

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

12<sup>th</sup> April 2022

**RE: PLANNING APPLICATION FOR A PROPOSED STRATEGIC HOUSING DEVELOPMENT**

**SITE: 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,

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 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 proposed development subject to this SHD planning application provides for a total of 377 no. residential units and 1 no. childcare facility. 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 storey 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."*

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);

- Photomontages and CGI documentation prepared by Model Works;
- Photomontage documentation prepared by Digital Dimensions;
- Documentation prepared by The Tree File Ltd.;
- Ecology documentation prepared by Openfield Ecological Services and Hugh Delaney;
- Documentation prepared by Enviroguide Consulting;
- Documentation prepared by DKP<sub>EV</sub> Environmental;
- Drawings and documentation prepared by Sabre Lighting; 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.oldtownshd.ie](http://www.oldtownshd.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 16<sup>th</sup> December 2020 (ABP Ref. 307498-20).

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*