

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

19th April 2022

RE: PLANNING APPLICATION FOR A PROPOSED STRATEGIC HOUSING DEVELOPMENT

SITE: LANDS TO THE SOUTH OF RATHBEALE ROAD & TO THE NORTH AND SOUTH OF MAIN STREET & TO THE EAST AND SOUTHEAST OF MOORETOWN DISTRIBUTOR ROAD (WESTERN DISTRIBUTOR LINK ROAD), MOORETOWN, SWORDS, CO. DUBLIN

APPLICANT: GERARD GANNON PROPERTIES

Dear Sir/Madam,

Downey, Chartered Town Planners, 29 Merrion Square, Dublin 2, D02RW64, on behalf of the applicant, Gerard Gannon Properties, Kinvara House, 52 Northumberland Road, Ballsbridge, Dublin 4, D04A665, hereby wish to submit this planning application for a proposed Strategic Housing Development in respect of lands to the south of Rathbeale Road and to the north and south of Main Street and to the east and southeast of Mooretown Distributor Road (Western Distributor Link Road), Mooretown, Swords, Co. Dublin, with associated engineering works on lands locally known as the Celestica/Motorola site, junction of Glen Ellan Road and Balheary Road, and at/on Balheary Road, Swords, Co. Dublin.

The proposed development is described in the public notices as follows:

“We, Gerard Gannon Properties, intend to apply to An Bord Pleanála for a 10 year permission for a strategic housing development at lands to the south of Rathbeale Road and to the north and south of Main Street and to the east and southeast of Mooretown Distributor Road (Western Distributor Link Road), Mooretown, Swords, Co. Dublin, with associated engineering works on lands locally known as the Celestica/Motorola site, junction of Glen Ellan Road and Balheary Road, and at/on Balheary Road, Swords, Co. Dublin.

The development will consist of the construction of a total of 650 no. residential units (265 no. houses, 187 no. apartments, 6 no. triplex units, and 192 no. duplex units [comprising 113 no. duplex ‘house’ units and 79 no. duplex ‘apartment’ units]), 1 no. childcare facility, 5 no. retail units and 1 no. café/restaurant, all of which will be provided as follows:

- *265 no. residential houses (240 no. 3 bed houses, and 25 no. 4 bed houses) in detached, semi-detached, end-terraced, and mid-terraced houses ranging from two to three storey in height;*

- Duplex Block A containing a total of 12 no. units comprising of 2 no. 1 bed units, 3 no. 2 bed units, and 7 no. 3 bed units, in a building three storeys in height, and all units provided with private balconies/terraces; internal bike store; car parking and bicycle spaces, and bin stores;
- Duplex Block B containing a total of 9 no. units comprising of 1 no. 1 bed unit, 2 no. 2 bed units and 6 no. 3 bed units, in a building three storeys in height, and all units provided with private balconies/terraces; internal bike store; 1 no. retail unit at ground floor level with associated signage; car parking and bicycle spaces, and bin stores;
- Duplex Block C containing a total of 14 no. units comprising of 3 no. 1 bed units, 3 no. 2 bed units and 8 no. 3 bed units, in a building three storeys in height, and all units provided with private balconies/terraces; internal bike store; car parking and bicycle spaces, and bin stores;
- Duplex Block D containing a total of 10 no. units comprising of 1 no. 1 bed unit, 3 no. 2 bed units and 6 no. 3 bed units, in a building three storeys in height, and all units provided with private balconies/terraces; internal bike store; car parking and bicycle spaces, and bin stores;
- Duplex Block E containing a total of 12 no. units comprising of 2 no. 1 bed units, 3 no. 2 bed units and 7 no. 3 bed units, in a building three storeys in height, and all units provided with private balconies/terraces; internal bike store; car parking and bicycle spaces, and bin stores;
- Duplex Block F containing a total of 9 no. units comprising of 1 no. 1 bed unit, 2 no. 2 bed units and 6 no. 3 bed units, in a building three storeys in height, and all units provided with private balconies/terraces; 1 no. retail unit at ground floor level with associated signage; internal bike store; car parking and bicycle spaces, and bin stores;
- Duplex Block G containing a total of 14 no. units comprising of 3 no. 1 bed units, 3 no. 2 bed units and 8 no. 3 bed units, in a building three storeys in height, and all units provided with private balconies/terraces; internal bike store; car parking and bicycle spaces, and bin stores;
- Duplex Block H containing a total of 5 no. units comprising of 2 no. 2 bed units and 3 no. 3 bed units, in a building three storeys in height, and all units provided with private balconies/terraces; car parking and bicycle spaces, and bin stores;
- Duplex Block I containing a total of 7 no. units comprising of 2 no. 1 bed units, 1 no. 2 bed unit and 4 no. 3 bed units, in a building three storeys in height, and all units provided with private balconies/terraces; internal bike stores; car parking and bicycle spaces, and bin stores;
- Duplex Block J containing a total of 7 no. units comprising of 2 no. 1 bed units, 1 no. 2 bed unit and 4 no. 3 bed units, in a building three storeys in height, and all units provided with private balconies/terraces; internal bike store; car parking and bicycle spaces, and bin stores;
- Duplex Block K containing a total of 16 no. units comprising of 5 no. 1 bed units, 2 no. 2 bed units and 9 no. 3 bed units, in a building three storeys in height, and all units provided with private balconies/terraces; internal bike store; car parking and bicycle spaces, and bin stores;
- Duplex Block L containing a total of 8 no. units comprising of 1 no. 1 bed unit, 2 no. 2 bed units and 5 no. 3 bed units, in a building three storeys in height, and all units provided with private balconies/terraces; car parking and bicycle spaces, and bin stores;

