

Planning and Development (Housing) and Residential Tenancies Act 2016

Planning and Development (Strategic Housing Development) Regulations 2017

Notice of Strategic Housing Development Application to An Bord Pleanála

We, 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.

The application together with an Environmental Impact Assessment Report and a Natura Impact Statement, may be inspected, or purchased at a fee not exceeding the reasonable cost of making a copy, during public opening hours at the offices of An Bord Pleanála and Fingal County Council. The application may also be inspected online at the following website set up by the applicant: www.mooretownshd.ie.

Any person may, within the period of 5 weeks beginning on the date of receipt by An Bord Pleanála of the application and on payment of the prescribed fee of €20 (except for certain prescribed bodies), make a submission or observations in writing to An Bord Pleanála, 64 Marlborough Street, Dublin 1 or online at www.pleanala.ie relating to the implications of the proposed development, if carried out, for proper planning and sustainable development in the area or areas concerned, and the likely effects on the environment or the likely effects on a European site, as the case may be, of the proposed development, if carried out. Submissions or observations duly made will be considered by An Bord Pleanála in making a decision on the application. Such submissions or observations must also include the following information:

- (a) the name of the person, authority or body making the submission or observations, the name of the person, if any, acting on behalf of that person, authority or body, and the address to which any correspondence relating to the application should be sent,
- (b) the subject matter of the submission or observations, and
- (c) the reasons, considerations and arguments on which the submission or observations is or are based.

An Bord Pleanála may grant permission for the strategic housing development as proposed, or may grant permission subject to such modifications as it specifies in its decision, or may grant permission in part only, with or without any other modifications it may specify in its decision, or may refuse to grant permission for the proposed development. An Bord Pleanála may attach to a grant of permission such conditions as it considers appropriate.

Any enquiries relating to the application process should be directed to the Strategic Housing Development Section of An Bord Pleanála (Tel. 01-8588100).

A person may question the validity of a decision of An Bord Pleanála by way of an application for judicial review, under Order 84 of the Rules of the Superior Courts (S.I. No. 15 of 1986), in accordance with sections 50 and 50A of the Planning and Development Act 2000 (No. 30 of 2000), as amended. Practical information on the review mechanism can be found in the Judicial Review Notice on the An Bord Pleanála website: www.pleanala.ie or on the Citizens Information Service website: www.citizensinformation.ie.

Signed: _____

Eva Bridgeman
Eva Bridgeman MIPI (Downey Planning, Agents, 29 Merrion Square, Dublin 2, D02RW64)

Date of erection of site notice: 14th April 2022