

**LOCAL AUTHORITY OWN HOUSING
DEVELOPMENT
UNDER SECTION 179A OF THE PLANNING &
DEVELOPMENT ACT
PLANNING REPORT**

FOR LANDS AT MOORETOWN, SWORDS, CO. DUBLIN

BSM

Est.
1968

**Brady Shipman
Martin**

**Built.
Environment.**

Place
Making
**Built
Environment**

CLIENT
Fingal County Council

DATE
April 2024

DOCUMENT CONTROL SHEET

Project No. 7089
Client: Fingal County Council
Project Name: Mooretown, Swords
Report Name: Planning Report
Document No. RPSC01
Issue No. 01
Date: April 2024

This document has been issued and amended as follows:

Issue	Status	Date	Prepared	Checked
01	Planning Report	April 2024	HM	PB

Brady Shipman Martin

DUBLIN

Mountpleasant Business Centre
Ranelagh
Dublin 6

+ 353 1 208 1900

CORK

Penrose Wharf Business Centre
Penrose Wharf
Cork

+353 21 242 5620

LIMERICK

11 The Crescent
Limerick

+353 61 315 127

mail@bradyshipmanmartin.com

www.bradyshipmanmartin.com

TABLE OF CONTENTS

1	INTRODUCTION	5
2	SITE LOCATION AND CONTEXT	10
3	PLANNING HISTORY REVIEW	16
3.1	Subject Site	16
3.2	Surrounding Lands.....	16
3.2.1	FCC Reg. Ref. F23A/0676	16
3.2.2	FCC Reg. Ref. F23A/0504	16
3.2.3	ABP Reg. Ref. 313362 & FCC Reg. Ref. SHD/012/21	17
3.2.4	FCC Reg. Ref. F15A/0183/E2.....	17
3.2.5	FCC Reg. Ref. F18A/0701/E1.....	17
3.2.6	FCC Reg. Ref. F16A/0505/E1.....	18
3.2.7	FCC Reg. Ref. F18A/0163	18
4	PLANNING POLICY CONTEXT	20
4.1	Compliance with National & Regional Planning Policy	20
4.1.1	Affordable Housing Act 2021.....	20
4.1.2	Housing for All – A New Housing Plan for Ireland 2021.....	20
4.1.3	Project Ireland 2040 National Planning Framework	21
4.1.4	Eastern and Midland Regional Assembly – Regional Spatial & Economic Strategy (RSES)....	23
4.1.5	Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities (2024).....	24
4.1.6	Urban Design Manual – A Best Practice Guide (2009)	25
4.1.7	Sustainable Urban Housing: Design Standards for New Apartments 2023.....	25
4.1.8	Urban Development and Building Heights Guidelines for Planning Authorities (December 2018)	26
4.1.9	Design Manual for Urban Roads and Streets (DMURS) (2019)	26
4.1.10	Smarter Travel – A Sustainable Transport Future: A New Transport Policy for Ireland 2009-2020.....	27
4.1.11	Transport Strategy for the Greater Dublin Area 2022-2042	28
4.1.12	Guidelines for Planning Authorities on ‘The Planning System and Flood Risk Management (November 2009)’	28
4.2	Compliance with Local Planning Policy - Fingal Development Plan 2023-2029..	29
4.2.1	Strategic Vision	29
4.2.2	Land Use Zoning	30
4.2.3	Core Strategy and Settlement Hierarchy	31
4.2.4	Green Infrastructure Themes	34
4.2.5	Development Management Standards.....	36
5	PROPOSED DEVELOPMENT	39
5.1	Overall Design Rationale	39
5.2	Height and Density	39
5.3	Residential Accommodation & Unit Mix	40
5.4	Residential Quality Standards	42
5.4.1	Residential Quality Standards – Apartments.....	42
5.5	Open Space, Public Realm and Green Infrastructure	47
5.6	Access, Car & Cycle Parking	52
5.7	Refuse Storage and Bins.....	57

Mooretown Swords S179A

Planning Report

5.8	Sunlight and Daylight.....	58
5.9	Social Infrastructure & Childcare Facilities.....	58
5.10	Part V Requirements	59
6	CONCLUSION	59

1 INTRODUCTION

This proposal for Local Authority own housing development is made by Fingal County Council under Section 179A of the Planning and Development Act 2000, as amended. The Section 179A process commenced on 8th March 2023 as part of the Government's plan to streamline and accelerate the delivery of social, affordable and cost-rental housing under its Housing for All Plan, and allows an exemption to the Part 8 planning process for local authorities once certain conditions are met. This Planning Report has been prepared to accompany this proposal.

