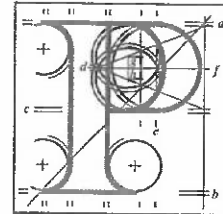


**Our Case Number:** ABP-317121-23

**Your Reference:** J. Murphy (Developments) Limited



**An  
Bord  
Pleanála**

John Spain Associates  
39 Fitzwilliam Place  
Dublin 2  
D02 ND61

**Date:** 11 September 2023

**Re:** BusConnects Swords to City Centre Bus Corridor Scheme  
Swords to Dublin City Centre

Dear Sir / Madam,

An Bord Pleanála has received your recent submission in relation to the above-mentioned proposed road development and will take it into consideration in its determination of the matter. Please accept this letter as a receipt for the fee of €50 that you have paid.

Please note that the proposed road development shall not be carried out unless the Board has approved it or approved it with modifications.

The Board has also received an application for confirmation of a compulsory purchase order which relates to this proposed road development. The Board has absolute discretion to hold an oral hearing in respect of any application before it, in accordance with section 218 of the Planning and Development Act 2000, as amended. Accordingly, the Board will inform you in due course on this matter. The Board shall also make a decision on both applications at the same time.

If you have any queries in relation to this matter please contact the undersigned officer of the Board at [laps@pleanala.ie](mailto:laps@pleanala.ie)

Please quote the above-mentioned An Bord Pleanála reference number in any correspondence or telephone contact with the Board.

Yours faithfully,

Sarah Caulfield  
Executive Officer  
Direct Line: 01-8737287

HA02A

Teil	Teil	(01) 858 8100
Glaao Áitiúil	LoCall	1800 275 175
Facs	Fax	(01) 872 2684
Láithreán Gréasáin	Website	<a href="http://www.pleanala.ie">www.pleanala.ie</a>
Ríomhphost	Email	<a href="mailto:bord@pleanala.ie">bord@pleanala.ie</a>

64 Sráid Maoilbhríde	64 Marlborough Street
Baile Átha Cliath 1	Dublin 1
D01 V902	D01 V902



The Secretary  
An Bord Pleanála,  
64 Marlborough Street,  
Dublin 1.

Date: 08/09/2023  
Our Ref: KK JN 18206

Dear Sir / Madam,

**RE: BUS CONNECTS SWORDS TO CITY CENTRE CORE BUS CORRIDOR SCHEME**  
**AN BORD PLEANÁLA REF.: HA06D.317121**

***Introduction***

On behalf of our client, J. Murphy (Developments) Limited, Block B, Bryanstown Centre, Dublin Road, Drogheda, Co. Louth, we, John Spain Associates of 39 Fitzwilliam Place, Dublin 2, wish to make a submission on the application to An Bord Pleanála by the National Transport Authority (NTA) in relation to the proposed road development for the construction of the Swords to City Centre Core Bus Corridor Scheme (ABP Ref.: 317121-23). The observation fee of €50 will be paid online, via ABP's online uploader facility.

This submission relates to the lands owned by our client located at Fosterstown North, Swords, Co. Dublin. Part of the route of the Swords to City Centre Core Bus Corridor Scheme, along the Dublin Road (R132), is located to the east of our client's lands. This cover letter is accompanied by Appendix 1, which provides a detailed submission report prepared by Waterman Moylan Consulting Engineers in respect of the proposals.

The majority of our client's lands are currently zoned 'RA - Residential Area' under the Fingal Development Plan 2023-2029 and forms the southern part of the Fosterstown Masterplan area, situated to the south of the town centre of Swords, a Key Town in the Metropolitan Area. The lands are bounded to the north by additional greenfield lands which are within the overall Masterplan area. The lands to the north are under separate ownership and is separated from the subject site by an existing field boundary and an existing stream (Gaybrook Stream) along the northern boundary.

A Strategic Housing Development application (ABP Ref.: 313331-22) was submitted to An Bord Pleanála on the 14<sup>th</sup> April 2022 relating to our client's lands and is currently awaiting a decision. The proposed development comprises a Strategic Housing Development of 645 no. residential units, in 10 no. apartment buildings, with heights ranging from 4 no. storeys to 10 no. storeys, including undercroft / basement levels (for 6 no. of the buildings). The proposals include 1 no. community facility in Block 1, 1 no. childcare facility in Block 3, and 5 no. commercial units in Blocks 4 and 8, and all associated infrastructure. As discussed in Appendix 1, the proposed SHD was designed to ensure it will not have any implications for

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the strategic function of the R132, including the proposed BusConnects proposals or the proposed MetroLink.

