee CLG
Omega House
Collinstown Cross
Swords Road
Co Dublin, [Eircode: K67EOA8](mailto:K67EOA8)

Tel: (01) 4851727 | Email: mairéad@fingalcountychildcare.ie | Web: www.fingalcountychildcare.ie



Company Registered Number: 362439 CHY NO: 19215 "We confirm that our organisation complies with The Charities Regulator Governance Code for the Community, Voluntary and Charitable Sector in Ireland"

Fingal County Childcare Committee Supports:



Please email info@fingalcountychildcare.ie for more information on the Better Start Quality Development Service for preschools.

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From: Nestor, Daniel <daniel.nestor@kpmg.ie>
Sent: Thursday 3 March 2022 14:24
To: Gina Daly <gina@fingalcountychildcare.ie>
Cc: Rochford, Maria <maria.rochford@kpmg.ie>
Subject: Strategic Housing Development at Holybanks, Swords, Co. Dublin

Dear Gina,

I hope you are keeping well.

I am just contacting you to follow up on an email previously received on 26 August 2020 in relation to a Proposed Housing Development on lands at Holybanks, Swords, Co. Dublin (below).

Following on from delays with application submission, could you please confirm that the below still applies? We are aiming to submit in the coming weeks so we felt it prudent to confirm this with you prior to submission.

Many thanks in advance

Daniel Nestor | Senior Consultant (Planning) | KPMG Future Analytics | Mobile +353 87 050 4641 | email: daniel.nestor@kpmg.ie

(v) Irish Water

From: CDStraining <CDStraining@water.ie>
Sent: 29 September 2020 10:00
To: CDStraining <CDStraining@water.ie>
Subject: SHD Planning documentation.

Hello

Due to the ongoing Covid-19 pandemic, Irish Water is seeking the assistance of the development community to help minimise our requirement to attend the office. In this regard, it is preferable for Irish Water to receive the SHD Planning Documentation in USB format rather than paper format with a cover letter. The USB should be sent to the same address as the paper format: CDS Planning, Irish Water, Colvill House, 24-26 Talbot Street, Dublin 2

We also urge the development community to continue to submit their designs to CDSdesignqa@water.ie ahead of any full SHD application to An Bord Pleanála for assessment. Upon review of an acceptable design Irish Water will provide the developer with a Statement of Design Acceptance.

Many thanks

CDS Developer Liaison Team

The information transmitted is intended only for the person or entity to which it is addressed and may contain confidential, commercially sensitive and/or privileged material. Any review, retransmission, dissemination or other use of, or taking of any action in reliance upon, this information by persons or entities other than the intended recipient is prohibited and may be unlawful. Irish Water accepts no liability for actions or effects based on the prohibited usage of this information. Irish Water is neither liable for the proper and complete transmission of the information contained in this communication nor for any delay in its receipt. If you received this in error, please contact the sender and delete the material from any computer. E-Mail may be susceptible to data corruption, interception and unauthorised amendment. Irish Water accepts no responsibility for changes to or interception of this e-mail after it was sent or for any damage to the recipients systems or data caused by this message or its attachments. Please also note that messages to or from Irish Water may be monitored to ensure compliance with Irish Water's policies and standards and to protect our business. Irish Water, a designated activity company limited by shares, is a subsidiary of Ervia, established pursuant to the Water Services Act 2013, having its principal place of business at Colvill House, 24-26 Talbot Street, Dublin 1.

Thank you for your attention.

Please note attempts were made to ascertain acceptance of digital copy in March 2022 but no response was received from Irish Water – therefore, acceptance provided in 2020 attached above remains valid.

(vi) **The Minister for Arts, Heritage, Regional, Rural and Gaeltacht Affairs**

Daniel,

Development Applications Unit has moved to the Department of Housing, Local Government and Heritage and I confirm that we will still accept soft copy referrals for SHD for heritage. Please send the soft copy to:

The Manager
Development Applications Unit
Government Offices
Newtown Road
Wexford
Y35 AP90

My email address has also changed to: Joanne.Lyons@housing.gov.ie

Kind regards,
Joanne

Joanne Lyons
Higher Executive Officer

Aonad na nIarratas ar Fhorbairt
Development Applications Unit
Oifigi an Rialtais
Government Offices
Bóthar an Bhaile Nua, Loch Garman, Contae Loch Garman, Y35 AP90
Newtown Road, Wexford, County Wexford, Y35 AP90

From: Nestor, Daniel <daniel.nestor@kpmg.ie>
Sent: Wednesday 16 March 2022 16:20
To: Housing Qcsofficer <qcsofficer@housing.gov.ie>
Cc: Housing Manager DAU <Manager.DAU@housing.gov.ie>
Subject: RE: Strategic Housing Development at Holybanks, Swords, Co. Dublin

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Hello Naomi,

No attachments were included in my previous email – I just wanted to make sure that the below still applies in relation to notifying prescribed bodies when submitting SHD planning applications?

Many thanks

From: Joanne Lyons <Joanne.Lyons@chg.gov.ie>
Sent: Friday 28 August 2020 16:13
To: Sandra Eapen <sandra.eapen@futureanalytics.ie>
Cc: Customer Service <Customer.Service@chg.gov.ie>
Subject: FW: Strategic Housing Development Applications

Good afternoon Sandra,

Your email was passed on to me as we handle referrals to the Department under the Planning Acts for nature conservation, architectural and archaeological heritage. We will accept soft copy referrals with a cover letter for SHDs due to the current situation with Covid-19. As we are working from home and do not have access to disc drives, it would be preferable if the documents could be sent in on a memory stick.

The address to send the referral is:

The Manager
Development Applications Unit
Department of Culture, Heritage and the Gaeltacht
Newtown Road
Wexford
Y35 AP90

Please don't hesitate to contact me if you need any further assistance.

