



Site Notice

FINGAL COUNTY COUNCIL NOTICE PURSUANT TO PLANNING AND DEVELOPMENT ACT 2000 (AS AMENDED), PLANNING AND DEVELOPMENT (SECTION 179A) REGULATIONS 2023 (S.I. 101/2023) – (PART 8 TEMPORARY EXEMPTION)

In accordance with Article 81A(2) of the Planning and Development Regulations 2001 (as amended), notice is hereby given that Fingal County Council intends to carry out a 'housing development' as defined by Section 179A(5) of the Planning and Development Act 2000 (as amended).

The development is proposed at this site of c.9.35ha. on land zoned for residential development at Mooretown, Swords, Co. Dublin. The site is generally bound by Rathbeale Road to the north, to the east by the existing residential area of Cianlea, to the south by greenfield lands and to the west by Swords Community College and residential lands under development.

The proposed development will principally comprise the construction of:

1. A total of 274 no. residential units including 187 no. houses, and 87 no. duplex and apartment units, ranging from 2 – 5 storeys in height, in a mixed tenure development (18 no. 1-beds, 109 no. 2-beds, 128 no. 3-beds and 19 no. 4-beds)
2. Landscaping works including the provision of Class 2 Open Space of c.18,065 sq.m including riparian corridors, 8 no. pocket parks with a total area of c.2,950 sq.m, and new pedestrian and cycle connections into neighbouring residential lands to the west and connecting to the existing school access road along the western boundary.
3. A total of 415 no. car parking spaces consisting of 357 no. long-stay resident spaces, 58 no. short-stay and visitor spaces.
4. A total of 1,143 no. bicycle parking spaces consisting of 1,117 no. long-stay resident spaces and 26 no. short-stay visitor spaces.
5. Associated site and infrastructural works including the provision of foul and surface water drainage and associated connections, Sustainable Urban Drainage Systems including permeable paving, greens roofs, bio-retention planting and below ground tank storage.
6. The proposed development includes for all site enabling and development works, landscaping works, plant, PV panels, storage, boundary treatments, ESB substations, lighting, servicing, signage, and all site development works above and below ground.

The plans and particulars of the housing development will be available for inspection or purchase at a fee not exceeding the reasonable cost of making a copy from 31 May 2024 up to and including 30 July 2024 during office opening hours (Monday to Thursday 9am – 5pm and Friday 9am to 4.30pm) at the following locations:

- Fingal County Council, County Hall, Main Street, Swords, Co. Dublin K67 X8Y2
- Fingal County Council, Civic Offices, Grove Road, Blanchardstown, Dublin 15 D15 W638

The plans and particulars of the proposed development can also be inspected online at <https://consult.fingal.ie/browse>

In accordance with Article 81A(5) of the Planning and Development Regulations 2001 (as amended) Fingal County Council, as the competent authority, has carried out Environmental Impact Assessment (EIA) Screening and has determined that there is no likelihood of significant effects on the environment arising from the proposed development and that an EIA is not required in respect of the proposed development.

In accordance with Article 81A(6) of the Planning and Development Regulations 2001 (as amended) Fingal County Council, as the competent authority, has carried out Appropriate Assessment (AA) Screening in respect of the proposed development to assess, in view of best scientific knowledge, if the development, individually or in combination with other plans or projects, would be likely to have a significant effect on a European site in view of its conservation objectives. Accordingly, Fingal County Council has determined that the proposed development would not be likely to have a significant effect on a European site and that a Stage 2 Appropriate Assessment is not required in respect of the proposed development.

As per Article 81A a person may question the validity of any decision of the planning authority 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 Act.

Paul Carroll, Interim Director of Housing and Community Development

Friday 31st May 2024