***Grounds of Submission***

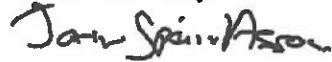
We refer to Appendix 1 which provides a detailed submission report prepared by Waterman Moylan Consulting Engineers in respect of the proposals. In summary, our client welcomes and fully supports the provision of the Swords to City Centre Core Bus Corridor Scheme.

Appendix 1 includes an overlay of the Bus Connects proposals with the proposed SHD development in respect of the lands at Fosterstown North, and confirms that the overall SHD proposals will not impact on the delivery and operation of the proposed Bus Corridor Scheme. It is requested that the proposed temporary junction to the R132, proposed as part of the SHD development, be considered in the Bus Connects proposals, which can be delivered in conjunction with the development of the Swords to City Centre Bus Corridor without any adverse impact upon the proposed bus route.

In addition, it is noted that the Bus Connect proposals makes reference to an indicative proposed pedestrian crossing. It is acknowledged this is linked with the MetroLink proposals, which include for a pedestrian crossing from our client's lands to the proposed Fosterstown Metro Station. A separate submission was made on behalf of our client in respect of the MetroLink proposals and confirmed the proposals included in the SHD application, which is currently under consideration, will facilitate pedestrian crossing at the same location.

If you have any queries, please do not hesitate to contact us.

Yours sincerely,



---

**John Spain Associates**

**APPENDIX 1 – SUBMISSION REPORT PREPARED BY WATERMAN MOYLAN  
CONSULTING ENGINEERS**



## **Submission to An Bord Pleanála – Bus Connects**

Fosterstown, Swords, Co. Dublin

September 2023

**Waterman Moylan Consulting Engineers Limited**

Block S, East Point Business Park, Alfie Byrne Road, Dublin D03 H3F4  
[www.waterman-moylan.ie](http://www.waterman-moylan.ie)

**Client Name:** J Murphy Developments  
**Document Reference:** 17-062r.006  
**Project Number:** 17-062

### Quality Assurance – Approval Status

This document has been prepared and checked in accordance with  
Waterman Group's IMS (BS EN ISO 9001: 2008, BS EN ISO 14001: 2004 and BS OHSAS 18001:2007)

Issue	Date	Prepared by	Checked by	Approved by
1	04/09/2023	Joe Gibbons	Joe Gibbons	Joe Gibbons

### Comments

### Disclaimer

This report has been prepared by Waterman Moylan, with all reasonable skill, care and diligence within the terms of the Contract with the Client, incorporation of our General Terms and Condition of Business and taking account of the resources devoted to us by agreement with the Client.

We disclaim any responsibility to the Client and others in respect of any matters outside the scope of the above.

This report is confidential to the Client and we accept no responsibility of whatsoever nature to third parties to whom this report, or any part thereof, is made known. Any such party relies on the report at its own risk.

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## **1. INTRODUCTION**

This submission has been prepared by Waterman Moylan Consulting Engineers on behalf of J Murphy (Developments) Ltd, Block B, Bryanstown Centre, Dublin Road, Drogheda, Co Louth who own lands at Fosterstown, Swords, Co Dublin. The submission is in response to the application to An Bord Pleanála by the National Transport Authority (NTA) in relation to the proposed road development for the Swords to City Centre Bus Corridor Scheme (ABP Ref: 313892-22).

## 2. LAND OWNERSHIP & DEVELOPMENT PROPOSALS

The lands owned by our Client are shown outlined in red in Figure 1 below:-



Figure 1: *Lands Owned by J Murphy Developments Ltd*

The lands are currently in agricultural use and slope steeply from the south west corner to the north east corner. They are bounded on the east by the R132, to the south and west by existing residential development and to the north by agricultural lands. There is also an existing watercourse running along the northern boundary.