- Duplex Block M containing a total of 8 no. units comprising of 3 no. 2 bed units and 5 no. 3 bed units, in a building three storeys in height, and all units provided with private balconies/terraces; internal bike store; car parking and bicycle spaces, and bin stores;
- Duplex Block N containing a total of 4 no. units comprising of 2 no. 2 bed units and 2 no. 3 bed units, in a building three storeys in height, and all units provided with private balconies/terraces; car parking and bicycle spaces, and bin stores;
- Duplex Block O containing a total of 11 no. units comprising of 4 no. 1 bed units, 1 no. 2 bed unit and 6 no. 3 bed units, in a building three storeys in height, and all units provided with private balconies/terraces; internal bike store; car parking and bicycle spaces, and bin stores;
- Duplex Block P containing a total of 5 no. units comprising of 2 no. 2 bed units and 3 no. 3 bed units, in a building three storeys in height, and all units provided with private balconies/terraces; car parking and bicycle spaces, and bin stores;
- Duplex Block Q containing a total of 15 no. units comprising of 1 no. 1 bed unit, 5 no. 2 bed units and 9 no. 3 bed units, in a building three storeys in height, and all units provided with private balconies/terraces; internal bike store; car parking and bicycle spaces, and bin stores;
- Duplex Block R containing a total of 7 no. units comprising of 2 no. 1 bed units, 1 no. 2 bed unit and 4 no. 3 bed units, in a building three storeys in height, and all units provided with private balconies/terraces; internal bike store; car parking and bicycle spaces, and bin stores;
- Duplex Block S containing a total of 5 no. units comprising of 1 no. 1 bed unit, 2 no. 2 bed units and 2 no. 3 bed units, in a building three storeys in height, and all units provided with private balconies/terraces; car parking and bicycle spaces, and bin stores;
- Duplex Block T containing a total of 5 no. units comprising of 1 no. 1 bed unit, 2 no. 2 bed units and 2 no. 3 bed units, in a building three storeys in height, and all units provided with private balconies/terraces; car parking and bicycle spaces, and bin stores;
- Duplex Block U containing a total of 5 no. units comprising of 1 no. 1 bed unit, 2 no. 2 bed units and 2 no. 3 bed units, in a building three storeys in height, and all units provided with private balconies/terraces; car parking and bicycle spaces, and bin stores;
- Duplex Block V containing a total of 4 no. units comprising of 2 no. 2 bed units and 2 no. 3 bed units, in a building three storeys in height, and all units provided with private balconies/terraces; car parking and bicycle spaces, and bin stores;
- Apartment Block A containing a total of 40 no. units comprising of 10 no. 1 bed units, 24 no. 2 beds, and 6 no. 3 bed triplex units with all units provided with private balconies/terraces, in a building five storeys in height, with internal bicycle stores, bin stores and plant rooms at ground floor level; car parking within the undercroft car park and on-street, and bicycle parking;
- Apartment Block B containing a total of 70 no. units comprising of 24 no. 1 bed units and 46 no. 2 bed units with all units provided with private balconies/terraces, in a building one to five storeys in height, with internal bicycle stores, bin stores and plant rooms at ground floor level;