Kind regards,
Joanne

Joanne Lyons
Higher Executive Officer

An Roinn Cultúir, Oidhreachta agus Gaeltachta
Department of Culture, Heritage and the Gaeltacht
Aonad na nIarratas ar Fhorbairt
Development Applications Unit
Bóthar an Bhaile Nua, Loch Garman, Contae Loch Garman, Y35 AP90
Newtown Road, Wexford, County Wexford, Y35 AP90

Tá an t-eolas sa ríomhphost seo faoi rún, chomh maith le gach comhad atá ceangailte leis, agus i gcomhair úsáid an duine nó an chórais a bhfuil sé dírithe air amháin. Má fhaigheann tú an ríomhphost seo trí bhotún, cuir scéal chugainn ag webmaster@chg.gov.ie. Tá an ríomhphost seo arna sheiceáil ag scanóir víreas agus dealramh air go bhfuil sé glan.

The information in this email, and any attachments transmitted with it, are confidential and are for the intended recipient only. If you receive this message in error, please notify us via webmaster@chg.gov.ie. This e-mail has been scanned by a virus scanner and appears to be clean.

(vii) National Transport Authority

From: <info@nationaltransport.ie> <info@nationaltransport.ie>
Sent: Wednesday 16 March 2022 09:05
To: Nestor, Daniel <daniel.nestor@kpmg.ie>
Subject: RE: Strategic Housing Development at Holybanks, Swords, Co. Dublin NTA:00000145000000182

Hi David,

A cover letter only, with the development details and website should be emailed to planning@nationaltransport.ie. All planning related correspondence can go to that address.

Thanks,
David Clements

----- Original Message -----

From: daniel.nestor@kpmg.ie
Received: 03/03/2022 14:30
To: <info@nationaltransport.ie>; info@nationaltransport.ie
Cc: maria.rochford@kpmg.ie
Subject: Strategic Housing Development at Holybanks, Swords, Co. Dublin

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Dear David,

I hope you are keeping well.

I am just contacting you to follow up on an email previously received on 31 August 2020 in relation to a Proposed Housing Development on lands at Holybanks, Swords, Co. Dublin (below).

Following on from delays with application submission, could you please confirm that the below still applies? We are aiming to submit in the coming weeks so we felt it prudent to confirm this with you prior to submission.

Many thanks in advance

Daniel Nestor | Senior Consultant (Planning) | [KPMG Future Analytics](https://www.kpmg.com/ireland) | Mobile +353 87 050 4641 | email: daniel.nestor@kpmg.ie

From: <Info@nationaltransport.ie> <info@nationaltransport.ie>
Sent: Monday 31 August 2020 11:10
To: Sandra Eapen
Subject: RE: Strategic Housing Development Applications - Transport Planning and Capital Investment, NTA NTA:00000156000000256

Sandra

Thank you for your email. A soft copy on a CD or USB drive is the NTA's preferred method to receive this information. However due to the recent working from home conditions It would be appreciated If as you mentioned a link to the website with the relevent information could be emailed to the below email address. This is a dedicated email address for all matter that relate to planning for the NTA.

Planning@nationaltransport.ie

Kind Regards
David O'Sullivan
Strategic Planning Section
National Transporty Authority

----- Original Message -----

From: sandra.eapen@futureanalytics.ie
Received: 27/08/2020 17:36
To: <Info@nationaltransport.ie>; info@nationaltransport.ie
Subject: Strategic Housing Development Applications - Transport Planning and Capital Investment, NTA

Dear Sir/Madam,

I am writing to you on behalf of Future Analytics Consulting. We act as agents for a number of Strategic Housing Developments. For some of these sites, An Board Pleánala has requested us to consult with National Transport Authority. As you might know, in those cases we are required to send you the full documentation while lodging these applications.

In a move to lessen wastage of paper and reduce COVID 19 transmission risk, we are currently trying to reduce the amount of print reports posted for each of these applications. A lot of these reports will be sent from other sub-consultancies working from all over the country, which is then packed by us and send to you. The files in hardcopy format are very large and would usually fill two to three A4 storage boxes.

Other consultees have also indicated that they would prefer to have the documents in soft copy format on a CD with a hardcopy cover letter. All the documents will also be made available through a website(website link will be stated within the cover letter) for each of these applications. However, if a hard copy is still required we can make arrangements for the same.

Kind Regards,
Sandra

(viii) Transport Infrastructure Ireland

From: Landuse Planning <LandUsePlanning@tii.ie>
Sent: Thursday 3 March 2022 15:07
To: Nestor, Daniel <daniel.nestor@kpmg.ie>
Cc: Landuse Planning <LandUsePlanning@tii.ie>
Subject: RE: Strategic Housing Development at Holybanks, Swords, Co. Dublin

Dear Daniel,

Thank you for your e.mail.

I can confirm that the previous advice still applies. Referrals should be directed to landuseplanning@tii.ie.

Yours sincerely,
Michael McCormack
Senior Land Use Planner

From: Nestor, Daniel <daniel.nestor@kpmg.ie>
Sent: Thursday 3 March 2022 14:28
To: Landuse Planning <LandUsePlanning@tii.ie>
Cc: Rochford, Maria <maria.rochford@kpmg.ie>
Subject: Strategic Housing Development at Holybanks, Swords, Co. Dublin

You don't often get email from daniel.nestor@kpmg.ie. [Learn why this is important](#)

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Dear Michael,

I hope you are keeping well.

I am just contacting you to follow up on an email previously received on 27 August 2020 in relation to a Proposed Housing Development on lands at Holybanks, Swords, Co. Dublin (below).

Following on from delays with application submission, could you please confirm that the below still applies? We are aiming to submit in the coming weeks so we felt it prudent to confirm this with you prior to submission.

