

Department of Education and Skills
Portlaoise Road,
Tullamore,
Co. Offaly
R35 Y2N5

12th April 2022

RE: PLANNING APPLICATION FOR A PROPOSED STRATEGIC HOUSING DEVELOPMENT AT LANDS TO THE NORTH OF RATHBEALE ROAD AND TO THE WEST OF AND NORTH OF MILLER'S AVENUE AND GLEN ELLAN ROAD, OLDTOWN, SWORDS, CO. DUBLIN

APPLICANT: GERARD GANNON PROPERTIES

Dear Sir/Madam,

On behalf of Gerard Gannon Properties, Kinvara House, 52 Northumberland Road, Ballsbridge, Dublin 4, D04A665, please find enclosed a planning application for a proposed Strategic Housing Development, which is being submitted to An Bord Pleanála, in respect of lands to the north of Rathbeale Road and to the west of and north of Miller's Avenue and Glen Ellan Road, Oldtown, 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.

Pursuant to Article 285(5)(a) of the Planning and Development (Strategic Housing Development) Regulations 2017, and Section 8(1)(b) of the Planning and Development (Housing) and Residential Tenancies Act 2016, a copy of the application in electronic format (as agreed) is enclosed for your information.

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

"We, Gerard Gannon Properties, intend to apply to An Bord Pleanála for permission for a strategic housing development at lands to the north of Rathbeale Road and to the west of and north of Miller's Avenue and Glen Ellan Road, Oldtown, 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 removal of the temporary site office/site compound structures on site and the construction of a total of 377 no. residential units (173 no. houses, 134 no. apartments, and 70 no. duplex units [comprising 35 no. duplex 'house' units and 35 no. duplex 'apartment' units]), and 1 no. childcare facility, all of which will be provided as follows:

- 173 no. residential houses (9 no. 2 bed houses, 147 no. 3 bed houses, and 17 no. 4 bed houses) in semi-detached, end-terraced, and mid-terraced houses ranging from two to three storeys in height;
- Duplex Block A containing a total of 18 no. units comprising of 9 no. 1 bed units, 8 no. 2 bed units, and 1 no. 3 bed unit, 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 B containing a total of 8 no. units comprising of 4 no. 1 bed units and 4 no. 2 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 C containing a total of 8 no. units comprising of 4 no. 1 bed units and 4 no. 2 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 D containing a total of 20 no. units comprising of 10 no. 1 bed units, 9 no. 2 bed units, and 1 no. 3 bed unit, 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 E containing a total of 8 no. units comprising of 4 no. 1 bed units and 4 no. 2 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 F containing a total of 8 no. units comprising of 4 no. 1 bed units and 4 no. 2 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 48 no. units comprising of 18 no. 1 bed units and 30 no. 2 bed units with all units provided with private balconies/terraces, in a building four to five storeys in height, with internal bicycle stores, bin stores and plant rooms at ground floor level; car parking within the parking court, the undercroft and on-street, and bicycle parking;
- Apartment Block B1 containing a total of 32 no. units comprising of 17 no. 1 bed units and 15 no. 2 bed units with all units provided with private balconies/terraces, in a building four to five storeys in height, with internal bicycle stores, bin stores and plant rooms at ground floor level; car parking within the parking court, the undercroft and on-street, and bicycle parking;
- Apartment Block B2 containing a total of 32 no. units comprising of 17 no. 1 bed units and 15 no. 2 bed units with all units provided with private balconies/terraces, in a building four to five storeys in height, with internal bicycle stores, bin stores and plant rooms at ground floor level; car parking within the parking court, the undercroft and on-street, and bicycle parking;
- Apartment Block C containing a total of 22 no. units comprising of 11 no. 1 bed units and 11 no. 2 bed units with all units provided with private balconies/terraces, in a building four to five storeys in height, with internal bicycle stores, bin stores and plant rooms at ground floor level; car parking within the parking court, the undercroft 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 600 no. car parking spaces within the scheme; a total of 440 no. bicycle spaces serving the apartments, duplexes and childcare facility; the completion of Meadowbank Road adjoining Park Avenue; new vehicular accesses onto Miller's Avenue; proposed upgrades to public realm including footpaths, 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."