The majority of our Clients lands are zoned for residential development zoned “RA – Residential Area” under the Fingal Development Plan (2023-2029) and forms the southern part of the Fosterstown Masterplan area, situated to the south of the town centre of Swords, a key town in the Metropolitan Area. The lands to the north are also within the overall Masterplan area. Our Clients prepared a planning application for a high-density development through the Strategic Housing Development route (SHD) which was submitted directly to An Bord Pleanala on 14 April 2022 (Fosterstown North SHD [www.fosterstownnorthshd.ie](http://www.fosterstownnorthshd.ie)) under ABP Ref: 313331-22. A decision on this application was due to be issued by An Bord Pleanala on or before 03 August 2022 however, over a year later a decision has not been forthcoming from An Bord Pleanala due to backlog issues.

The proposed development, which comprises a total of 645 residential units (apartments) is located immediately adjacent to the R132 with the Swords to City Centre bus corridor proposed along this route. The proposed development will provide a population of approximately 1,000 people located directly on the proposed bus corridor.

An image of the proposed development is presented in Figure 2 below:-



Figure 2: *Proposed High Density Development*

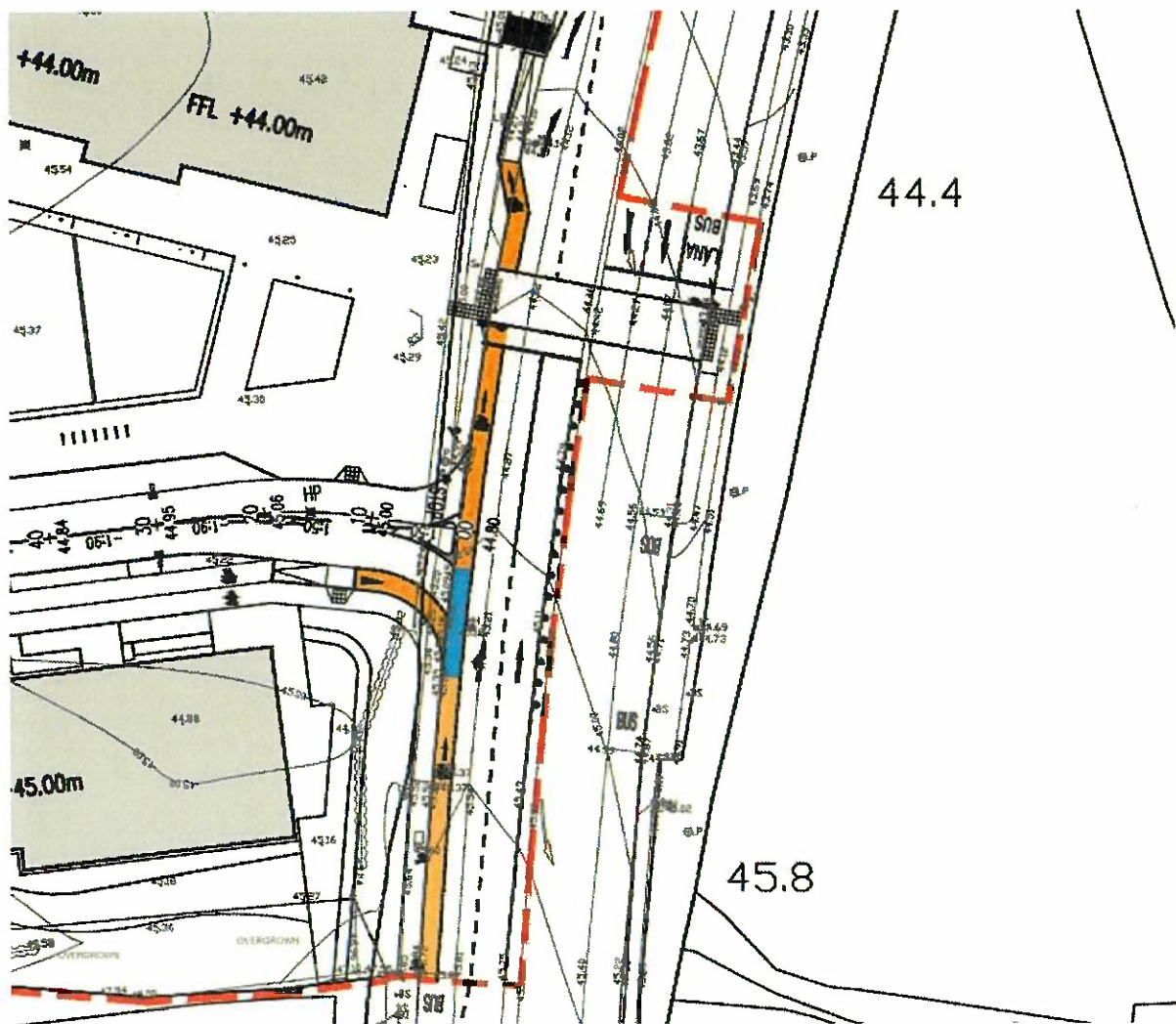
In accordance with the Fosterstown Masterplan the development of our Clients site is dependent upon lands to be developed to the north of our Clients site in order to provide road access.