Many thanks in advance

From: Landuse Planning <LandUsePlanning@tii.ie>
Sent: Thursday 27 August 2020 15:06
To: Sandra Eapen <sandra.eapen@futureanalytics.ie>
Subject: RE: Strategic Housing Development Applications

Dear Ms. Eapen,

Thank you for your e.mail.

The proposals outlined in your e.mail concerning SHD referral arrangements are acceptable to TII.

Due to current restrictions in accessing TII's offices, it would be preferable that correspondence and referrals in relation to land use planning matters are issued directly to landuseplanning@tii.ie.

Any post referrals can be directed to;

Land Use Planning
Transport Infrastructure Ireland
Parkgate Business Centre
Parkgate Street
Dublin 8
D08 DK10

If you have any further queries on this matter please contact the undersigned.

Yours sincerely,
Michael McCormack
Senior Land Use Planner

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(ix) Inland Fisheries Ireland

From: Roisin O'Callaghan <Roisin.O'Callaghan@fisheriesireland.ie>
Sent: Monday 28 March 2022 11:42
To: Nestor, Daniel <daniel.nestor@kpmg.ie>
Subject: FW: Strategic Housing Development query

Hi Daniel

I cover the Dublin area. An electronic copy will be fine.

Kind Regards,

Roisin

From: Michaela Kirrane <Michaela.Kirrane@fisheriesireland.ie>
Sent: Thursday 24 March 2022 09:18
To: Roisin O'Callaghan <Roisin.O'Callaghan@fisheriesireland.ie>
Subject: FW: Strategic Housing Development query

Roisin,

FYI – I'll leave it with you regarding hard/soft copy!

Regards,
Michaela

From: Nestor, Daniel [mailto:daniel.nestor@kpmg.ie]
Sent: 24 March 2022 09:16
To: Michaela Kirrane
Cc: Rochford, Maria; Environmental Planning
Subject: RE: Strategic Housing Development query

*****CYBER SECURITY WARNING***:** This email originated from outside of Inland Fisheries Ireland email system. Please exercise caution before clicking on links, replying, or providing information to the sender. NOTE: Never provide User Names or Password to anyone.

Hi Michaela,

The SHD application is located at Holybanks, Swords, Co. Dublin. Could you please confirm if a soft copy of all application materials would suffice in this instance (i.e. electronic link etc.)?

Many thanks in advance,

Daniel Nestor | Senior Consultant (Planning) | [KPMG Future Analytics](https://www.kpmg.com/ireland) | Mobile +353 87 050 4641 | email: daniel.nestor@kpmg.ie

Appendix 4 Letter of Consent from Fingal County Council

Comhairle Contae Fhine Gall
Fingal County Council

**An Roinn Forbartha Eacnamaíochta,
Fiontraíochta agus Turasóireachta**
Economic, Enterprise and
Tourism Development



Mr. Stephen Purcell
1 Stokes Place
St. Stephen's Green
Dublin 1

8th March 2022

LOC.041.2021

Re: Proposed planning application for SHD Development at Holybanks, Swords, Co Dublin for Cairn Homes Properties Limited

Dear Mr. Purcell,

I confirm that the Property Services Section, Economic Enterprise, Tourism & Cultural Development Department of Fingal County Council consent only to the inclusion of that land in the ownership and in charge of Fingal County Council as identified and shown coloured in green on attached Drawing No. LC01 for the purpose of the application for planning permission and for no other purpose. It is the responsibility of the applicant for planning permission to ensure that the drawing supplied correctly reflect the boundaries of the land stated to be in ownership/charge of the Council.

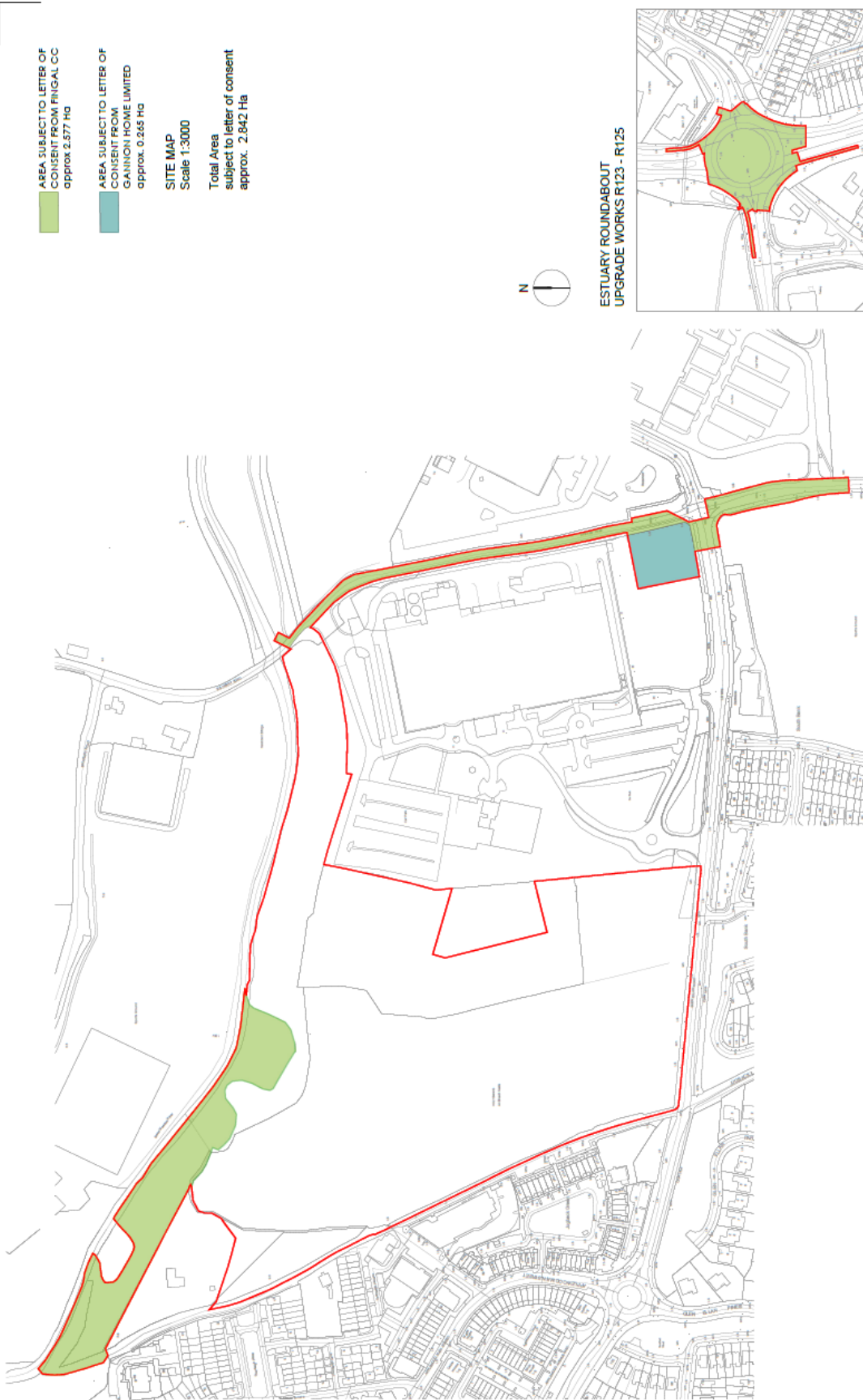
Furthermore, it should be noted the within consent does not confer any rights to Cairn Homes Properties Limited in respect of the land identified and this letter shall not constitute a note or memorandum in writing for the purpose of Section 51 of the Land and Conveyancing Reform Act 2009.