- 2 no. retail units at ground floor level with associated signage; car parking within the undercroft car park and on-street, and bicycle parking;
- Apartment Block C containing a total of 8 no. units comprising of 8 no. 2 bed units with all units provided with private balconies/terraces, in a building three to four storeys in height, with internal bin stores and plant rooms at ground floor level; 1 no. retail unit at ground floor level with associated signage; car parking within the shared parking court; bin stores and bike stores; and bicycle parking;
 - Apartment Block D containing a total of 8 no. units comprising of 8 no. 2 bed units with all units provided with private balconies/terraces, in a building three to four storeys in height, 1 no. café/restaurant unit at ground floor level with associated signage; car parking within the shared parking court; bin stores and bike stores; and bicycle parking;
 - Apartment Block E containing a total of 46 no. units comprising of 3 no. 1 bed units and 43 no. 2 bed units with all units provided with private balconies/terraces, in a building five storeys in height, with internal bicycle stores, bin stores and plant rooms at ground floor level; car parking within the parking court and on-street, and bicycle parking;
 - Apartment Block F containing a total of 21 no. units comprising of 6 no. 1 bed units and 15 no. 2 bed units with all units provided with private balconies/terraces, in a building four storeys in height, with internal bicycle stores and bin stores at ground floor level; car parking within the parking court and on-street, and bicycle parking;
 - 1 no. childcare facility in a one to two storey building, with associated outdoor play area, car parking and drop-off/visitor parking, bicycle parking, and bin stores.

The development will provide for a total of 991 no. car parking spaces within the scheme; a total of 1141 no. bicycle spaces serving the apartments, triplex units, duplex units, childcare facility and commercial units; proposed new vehicular accesses onto Main Street and onto Mooretown Distributor Road (Western Distributor Link Road) which is partly constructed and also permitted under Reg. Ref. F20A/0096; proposed upgrades to public realm including footpaths, a new pedestrian/cyclist link via Abbeyvale Court, landscaping including play equipment, boundary treatments, and public lighting; and all associated engineering and site works necessary to facilitate the development including the proposed stormwater storage tank and overflow outfall gravity sewer to the Broadmeadow River with associated manholes on lands locally known as the Celestica/Motorola site, junction of Glen Ellan Road and Balheary Road, and at/on Balheary Road, along with the proposed vehicular/service access onto Balheary Road, Swords.

The application contains a statement setting out how the proposal will be consistent with the objectives of the Fingal Development Plan 2017-2023.

The application contains a statement indicating why permission should be granted for the proposed development, having regard to a consideration specified in section 37(2)(b) of the Planning and Development Act, 2000, as amended, notwithstanding that the proposed development materially

contravenes a relevant development plan or local area plan other than in relation to the zoning of the land. An Environmental Impact Assessment Report (EIAR) and a Natura Impact Statement (NIS) have been prepared in respect of the proposed development.”

To support this SHD planning application, please find enclosed 2 no. hard copies and 3 no. electronic copies of the following:

- Confirmation of EFT payment for the appropriate fee;
- SHD planning application form;
- Newspaper Notice;
- Copy of Site Notice;
- Copy of letter to Fingal County Council;
- Copy of letters to the Prescribed Bodies;
- Part V Validation Letter from Fingal County Council (with associated indicative costings and layout also enclosed);
- Copy of Letter of Consent from Fingal County Council;
- Irish Water Confirmation of Feasibility & Statement of Design Acceptance (also enclosed with Waterman Moylan documentation);
- Schedule of Drawings, Documents and Reports submitted with the application;
- Environmental Impact Assessment Report (including Non-Technical Summary and Appendices);
- Copy of EIAR Portal Confirmation;
- Drawings and documentation prepared by CCK Architects;
- Drawings and documentation prepared by Doyle O'Troithigh Landscape Architecture;
- Drawings and documentation prepared by Waterman Moylan Consulting Engineers (pack includes reports prepared by Dr. Pamela Bartley Hydro-G, AWN Consulting, and Bruton Consulting Engineers);
- Photomontage documentation prepared by Model Works;
- Photomontage and CGI documentation prepared by Digital Dimensions;
- Documentation prepared by The Tree File Ltd.;
- Documentation prepared by Arborist Associates Ltd.;
- Ecology documentation prepared by Altemar Ltd.;
- Documentation prepared by Enviroguide Consulting;
- Documentation prepared by DKP_{EV} Environmental;
- Drawings and documentation prepared by Sabre Electrical Services; and,
- Planning documentation prepared by Downey Planning.

For a detailed list of all drawings, documents, maps and plans submitted with the application, please refer to the enclosed schedule titled *“List of Documents, Maps, Plans and Drawings”*.

A dedicated website, www.mooretownshd.ie has also been established, on which the application details have been uploaded.

Please note that the necessary copies of this application have also been issued to the Planning Authority (Fingal County Council) and the relevant prescribed bodies as required by An Bord Pleanála's Pre-Application Consultation Opinion, dated 29th October 2021 (ABP Ref. 311441-21).

We trust that the enclosed plans and particulars pertaining to this Strategic Housing Development application are in order and look forward to hearing from An Bord Pleanála in relation to this application in due course.

Should any clarification be required, please do not hesitate to contact the undersigned.

Yours sincerely,



Eva Bridgeman MIPI
Director
For and on behalf of Downey Planning