The development of third party lands is outside our Clients control so for this reason the proposed development, which is the subject of the SHD planning application includes a temporary access directly onto the R132. Details of the proposed temporary access which comprises a left in/left out uncontrolled junction is presented in Figure 3 below.

Our Clients are seeking to ensure that the proposed temporary access can be delivered in conjunction with the development of the Swords to City Centre bus corridor without any adverse impact upon the proposed bus route.

In preparing the SHD application, the proposed temporary access had regard to the Bus Connects preferred route proposals and demonstrated that only a short break in the bus lane would be required to allow vehicles to continue to enter/exit the proposed development. The application was also supported by a Traffic and Transportation Assessment which confirmed detailed analysis results indicate the access together with the existing junctions to the north and south on the R132 will be able to operate satisfactorily. It is expected that the level of traffic volume will be reduced in the future when Bus Connects proposals are implemented and that the proposed access will have no negative traffic impact to the future bus network.





### 3. BUS CONNECTS PROPOSALS

Our Clients wish to confirm that they welcome and fully support the development of the proposed Bus Connects route from Swords to City Centre which will provide a high-quality public transport link from Swords to the City Centre and which will significantly benefit their lands.

The proposed bus connects, Swords to City Centre route, passes immediately along the boundary of our Clients property and it continues to reflect the preferred route proposals is shown in Figure 4 below:-