(i) Legislative Context

Section 179A of the Planning and Development Act 2000, as amended (*"the 2000 Act"*), entitled *"Local authority own housing development"*, together with, inter alia, Art.81A of the Planning and Development Regulations 2001, as amended by the Planning and Development (Section 179A) Regulations 2023 (SI No.101/2023) (*"the 2001 Regulations"*), provide the statutory criteria and processes which apply to the specific housing developments.

In this regard, s.179A(2) of the 2000 Act provides:

"Prior to the commencement of development to which this section applies, the chief executive of the local authority shall inform the members of the local authority in relation to the development and shall provide documents, particulars or plans relevant to the development to the members."

This Report has been prepared for the purposes of, *inter alia*, informing the members of Fingal County Council (*"the Council"*) of the development, per s.179A(2) of the 2000 Act. In this regard, in addition to this Report, it is understood that the said members will also be provided with the documentation and particulars / plans relevant to the said development (which said documentation is detailed hereinafter).

For completeness, it is noted that s.179A(5) of the 2000 Act defines the concept of a *"housing development"* for the purposes of the section, with s.179A(1) providing that the s.179A applies to housing development:

(a) that is carried out by, on behalf of, or jointly or in partnership with, a local authority pursuant to a contract entered into by the local authority concerned, whether in its capacity as a planning authority or in any other capacity,

(b) that does not materially contravene the development plan or local area plan for the area,

(c) that is in accordance with the strategy included in the development plan for the area in accordance with section 94(1),

(d) that is not subject to a requirement, in accordance with the Environmental Impact Assessment Directive, for an assessment with regard to its effects on the environment,

(e) that is not subject to a requirement, in accordance with the Habitats Directive, for an appropriate assessment,

(f) that is on land—

(i) that is owned by a local authority or a State Authority,

(ii) that is zoned for residential use, and

(iii) that has access, or can be connected, to public infrastructure and facilities, including roads and footpaths, public lighting, foul sewer drainage, surface water drainage and water supply, necessary for dwellings to be developed and with sufficient service capacity available for such development,

and

(g) that is commenced on or before 31 December 2024.

The 2001 Regulations, per Art.81A(5), makes provision for, *inter alia*, screening Environmental Impact Assessment (“EIA Screening”). Furthermore, Art.81A(6) makes provision for screening for Appropriate Assessment (“AA Screening”).

Article 83A(1) of the 2001 Regulations, which concerns inspection of documents, also provides for the nature of the documents, plans and particulars that are required for the purposes of s.179A, which include, *inter alia*:

(a) a document describing the nature and extent of the development and the principal features thereof, including –

- Indicate the nature and extent of the development under section 179A(5)(a) to (f) of the Act,
- where development would relate to a protected structure or a proposed protected structure, an indication of that fact.

(b) a location map, drawn to a scale of not less than 1:1000 in built up areas and 1:2500 in all other areas (which shall be identified thereon) and marked or coloured so as to identify clearly the land on which it is proposed to carry out the development.

(c) a site layout plan, drawn to a scale of not less than 1:500, showing the boundary of the site on which it is proposed to carry out the proposed

development and the buildings or other structures, and roads or other features, in the vicinity of the site.

(d) such other plans and drawings, drawn to a scale of not less than 1:100, as are necessary to describe the proposed housing development.

(e) the determinations of the local authority under articles 81A(5) and 81A(6) and any associated documents – that is to say the EIA Screening determination and the AA Screening determination.

The documentation, plans and particulars referred to above, as per s.179A(2), in addition to this Report, will also be made available to the members of the Council.

(ii) The proposed Local Authority Own Housing Development

This Planning Report has been prepared to accompany the proposal for Local Authority Own Housing Development (*“proposed Housing Development”* / *“proposed development”*).

The subject site (hereafter called ‘the site’) is located in an established urban area on lands zoned ‘RA’ Residential in the Fingal Development Plan 2023-2029, located on Rathbeale Road, Mooretown, Swords, Co. Dublin. The site has a total gross site area of c.9.35 ha, and a net developable area of c.7 ha. The proposed development comprises Phase 1 of a wider residential development on Fingal County Council owned lands at Mooretown.

