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Environmental Impact Assessment Report (EIAR)

Volume 3 Non – Technical Summary (NTS)

Large Scale Residential Development at Holybanks, Swords, Co. Dublin

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In association with

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1. Introduction

No change.

2. Site Context

No change.

3. Project Description

The revised development description in response to this Request for Further Information is set out below. This is amended from the description in the statutory notices:

We, Cairn Homes Properties Limited, intend to apply to Fingal County Council for a 7-year permission for a Large-Scale Residential Development at this c.13.57 ha (gross) site located within the Estuary West Lands at "Holybanks", Swords, Co. Dublin. The main development site is bounded 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. 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 640 no. units (227 no. 1-bed units, 281 no. 2-bed units, 111 no. 3-bed units and 21 no. 4- bed units) along with childcare facility (c.516 sq.m in proposed Block 4) and retail unit (79.9 sq.m in proposed Block 4). The development will include for the following:

- 116 no. houses comprising: 08 no. 2-bed houses, 87 no. 3-bed houses, ~~16 no. 3-bed townhouses (back-to-back)~~ and 21 no. 4-bed houses. These range in height from two to three storey and include semi-detached and terraced houses.*
- 474 no. apartment units (227 no. 1-bed units; 49 no. 2-bed, 3-person units; 198 no. 2-bed, 4-person units) provided within 11 no. apartment blocks ranging in height from up to 5 no. Storeys.*
- 50 no. duplex units arranged within 4 no. 2-storey blocks comprising 26 no. 2-bed units and 24 no. 3-bed units.*
- Apartments and duplexes are provided with balconies/terraces and with dedicated services /bicycle/ bin store areas.*
- Provision of 385 no. car parking spaces, 1,507 no. bicycle parking spaces and 26 no. motorbike parking spaces located at surface and undercroft level (adjoining Block 6);*
- Landscape proposals will include provision of c. 46,374 sq.m (c.4.6374 ha) of open space across the development including significant extension of the "Broadmeadow River Park" (c. 29,400 sq.m (c.2.94ha)).*
- Principal vehicular access to the site will be from Glen Ellan Road. New pedestrian connections will be provided from Jugback Lane/Terrace, Glen Ellan Road and the proposed Broadmeadow Riverside Park extension to the north of the site. A dedicated pedestrian/cycle path is also proposed through the site along a central spine open space,*

connecting Glen Ellan Road in the south with Broadmeadow Riverside Park extension in the north.

- *Junction and road improvement works are also proposed to the Glen Ellan Road / Balheary Road junction and the R132 Dublin Road / R125 Seatown West Roundabout to facilitate the development. This will include widening of Balheary Road, upgrade works to cycle/pedestrian facilities, partial signalisation of R132/R125 junction, and a new pedestrian crossing on Glen Ellan Road.*
- *All associated site development works above and below ground including hard and soft landscaping, roads/footpaths/cycle paths, open spaces and play areas, boundary treatments, lighting, SuDs measures, pumping station, EV charging points, green roofs, ESB substations and all associated services to facilitate the development.*
- *As part of the proposed development, temporary permission is also sought for signage.*

An Environmental Impact Assessment Report (EIAR) and Natura Impact Statement (NIS) has been prepared in respect of the proposed development.

4. Data Required to Identify and Assess the Main Effects which the Proposed Development is Likely to have on the Environment

No change.

Population and Human Health

No change.

Biodiversity

Scope of Assessment

No change.

Desk Study

No change.

Zone of Influence

No change.

Identification of Relevant Designated Sites

No change.

Field Surveys

No change.

Ecological Assessment

No change.

Limitations

No change.

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Land, Soil & Geology

No change.

Hydrology and Hydrogeology

No change.

Noise and Vibration

No change.

Climate and Air Quality

No change.

Landscape and Visual

No change.

Traffic and Transportation

No change.

Waste Management

No change.

Material Assets

No change.

Archaeological, Architectural & Cultural Heritage

No change.

5. Predicted Impacts of the Proposed Development

Population and Human Health

Construction Phase

No change.

Operational Phase

No change.

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Residual Impacts of the Proposed Development

No change.

Biodiversity

No change.

Land, Soil & Geology

Construction Phase

No change.

Operational Phase

No change.

Hydrology and Hydrogeology

Construction Phase

No change.

Operational Phase

No change.

Noise and Vibration

Construction Phase

No change.

Operational Phase

No change.

Climate and Air Quality

Construction Phase

No change.

Operational Phase

No change.

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Landscape and Visual

Construction Phase

No change.

Operational Phase

No change.

Traffic and Transportation

Construction Phase

No change.

Operational Phase

No change.

Waste Management

No change.

Construction Phase

No change.

Operational Phase

No change.

Material Assets

Construction Phase

No change.

Operational Phase

No change.

Archaeological, Architectural & Cultural Heritage

Construction Phase

No change.

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Operational Phase

No change.

6. Interactions

Where an interaction is likely, it is given a reference number in the matrix and detail of the interaction is recorded below. The significance, quality – whether it is positive, negative or neutral – and the duration of the interaction is assessed. The interactions are listed in numerical sequence, purely for referencing purposes. Each of these interactions have been addressed in the relevant EIAR chapters.

	Population	Biodiversity	Soil	Hydrology	Noise	Air and Climate	Landscape	Traffic	Waste	Cultural Heritage	Material Assets
Population											
Biodiversity											
Soil	1	10									
Hydrology	2	11	16								
Noise	3	12									
Air and Climate	4	13	17								
Landscape	5	14	18								
Traffic	6										
Waste	7										
Cultural Heritage	8										
Material Assets	9	15									

Table 0.1: Table of interactions (Below Table)

1. Population & Human Health / Soils

No change.

2. Population & Human Health / Hydrology

No change.

3. Population & Human Health / Noise

Increased noise levels during the construction phase will be temporary and are not expected to have a long-term significant adverse effect upon the local population. The application of binding noise limits, hours of operation, along with implementation of the mitigation measures, as identified in Chapter 8 and the CEMP, will ensure that noise and vibration impact will have a **negative, moderate, and short-term** impact on the surrounding environment.

Traynor Environmental Limited have undertaken further assessments to determine inward noise impacts especially in relation to residential units fronting on Glen Ellan Road. It is proposed to install glazing with a minimum RW value of 33 dB in living rooms and dining rooms, and 38 dB on bedrooms. Standard glazing will suffice in kitchens, bathrooms, hallways, and stairwells. Table 8.3 shows recommended glazing specifications, along with ventilation requirements. It is proposed to install the glazing recommended in table 8.3 and shown in figure 8.4 of chapter 8 to the proposed facades located along the Glen Ellan Road. Adherence to mitigation measures as set out by chapter 8 ensure the impact due to the increased traffic associated with the operational development is expected to be **neutral, imperceptible, and long-term.**

4. Population & Human Health / Air

No change.

5. Population & Human Health / Landscape

No change.

6. Population & Human Health / Traffic

No change.

7. Population & Human Health / Waste

No change.

8. Population & Human Health / Archaeological, Architectural & Cultural Heritage

No change.

9. Population & Human Health / Materials Assets

No change.

10. Biodiversity / Soils

No change.

11. Biodiversity / Hydrology

No change.

12. Biodiversity / Noise

No change.

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13. Biodiversity / Air

No change.

14. Biodiversity / Landscape

No change.

15. Biodiversity / Material Assets

No change.

16. Soils / Hydrology

No change.

17. Soils / Air

No change.

18. Soils/Landscape

No change.

7. Conclusion

No change.