In the event that planning permission is granted no works should commence without prior written agreement from the Property Services Section of Fingal County Council.
This letter is issuing on the basis of the undertaking given by the applicant of prior discussions with Council officials in relation to the land.

Yours sincerely,



Emer O'Gorman
Director of Services
Economic, Enterprise, Tourism & Cultural Development Department



AREA SUBJECT TO LETTER OF CONSENT FROM FINIGAL CC
approx. 2,577 Ha

AREA SUBJECT TO LETTER OF CONSENT FROM GANNON HOME LIMITED
approx. 0,245 Ha

SITE MAP
Scale 1:3000

Total Area subject to letter of consent
approx. 2,842 Ha



ESTUARY ROUNDABOUT
UPGRADE WORKS R123 - R125



<p>NOTE: DO NOT SCALE FROM DRAWINGS. WORK DIMENSIONS ONLY. DIMENSIONS ONLY. NOTIFY OF ALL DISCREPANCIES.</p>	<p>CLIENT: CAIRN CAIRN Homes Properties Ltd</p>	<p>REVISIONS</p> <table border="1"> <thead> <tr> <th>DATE</th> <th>DESCRIPTION</th> <th>No.</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </tbody> </table>		DATE	DESCRIPTION	No.												
		DATE	DESCRIPTION	No.														
<p>PROJECT TITLE: HOLYBANKS SITE, SWORDS, CO. DUBLIN</p> <p>DRAWING TITLE: SITE IMP - LETTER OF CONSENT</p> <p><small>1: GANNON HOME, COURSE 8, 1000 WOLF STREET, DUBLIN 15, IRELAND. TEL: 01-452-5252. FAX: 01-452-5253. WWW.GANNONHOME.COM</small></p>	<p>DATE: Feb 22</p> <p>SCALE: 1:3000</p> <p>PROJECT NO.: 19022</p> <p>DCRANED NO.: LC 01</p>																	

MCC F.I.I
MICHOSEAN O'DOHERTE MANNING ARCHITECTS

Appendix 5 Planning Opinions - Fingal County Council and An Bord Pleánala

Key items discussed under Section 247 meeting conducted with Fingal County Council

A record of the key items of discussion arising from the S247 meeting has been included below alongside the design team's response.

Table 7-1 Section 247

Section 247 Advice from FCC	Applicants Response
<p>Character of the lands: FCC indicated that there was a different conceptual arrangement for the MP lands to the proposals presented. They stressed the vision for the ME zoned lands and the requirement for proposals to respond to this different character.</p>	<p>The proposed scheme reflects the key attributes of the masterplan and respects the character of the site adjacent to the Broadmeadow River and close to public transport and facilities.</p> <p>Please refer to the separate Statement of Consistency accompanying this application pack for details of how the scheme complies with and respects the visions and principles of the non-statutory Estuary West Masterplan, May 2019.</p>
<p>Key Features of the Masterplan: FCC noted the importance of reflecting the key features of the site such as;</p> <ul style="list-style-type: none"> - the strong hedgerow line maintained; green fingers; - addressing the river is very important. - Need to protect Jugback Lane – no vehicular access proposed; - School site highlighted for primary (and possible post-primary school); - Strong edge to Glen Ellan 	<p>The proposed scheme maintains the key elements of the masterplan including.</p> <ul style="list-style-type: none"> - Retention of the central hedgerow with a green amenity space, pedestrian footpath and cycleway provided adjacent on either side. - Retention of the hedgerow adjoining Jugback Lane is also proposed. Units facing jug back land is proposed in accordance with the Estuary West masterplan. Pedestrian paths and landscape proposals aim to maintain its current 'country lane' features. - A single vehicular access is proposed to Jugback lane in accordance with the Your Swords Strategic Vision 2035 for the site. This access will enable pedestrian and vehicular connections to adjoining developments at Applewood. - Duplex dwellings and houses are proposed overlooking the river and open space amenity area. - A 0.46ha site has been designated for a future school on site. - Apartment blocks ranging in height from 1 – 7 storeys are proposed fronting Glen Ellan Road. This presents a strong urban edge to the road.
<p>FCC noted that site is zoned as MEC and not RS.</p>	<p>Residential is a permitted use in the zone. The draft masterplan does not include any commercial uses on the Cairn section of the site and accordingly the proposed scheme has been developed to reflect this. However, a crèche facility is proposed.</p>
<p>Density: MP is 1,492. MP density approx. 89 per ha, net.</p>	<p>Section 6 of the Masterplan (Part D) published in May 2019 states that 'Provide residential accommodation at a net density of 70- 75 units per hectare, with an appropriate mix of houses and apartments to meet the needs of future residents of the area and to diversify Swords' existing housing stock'.</p> <p>The subject scheme provides a density of c.70 units per ha. This is in line with national policy and the Masterplan for Estuary West.</p>