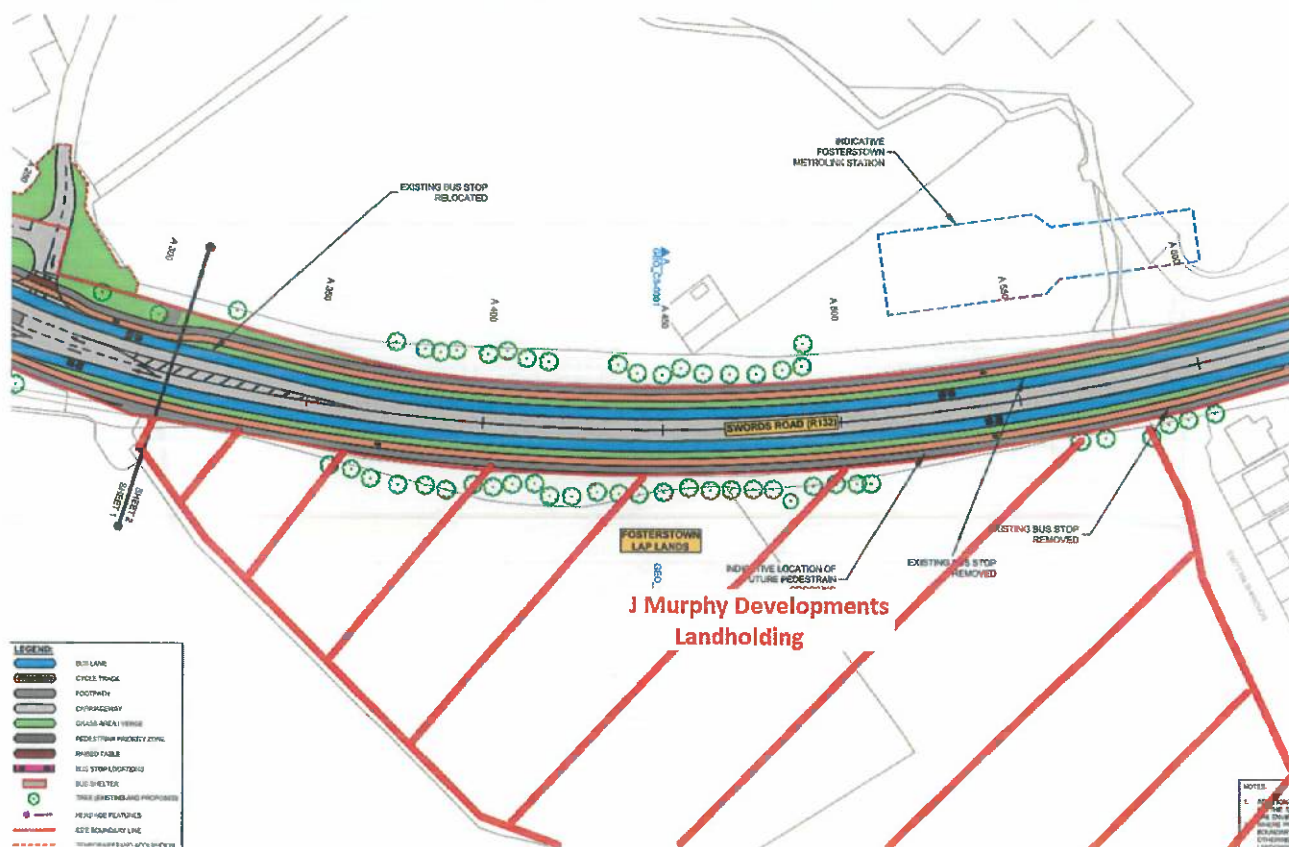


Figure 4: *Proposed Bus Connects Route along Property Boundary*

As set out above, our Clients are seeking to ensure that the development of their lands can be progressed in conjunction with the delivery of the bus connects corridor.

We would request that the proposed temporary junction required to access our Clients lands be considered in the bus connects proposals. Once planning permission is granted by An Bord Pleanála our Clients would seek to deliver the proposed temporary junction which would operate until such time as the alternative access from the lands to the rear is completed by the adjoining property owner.

We have prepared a preliminary plan showing the proposed temporary access with the current proposed bus connects route superimposed onto the temporary access layout. See Figure 5 below, which demonstrates that the Bus Connects Proposals remain compatible with the overall SHD proposals and will not impact on the delivery and operation of the proposed Bus Corridor (Spine Route).