The north of the site is bound by Rathbeale Road, and further north by Rathbeale Park and residential development; to the east by existing residential area of ‘Cianlea’; to the south by greenfield lands and to the west by Swords Community College and lands under development.

The proposed development will provide for 274 no. dwellings, in a mix of houses, own door Duplex units, and apartment units, arranged in clusters and 2 no. blocks varying in height from 2 to 5 storeys, with an average density of c.39 units per hectare. It includes all associated road infrastructure with car parking (415 no. resident and visitor spaces) and bicycle parking (1,117 no. resident and 26 no. visitor spaces), including external covered bike stores, public open space, new pedestrian / cycle links, hard and soft landscaping, connections to existing services and all ancillary / enabling site development works.

Consistent with the concept of a *“housing development”* pursuant to s.179A(5) of the 2000 Act, the proposed Local Authority Own Housing Development, as per the statutory notices, will comprise of:

Mooretown Swords S179A

Planning Report

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.*

This Planning Report should be read in accordance with all other plans and particulars including:

- Architectural Drawing Pack prepared by O’Briain Beary Architects
- Architectural Design Statement prepared by O’Briain Beary Architects
- Housing Quality Assessment prepared by O’Briain Beary Architects
- Universal Design Statement prepared by O’Briain Beary Architects
- Building Life Cycle Report prepared by O’Briain Beary Architects
- Property Management Strategy prepared by Aramark
- Appropriate Assessment Screening Report prepared by Brady Shipman Martin
- Environmental Impact Assessment Screening Report prepared by Brady Shipman Martin
- Preliminary Construction Environmental and Waste Management Plan (CEMP) prepared by Brady Shipman Martin
- Community & Social Infrastructure Report prepared by Brady Shipman Martin;
- Childcare Facilities and School Demand Assessment prepared by Brady Shipman Martin;
- Landscape Design pack prepared by Brady Shipman Martin;
- Engineering Infrastructure Assessment Report prepared by Waterman Moylan Engineers;
- Engineering Drawings prepared by Waterman Moylan Engineers;
- Flood Risk Assessment Report prepared by Waterman Moylan Engineers;
- Traffic & Transport Assessment Report prepared by Waterman Moylan Engineers;

- Travel Plan prepared by Waterman Moylan Engineers;
- Energy Efficiency and Climate Change Adaptation Design Statement prepared by Waterman Moylan Engineers;
- Public Lighting Report and Lighting Layout prepared by Waterman Moylan Engineers;
- Operational Waste Management Plan prepared by AWN Consulting Ltd.
- Resource Waste Management Plan prepared by AWN Consulting Ltd.
- Daylight and Sunlight Assessment Report prepared by 3D Design Bureau (3DDB)
- Tree Survey Report & Drawings, prepared by Independent Tree Surveys

This proposed Local Authority Own Housing Development is made in accordance with the requirements of the 2000 Act and 2001 Regulations (as detailed previously herein). We confirm that for the purposes of preparing this proposal, the drawings enclosed herewith have been checked with reference to the requirements of the 2001 Regulations.

2 SITE LOCATION AND CONTEXT

The proposed Local Authority Own Housing Development is being carried out by and/or on behalf of the Council - per s.179A(1)(a) of the 2000 Act – and, as detailed below, on a site owned by the Council – per s.179A(1)(f) of the 2000 Act.

Overall Lands

Fingal County Council purchased a wider landbank at this location in 2023, of which this proposed development forms Phase1 of the overall landbank of c.23.9 hectares. The wider landbank, as set out below in Figure 2-1 is a greenfield site located along the Rathbeale Road in Swords, approx. 2.5 km west of Swords town.