Section 247 Advice from FCC	Applicants Response
<p>Basement Parking: The cost and deliverability of undercroft / basement car parking was discussed. Cairn noted concern with the viability of that level of apartments and related car-parking.</p> <p>FCC noted that the timing of the Metro might not correspond with the completion of the apartments and the car-parking levels are therefore required.</p>	<p>In accordance with feedback provided by Council a single level basement car park is proposed under Apartment Blocks B and under croft parking is proposed in Block A. A detailed discussion on the proposed carparking rates and the existing available public transport is provided in the Traffic and Transportation Assessment prepared by Waterman Moylan which is included in the application pack.</p>
<p>FCC agreed that the MP should act as a guide and be indicative for future development. It was suggested that a step back from the detail proposed would be preferable with a 'range' of values noted in the MP – similar to SDZ content.</p>	<p>The Strategic Housing Development process places a strong emphasis on an evidence and plan led approach to the planning process. This process includes traffic and transport impact and social infrastructure assessments for each development proposal, ensuring that developments do not have a detrimental impact on the receiving environment. This would be the case for any development on the subject site and therefore the prescriptive detail included in the masterplan is unwarranted at such an early stage of the planning process. Flexibility is needed to allow for detailed design analysis to inform the correct built form onsite. The provision of potential building envelopes is considered acceptable however, the proposed building typologies included in the draft masterplan are not feasible. The proposed demonstrates that the overall objectives of the masterplan can be achieved onsite without the need for prescriptive measures.</p>
<p>Home zones / DMURS Further clarity needed on this. FCC noted that shared surfaces should only serve areas with 6-10 units max.</p>	<p>A detailed DMURS statement has been prepared by Waterman Moylan in this regard and is included in the application pack. The proposed development has been designed so that the residential units are overlooking streets and public open spaces which provide passive surveillance. Landscaping and tree planting are provided along the roads/streets which assist in providing a sense of enclosure. There are a number of character areas and cul-de-sacs which provide enclosed residential communities and give a sense of place to these individual communities.' The proposed development was found to be fully compliant with the connectivity objectives of DMURS</p>
<p>Irish Water Pumping station location identified adjacent to open space area at Broadmeadow corridor (not to be located within public open space). Confirmed it is not located within a flood zone. GC noted the need for it to be sensitively designed and located, without heavy fencing etc.</p>	<p>The proposed pumping station is located adjacent to the open space to the north of the site as shown on the landscape plan, it is screened by planting to address Council requirements. The pumping station is not located within the flood zone. IW best practice measures have been adopted in locating the pumping station for the scheme</p>

Response Opinion issued by FCC prior to pre-application consultation meeting – (received by email dated 6th June 2019)

The planning authority’s opinion considered that the proposed development accords with the zoning objective but requested further consideration of a number of items, which are listed in summary form below. The applicant has sought to address the items raised by the Planning Authority as comprehensively as possible, as the scheme presented for final consideration now reflects. It is important to note that any deviations by the applicant from the opinion of the Planning Authority are thoroughly justified with a clear rationale and planning argument presented in such cases.

FCC opinion to Pre application Consultation	Applicants Response
<p>Proposed Uses and Density: Planning Authority noted in their opinion that a variety of heights were proposed within the Estuary Masterplan to create visual interest and facilitate access to light</p>	<p>The proposed scheme adheres to the principles of Estuary Masterplan and recognises the need to create a variety of heights. The design team has carefully placed taller buildings on the site to protect exiting amenities and to prevent any adverse impact to surrounding residential buildings. The buildings heights proposed also takes into consideration the terrain of the site and respects the existing context of the site. Proposed building heights are tallest along Glen Ellan Road with the 1-7 storey apartment blocks and transition gradually to 2 storey buildings in the north of the site to respect the existing buildings here.</p> <p>The design scheme was also subject to daylight assessment by IES, that shows that the proposed design does not restrict daylight access to any of existing or future residents of the scheme.</p>
<p>Phasing: The proposed phasing does not accord with the Masterplan objective to provide for a school site and associated vehicular access as this falls outside of the application red line boundary. Furthermore, no childcare facilities are proposed in Phase 1 which is contrary to the Childcare Facilities – Guidelines for Planning Authorities.</p>	<p>The applicant has reserved 0.46ha site within the applicants control for the development of school as indicated within the Masterplan and as agreed by the Department of Education in their correspondence. The school site is also provided access from through the site. Primary access to the site will be through adjoining masterplan lands.</p> <p>A 104space childcare facility is proposed within the proposed scheme. It is proposed to develop this facility in 2025 as the proposed unit is located within the apartment buildings in the scheme. This is in line with the current childcare demand existing in the neighbourhood. Further details of existing provision and rationale is provided within section 5 of this report.</p>
<p>Movement and Transport: Proposed development requires significant local transport infrastructure upgrade works to be carried out before the development can be completed and occupied. Proposed level of parking is insufficient for houses. There are no dimensions provided on engineering drawings. The development should be setback a distance of 9m along Glen Ellan Road.</p>	<p>The proposed scheme includes infrastructure upgrade works. A total of 705 no. parking spaces comprising 155 no. at basement level and 58 no. within under-croft are proposed to serve the development resulting in a 1.13 parking ratio provision. Given the sites proximity to high frequency public transport, and higher pedestrian/ cyclist provisions the proposed parking provision is considered sufficient. Further discussion on parking provision is provided within the Transportation assessment and Mobility Management Plan by Waterman Moylan consultants. The development is setback by over 20m from Glen Ellan road to accommodate an existing public wayleave along Glen Ellan road.</p>
<p>Urban Design: -Detailed boundary treatment measures -Visual Impact Assessment to be provided</p>	<p>-Boundary treatment details are provided within the landscape specification drawings and report by Cunnane Stratton Reynolds</p>