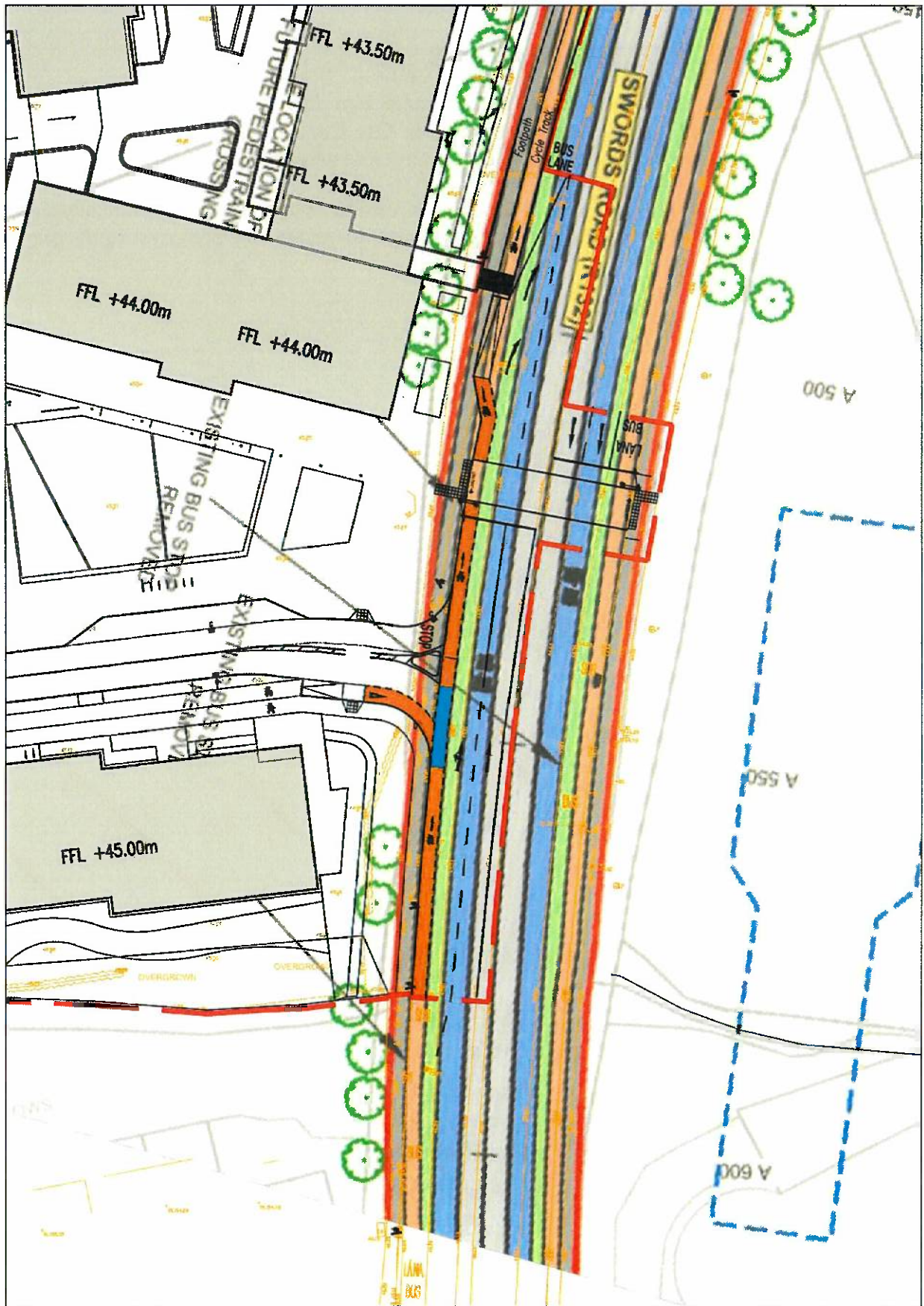


Figure 5 *Proposed Signaled Junction with Current Bus Connects Route*



We would note that the current bus connect proposals makes reference to an indicative proposed pedestrian crossing. Our proposed scheme provides for a signal controlled pedestrian crossing on the R132. This pedestrian crossing is intended to provide a safe crossing point on the R132 to facilitate pedestrian access to the proposed Metro Link. It is acknowledged this is linked with the Metro Proposals, which include for a pedestrian crossing from our Clients lands to the proposed Fosterstown Metro Station. A separate submission was made on behalf of our Client in respect of the MetroLink proposals and confirmed the proposals included in the SHD application, which is currently under consideration, will facilitate pedestrian crossing at the same location.

The Bus Connects proposals remains compatible with the overall SHD proposals and as set out above will not impact on the delivery and operation of the proposed Bus Corridor (Spine Route).

## 4. CONCLUSION

Our Clients are active developers and are committed to delivering residential units on their lands at Fosterstown which are located on the proposed bus connects Swords to City Centre route.

Our Clients lands are ideally located to facilitate a high-density residential development which will significant benefit the proposed bus connects route by increasing the population immediately adjacent to the route.

Our Clients are currently awaiting a planning decision in respect of their Strategic Housing Development planning application for a high density residential development on their lands, which is now long overdue.

The development of our clients lands is dependent upon the construction of a new temporary access onto the R132.

Our Clients are seeking to work with NTA to deliver the required temporary junction and to ensure that the proposed bus route is not compromised.

The Bus Connects proposals remains compatible with the overall SHD proposals and as set out above the SHD proposals will not impact on the delivery and operation of the proposed Bus Corridor (Spine Route)

The current Bus Connects proposals indicate an indicative pedestrian crossing point. Our Clients have included for a signal controlled pedestrian crossing in their SHD planning application. The delivery of our Clients proposed signal controlled pedestrian crossing will achieve the pedestrian crossing objective.

Our Clients would welcome engagement with NTA to ensure that the proposed high density development and access arrangements are fully co-ordinated with the Bus Connects proposals.



# UK and Ireland Office Locations