A dedicated project website has also been established, on which the application details are uploaded, and this website can be viewed at www.oldtownshd.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:

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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.

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

Infrastructure Division
Planning Department, Level 2,
Dublin Airport Authority
Cloghran House,
Dublin Airport,
Co. Dublin

12th April 2022

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- Apartment Block B1 containing a total of 32 no. units comprising of 17 no. 1 bed units and 15 no. 2 bed units with all units provided with private balconies/terraces, in a building four to five storeys in height, with internal bicycle stores, bin stores and plant rooms at ground floor level; car parking within the parking court, the undercroft and on-street, and bicycle parking;
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The development will provide for a total of 600 no. car parking spaces within the scheme; a total of 440 no. bicycle spaces serving the apartments, duplexes and childcare facility; the completion of Meadowbank Road adjoining Park Avenue; new vehicular accesses onto Miller's Avenue; proposed upgrades to public realm including footpaths, 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.

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Yours sincerely,



Eva Bridgeman MIPI
Director
For and on behalf of Downey Planning

Irish Aviation Authority,
The Times Building,
11-12 D'Olier Street,
Dublin 2

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Eva Bridgeman MIPI
Director
For and on behalf of Downey Planning

Irish Water
Development Management Planning,
Colvill House,
24-26 Talbot Street,
Dublin 1

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Yours sincerely,



Eva Bridgeman MIPI
Director
For and on behalf of Downey Planning

Department of Culture, Heritage and the Gaeltacht
Development Applications Units
Department of Housing, Local Government and Heritage
Newtown Road,
Wexford Town
Y35AP90

12th April 2022

RE: PLANNING APPLICATION FOR A PROPOSED STRATEGIC HOUSING DEVELOPMENT AT LANDS TO THE NORTH OF RATHBEALE ROAD AND TO THE WEST OF AND NORTH OF MILLER'S AVENUE AND GLEN ELLAN ROAD, OLDTOWN, SWORDS, CO. DUBLIN

APPLICANT: GERARD GANNON PROPERTIES

Dear Sir/Madam,

On behalf of Gerard Gannon Properties, Kinvara House, 52 Northumberland Road, Ballsbridge, Dublin 4, D04A665, please find enclosed a planning application for a proposed Strategic Housing Development, which is being submitted to An Bord Pleanála, in respect of lands to the north of Rathbeale Road and to the west of and north of Miller's Avenue and Glen Ellan Road, Oldtown, 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.

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- Duplex Block A containing a total of 18 no. units comprising of 9 no. 1 bed units, 8 no. 2 bed units, and 1 no. 3 bed unit, in a building three storeys in height, and all units provided with private balconies/terraces; car parking and bicycle spaces, and bin stores;
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- Duplex Block D containing a total of 20 no. units comprising of 10 no. 1 bed units, 9 no. 2 bed units, and 1 no. 3 bed unit, in a building three storeys in height, and all units provided with private balconies/terraces; car parking and bicycle spaces, and bin stores;
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Yours sincerely,



Eva Bridgeman MIPI
Director
For and on behalf of Downey Planning

National Transport Authority,
Dún Scéine,
Harcourt Lane,
Dublin 2,
D02 WT20

12th April 2022

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Yours sincerely,

A handwritten signature in blue ink, appearing to read 'Eva Bridgeman', is written over a horizontal line.

Eva Bridgeman MIPI
Director
For and on behalf of Downey Planning

Transport Infrastructure Ireland,
Parkgate Business Centre,
Parkgate Street,
Dublin 8,
D08 DK10

12th April 2022

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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.

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