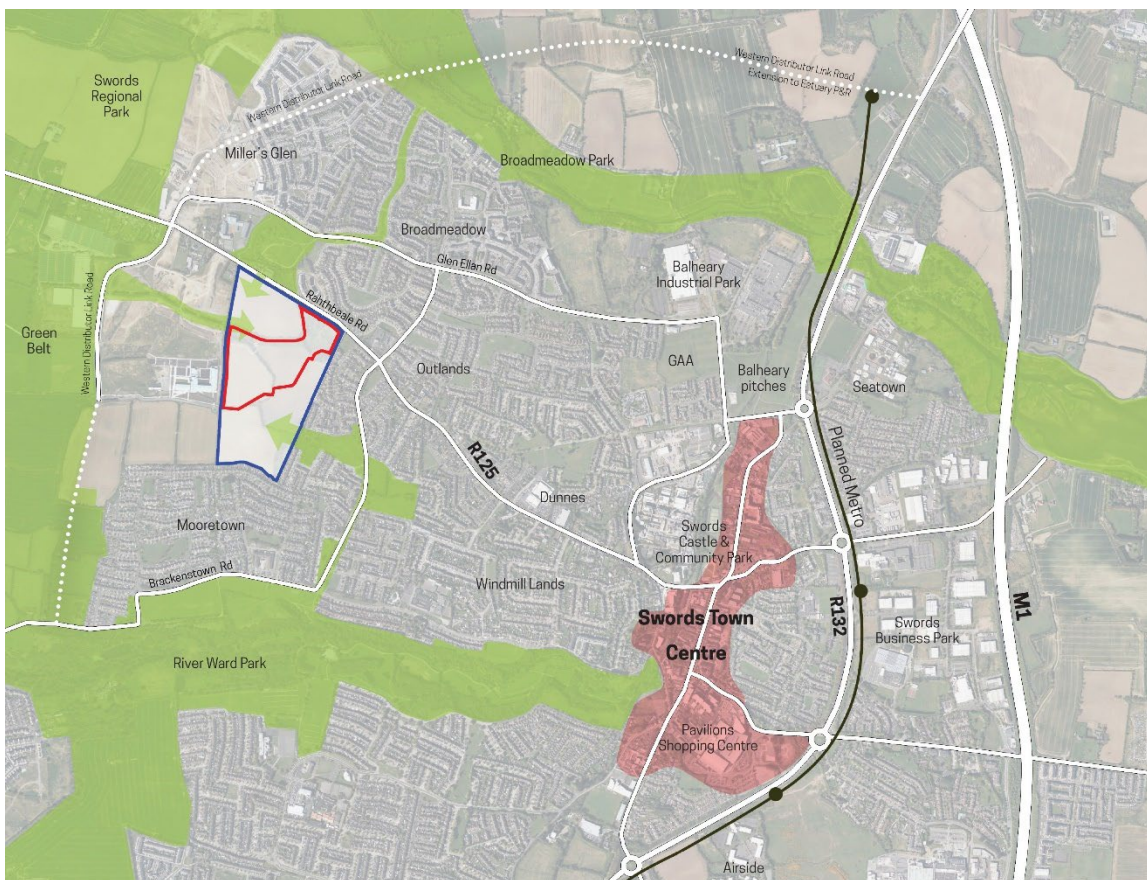


Figure 2-1: Overall Lands at Mooretown (Source: BSM – Lands at Mooretown, Swords)

The north of the site is bound by Rathbeale Road, and further north by Rathbeale Archaeological Park, and residential development; to the east by the existing 2-storey residential area of Cianlea; to the south by greenfield lands and to the west by Swords Community College and Broadmeadow Community National School, and residentially zoned lands under development. The site complements these lands comprising new residential developments, recently completed, under construction or scheduled for construction, of mainly 2 and 3 storey terraced dwelling houses, 3 storey duplex apartment blocks and apartment buildings of 4 storeys (see Section 3 below), as well as a proposed new Local Centre to the west.

An existing Link Street with pedestrian and a two-way cycle path connects the School Campus located directly at the western site boundary with the new residential developments to Rathbeale Road through the residentially zoned lands being developed.

The site has a number of archaeological features, notably in the northwest and southeast of the site, where Rathbeale Archaeology Park is proposed to continue from the north of Rathbeale Road into the subject site, and St. Cronan's Well in the southeast, and Glasmore Abbey Church parklands just east of the site boundary (See Figure 2-2 below).