FCC opinion to Pre application Consultation	Applicants Response
<p>-Details of materials and cross sections at a scale of 1:100 of all Green Routes preferable.</p> <p>-Construction Management Plan to detail plans for surplus construction fill material & details of haul route</p>	<p>- CGIs and Photomontages of the proposed scheme are prepared by ModelWorks. A detailed Visual Impact Assessment of the proposed development with respect to its context are included within the EIAR</p> <p>-Details of Green Routes proposed are provided within the Landscape Drawings provided by Cunnane Stratton Reynolds</p> <p>-Construction Environment Management Plan by Waterman Moylan Engineers enclosed with the application includes details of cut and fill proposed to accommodate the development.</p>
<p>Drainage Infrastructure and Services: A detailed Site-Specific Flood Risk Assessment (SSFRA) to be prepared</p>	<p>A detailed Flood Risk Assessment, including hydraulic modelling of the Broadmeadow River has been carried out by the JBA consulting. The model has been prepared based on up to date site survey and LIDAR data. The resulting flood maps from the modelling confirms that all the proposed residential dwellings are locate Flood Zone C. A few minor sections of the site along the Broadmeadow river occurs during a 1 in 100 flooding (1% AEP) and 1 in 1000 flooding (0.1% AEP) events, however these areas are proposed to be retained as green areas. Review of the hydraulic model accommodating residual risks and climate change shows that there is a freeboard of 0.75- 0.78m available for the site and thereby has no increased flood risk.</p>
<p>Residential Amenity: Side elevation windows except for corner units should have obscured glazing. A shadow analysis should be carried out for the proposed apartment blocks.</p> <p>-A tree survey, Arboriculture Impact Assessment, and Tree Protection Plan to be included in the submission</p> <p>-Trees and hedgerows representing townland boundaries are worthy of retention</p> <p>- Clear statement of Public Open Space, playground provision, area of SuDS proposed on Public Open Space</p>	<p>Details of proposed building materials and other design elements are provided within the architectural drawings and design statement by McCrossan O'Rourke Manning Architects MCORM Architects. A Daylight and Shadow study for the site by IES included with the application.</p> <p>-A Tree survey report by Cunnane Stratton Reynolds, including description of existing trees and Arboriculture Impact Assessment is included with the submission. Tree survey details are shown on Tree Survey Drawing, and Tree constraint drawing. A Tree Protection Plan is also included.</p> <p>- Two rows of hedgerows were identified in the survey of the site. It is proposed to retain most of the existing of hedgerows on site by incorporating these into public open space and boundary treatments. New tree planting is also proposed which will assist in mitigating against the proposed losses.</p> <p>- Public and Semi-Public Open Spaces proposed within the scheme are detailed in the Open Space Approach drawing by MCORM and Landscape Design Statement by Cunnane Stratton Reynolds. Areas of the proposed open spaces are stated within the Summary of Development schedule provided by MCORM Architects.</p>
<p>Open Space Layout: The Landscape Plans must include details on tree species/ varieties, quantities, sizes and all specifications in relation to both hard and soft landscaping. The plan should also include details for all boundary treatments. Contours and as well as sections of the Landscape Plan are required</p>	<p>The Landscape plans by Cunnane Stratton Reynolds has addressed the concerns raised by Fingal County Council's Parks Department. Details of the proposed landscape elements are included with the Landscape Design Statement and Landscape Masterplan drawing. Significant Sections showing details of the landscaping proposed are also included with the application pack.</p>

FCC opinion to Pre application Consultation	Applicants Response
<p>Play Provision: A clear statement on quantum of play provision as well as the age group which each play/ recreational facility is designed for (i.e. toddlers - age 6, the 6-12 age group and teenagers) is required.</p>	<p>A detailed Play Area Plan has been prepared by Cunnane Stratton Reynolds Dwg. Sheet No. 18399-2-112.1 and 18399-2-112.2 Play Area Strategy. The drawings provides details of the proposed play areas and outdoor fitness trails along with the type of play equipment’s proposed and materials used.</p>
<p>Archaeological: Implement the mitigation measures outlined in the Archaeological Impact Assessment.</p>	<p>The design team has taken into consideration all the mitigation measures detailed by the Archaeological Assessment carried out by IAC. Residual impacts are detailed in the Archaeological, Architectural & Cultural Heritage chapter within the Environmental Impact Assessment Report</p>
<p>Waste Management: Submit CDWMP, methodology statement for waste disposal and minimisation of construction impact is required.</p>	<p>An Operational Waste Management Plan and Construction Waste Management Plan have been prepared for the proposed development by AWN Consulting. This is enclosed with the application.</p>



An
Bord
Pleanála

**Case Reference:
ABP-304421-19**

Planning and Development (Housing) and Residential Tenancies Act 2016

Notice of Pre-Application Consultation Opinion

**Proposed Development: 624 no. residential units and associated site works.
Holybanks, Swords, Co. Dublin.**

An Bord Pleanála has considered the issues raised in the pre-application consultation process and, having regard to the consultation meeting and the submission of the planning authority, is of the opinion that the documents submitted with the request to enter into consultations require further consideration and amendment to constitute a reasonable basis for an application for strategic housing development.

An Bord Pleanála considers that the following issues need to be addressed in the documents submitted that could result in them constituting a reasonable basis for an application for strategic housing development.

1. Timing and Phasing of Development

Further consideration of documents as they relate to the planning rationale for developing at this location having specific regard to the possible prematurity of development pending the provision of Metrolink, provision of infrastructure as set out in the draft Estuary West Masterplan and the completion by Irish Water of an assessment regarding the upgrading of the surface water network. Further

consideration of these issues may require an amendment to the documents and/or design proposals submitted.

2. Surface water management and Flood Risk

Further consideration of documents as they relate to the design rationale/justification for the proposed development strategy of the lands as they relate to surface and storm water management for the development lands and the risk for displaced or increased discharge of waters downstream in the Broadmeadow River and the identification of a portion of the site on Flood Zone B lands. Any surface water management proposals should be considered in tandem with any Flood Risk Assessment, which should in turn accord with the requirements of 'The Planning System and Flood Risk Management Guidelines' (including the associated 'Technical Appendices') and include hydraulic modelling where considered appropriate. Further consideration of these issues may require an amendment to the documents and/or design proposals submitted.

3. Traffic and Transportation

Further consideration of documents as they relate to the delivery and timing of road infrastructure upgrades in the wider area as identified in the draft Estuary West Masterplan to facilitate the proposed development including connectivity of the proposed development to the existing Applewood main street urban centre, the proposed linear park and the school site. Further consideration of how the layout, future connections and access arrangements are consistent with the principles of Design Manual for Urban Roads and Streets should be provided. The further consideration of this issue may require an amendment to the documents and/or design proposals submitted.

4. Green Infrastructure

Further consideration and/or justification of the documents as they relate to the consideration of Green Infrastructure and the provision of green corridors and public open space along the Broadmeadow River and additional green corridors north-

south through the development lands including accessibility for pedestrians and cyclists and passive surveillance to these areas.

Further consideration should be given to the proposed landscaping plan and the hierarchy, function and usability of public open spaces including the use/linking of green corridors throughout the scheme. All proposed SUDs features should be clearly identified on a site layout plan with proposals as to how the features will enhance/contribute to a sense of place. Computer Generated Images and long cross-sections should be submitted to show changes in levels and inter alia, the interface of boundary treatments and SUDs to public open spaces/streetscape.

Consideration should also be given to the existing biodiversity value of the site and retention of movement corridors through the proposed scheme for wildlife and any potential impact on same arising from proposed lighting scheme. Further consideration of these issues may require an amendment to the documents and/or design proposals submitted.

5. Urban Design Response, Layout and Density

Further consideration and/or justification of the documents as they relate to the rationale of the proposed residential layout and urban design response with particular regard to the creation of distinct neighbourhood areas within the overall site, the creation of active and aesthetically pleasing urban street frontages having particular regard to the site context and presence of High Amenity lands to the north of the development lands, and how the proposed elevational treatments respond to the site context particularly the interface with Jugback lane to ensure a qualitative design response with optimal passive surveillance of streets and public and private open spaces throughout the scheme.

Further consideration should be given to the 12 criteria set out in the Urban Design Manual which accompanies the Sustainable Residential Development in Urban Areas Guidelines and also reference to the Design Manual for Urban Roads and Streets.

Consideration should be given to the proposed density having regard to inter alia local planning policy context for the subject lands which outlines a net range of

between 70-75 units per hectare. Further consideration of these issues may require an amendment to the documents and/or design proposals submitted.

Furthermore, Pursuant to article 285(5)(b) of the Planning and Development (Strategic Housing Development) Regulations 2017, the prospective applicant is hereby notified that, in addition to the requirements as specified in articles 297 and 298 of the Planning and Development (Strategic Housing Development) Regulations 2017, the following specific information should be submitted with any application for permission:

1. Details demonstrating that the qualitative and quantitative standards of the proposed residential units having specific regard to the provisions of Specific Planning Policy Requirements contained in inter alia the Sustainable Urban Housing: Design Standards for New Apartments, Guidelines for Planning Authorities, 2018.
2. Details of any consultations undertaken with the Department of Education and Skills with regard to the reservation of lands for a school as identified in the Estuary West Masterplan.
3. Details of existing and proposed changes in contours/levels across the site. Photomontage images and cross-sections at appropriate intervals to illustrate the topography of the site, showing proposed residential units, access roads including the lands identified for a school and public open space areas.
4. An Appropriate Assessment screening report and/or Natura Impact Statement if considered necessary, which should consider inter alia the issue of surface water run-off and in-combination effects of relevant Natura 2000 sites.
5. Details of undergrounding or re-routing of any utilities that may exist on site.

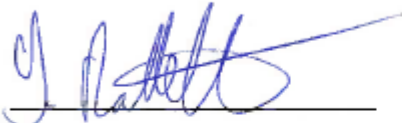
6. A site layout plan indicating pedestrian and cycle connections through the development lands to existing and proposed transport modes in the vicinity. Connections from surrounding areas through the subject site should also be indicated.
7. A construction and demolition waste management plan should be provided.
8. A phasing plan for the proposed development which clearly indicates the extent of transport infrastructural upgrades, social and community infrastructure including Part V units that it is proposed to deliver in each phase having specific regard to the provisions of the local area plan.
9. A site layout plan indicating all areas to be taken in charge.
10. A Building Life Cycle Report in respect of the proposed apartments as per section 6.13 of Sustainable Urban Housing: Design Standards for New Apartments- Guidelines for Planning Authorities (2018).

Also, pursuant to article 285(5)(a) of the Planning and Development (Strategic Housing Development) Regulations 2017, the prospective applicant is informed that the following authorities should be notified in the event of the making of an application arising from this notification in accordance with section 8(1)(b) of the Planning and Development (Housing) and Residential Tenancies Act 2016:

1. Irish Water
2. The Minister for Arts, Heritage, Regional, Rural and Gaeltacht Affairs
3. The Heritage Council
4. An Taisce – the National Trust for Ireland
5. Transport Infrastructure Ireland
6. National Transport Authority
7. Local Childcare Committee

PLEASE NOTE:

Under section 6(9) of the Planning and Development (Housing) and Residential Tenancies Act 2016, neither the holding of a consultation under section 6, nor the forming of an opinion under that section, shall prejudice the performance by the Board, or the planning authority or authorities in whose area the proposed strategic housing development would be situated, of any other of their respective functions under the Planning and Development Acts 2000 to 2016 or any other enactment and cannot be relied upon in the formal planning process or in legal proceedings.



Tom Rabbette

Assistant Director of Planning

8/7/2019

Appendix 6 PART V proposals

Full Part V report is available as a standalone document

Comhairle Contae Fhine Gall
Fingal County Council

An Roinn Tithíochta agus Pobail
Housing and Community Department



Ms. Emma Flanagan
Cairn Homes Properties Ltd.
7 Grand Canal
Grand Canal Street Lower
Dublin 2
D02 KW81

15th March 2022

Our Ref: B163

Dear Ms. Flanagan,

Re: Development at Holybanks, Swords, Co. Dublin

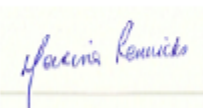
I note your correspondence with regard to your proposed planning application for development of 621 units at Holybanks, Swords, Co. Dublin.

I note that you have made contact with the Housing Department and have submitted a proposal in respect of an agreement to satisfy your Part V obligation (the location of the Part V units, unit types and quantum of houses to be determined) under the Planning and Development Act 2000 (as amended).

Should a planning permission arise in this instance, please contact the Housing Department with a view to negotiating the Part V agreement. Costs will be agreed subject to grant of planning.

This validation letter is being issued for the above development proposal only and is valid only for a period of 3 months from the date of its issue.

Yours sincerely,



Marina Rennicks,
Senior Staff Officer,
Housing Department

Bosca 174, Áras an Chontae, Sord, Fine Gall, Co. Bhaile Átha Cliath
P.O. Box 174, County Hall, Main Street, Swords, Co. Dublin
t: (01) 890 5000 info@fingal.ie www.fingal.ie
Office Address, Housing Department, Housing Development and Management Support Unit,
Grove Road, Blanchardstown, Dublin 15
t: (01) 890 5534 Email: housing@fingal.ie



EVERSHEDS
SUTHERLAND

One Earlsfort Centre
Earlsfort Terrace
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T: +353 1 6644 200
F: +353 1 6644 300
E: info@eversheds-sutherland.ie
DX 146 Dublin
eversheds-sutherland.ie

Your Ref:
Our Ref: JKE\41869
Date: 28 February 2022

DD:
E-mail:

Fingal County Council
County Hall
Main Street
Townparks
Swords
County Dublin

**Our client: Cairn Homes Properties Limited
Residential development site at Holywell Swords County Dublin being the
property comprised in folio DN152259F (the "Property")**

Dear Colleagues

We act for Cairn Homes Properties Limited, the registered owner of the Property.

We attach copy of the Land Registry filed plan for folio DN152259F which shows the
Property shaded red.

We confirm that Cairn Homes Properties Limited completed the purchase of the above
property on 9 January 2017.

Yours faithfully

Eversheds Sutherland

© Eversheds Sutherland 2022

David O'Beirne Joseph Stanley Dermot McEvoy Peter Fahy Tony McGovern Norman Fitzgerald Joanne Hyde Sean Greene
Mark Varian Pamela O'Neill Margaret Gorman Peter Curran Steven Rodgers Seán Ryan Aisling Gannon Páras Power Gerard Ryan
Alan Connell Enda Newton Gavin O'Flaherty Neil O'Mahony Lee Murphy Stephen Barry Cian MacGinley Darragh Blake Marie O'Riordan
Deborah Hutton Lorcan Keenan Marie McGinley Terry O'Malley Peter O'Neill Enda Cullivan Eoin Mac Aodha Julie Galbraith

Consultants: Rory O'Donnell Claran Walker Tim Kiely

7396450.1

 Holybank, Swords, Co. Dublin 21.12.2021		 Comhairle Contae Fhine Gall Fingal County Council		Part V Page 1 of 12
PART V COMPENSATION COST CLAIM				
DEVELOPER/CONTRACTOR:		CAIRN HOMES CONSTRUCTION LTD		
SCHEME: Holybanks Swords 633 Units				
MAIN COST SUMMARY				Total Cost €
BUILDING COSTS		Page		
Substructures Generally		2		7,576,352
Substructures - Basement Car-Parking		3		7,326,141
Superstructures		4 & 5		112,326,623
External Works		6		1,040,993
Site Development Works		7		22,129,856
Abnormal Works		8		3,750,000
Indirect Project Costs		9		35,454,492
Total:			1	189,604,457
DEVELOPMENT ON COSTS				
Professional Fees				17,264,796
Development Contributions				10,395,886
Finance Costs				41,373,851
Total:			2	69,034,533
DEVELOPERS' PROFIT				
On Building Costs	10.00%		3	18,960,446
LAND COSTS				
Existing Land Use Value			4	642,489
SUB-TOTAL:			1 - 4 above	278,241,925
add:				
Value Added Tax				39,202,815
TOTAL COSTS:				317,444,740
No of Units		621		569,373
Nett internal floor area (Sales Area)				
SqM and SqFt			569,373	558
Note:				

The information contained herein is of a general nature and is not intended to address the circumstances of any particular individual or entity. Although we endeavour to provide accurate and timely information, there can be no guarantee that such information is accurate as of the date it is received or that it will continue to be accurate in the future. No one should act on such information without appropriate professional advice after a thorough examination of the particular situation.

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