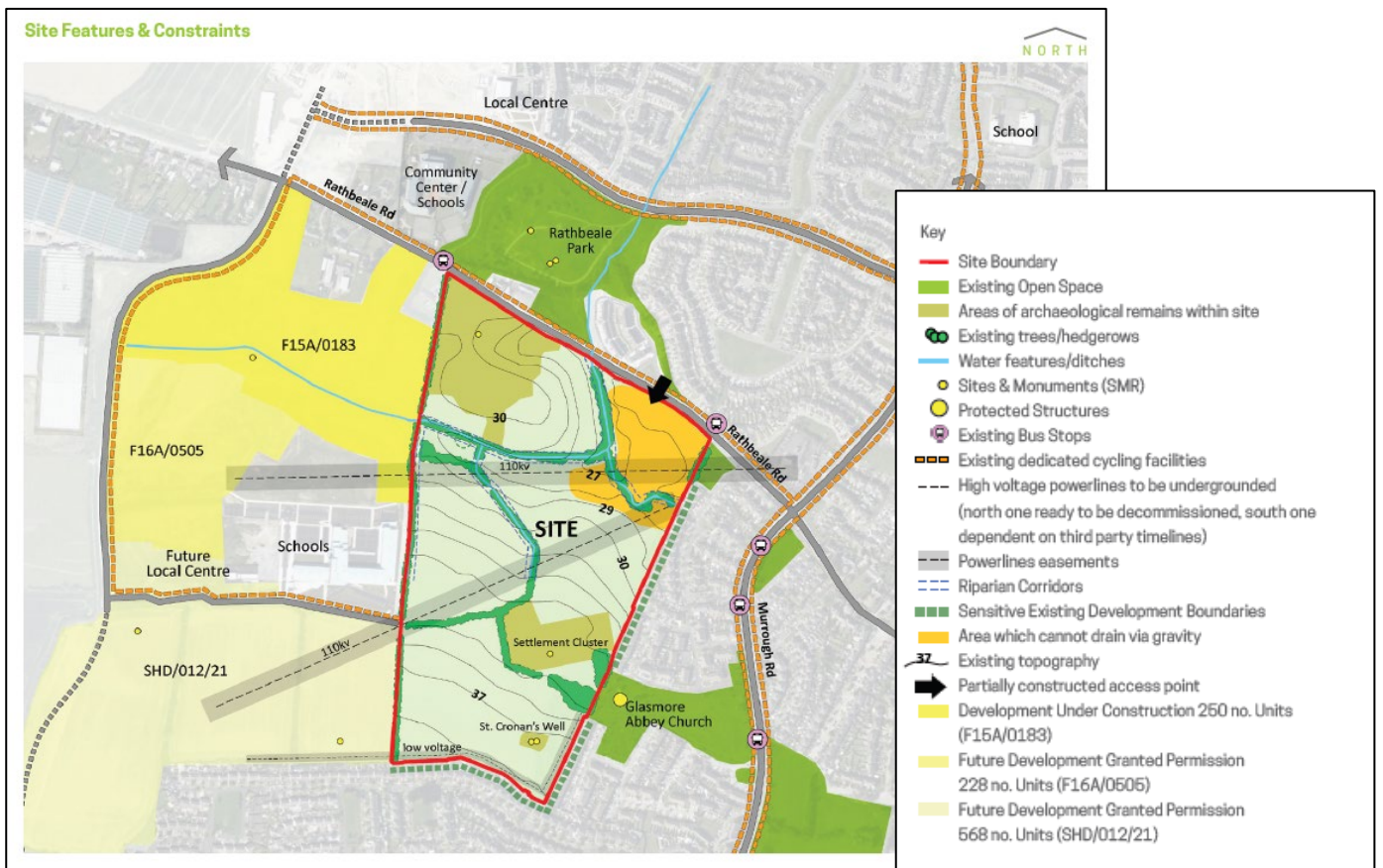


Figure 2-2: Overall Lands Features & Constraints (Source: BSM Framework Plan – Lands at Mooretown, Swords)

Within the overall lands at Mooretown there are three no. Recorded Monuments and Places (RMP) sites as set out below:

RMP/ SMR No.	Site	Townland	Description
DU011-144004	0m (F13)	Mooretown	Field System
DU011-149	0m (F2)	Mooretown	Settlement Cluster
DU011-018 & DU011-148	0m (F3)	Mooretown	Holy Well and Fulacht fiadh

Mooretown Swords S179A Planning Report

Table 2-1: RMP sites within the overall Framework Plan lands (Source: CourtneyDeery,2024).

Within the overall Mooretown lands there are Archaeological Risk Zones, as per the Oldtown-Mooretown LAP (now expired). These zones include Rathbeale Archaeological Park- Mooretown Section, Glasmore Green Archaeological Park and St Cronan’s Well Archaeology Park, and will be preserved in situ within “archaeological parks’ within the framework plan lands.

For further details on archaeological heritage within the wider Mooretown lands and this subject proposal, please refer to Archaeological Impact Assessment Report prepared by CourtneyDeery submitted as part of the enclosed documentation.

An overall Framework Plan for the lands has been prepared to guide development as per Figure 2-3 below. (See Appendix A setting out the Mooretown Framework Plan prepared by Brady Shipman Martin).

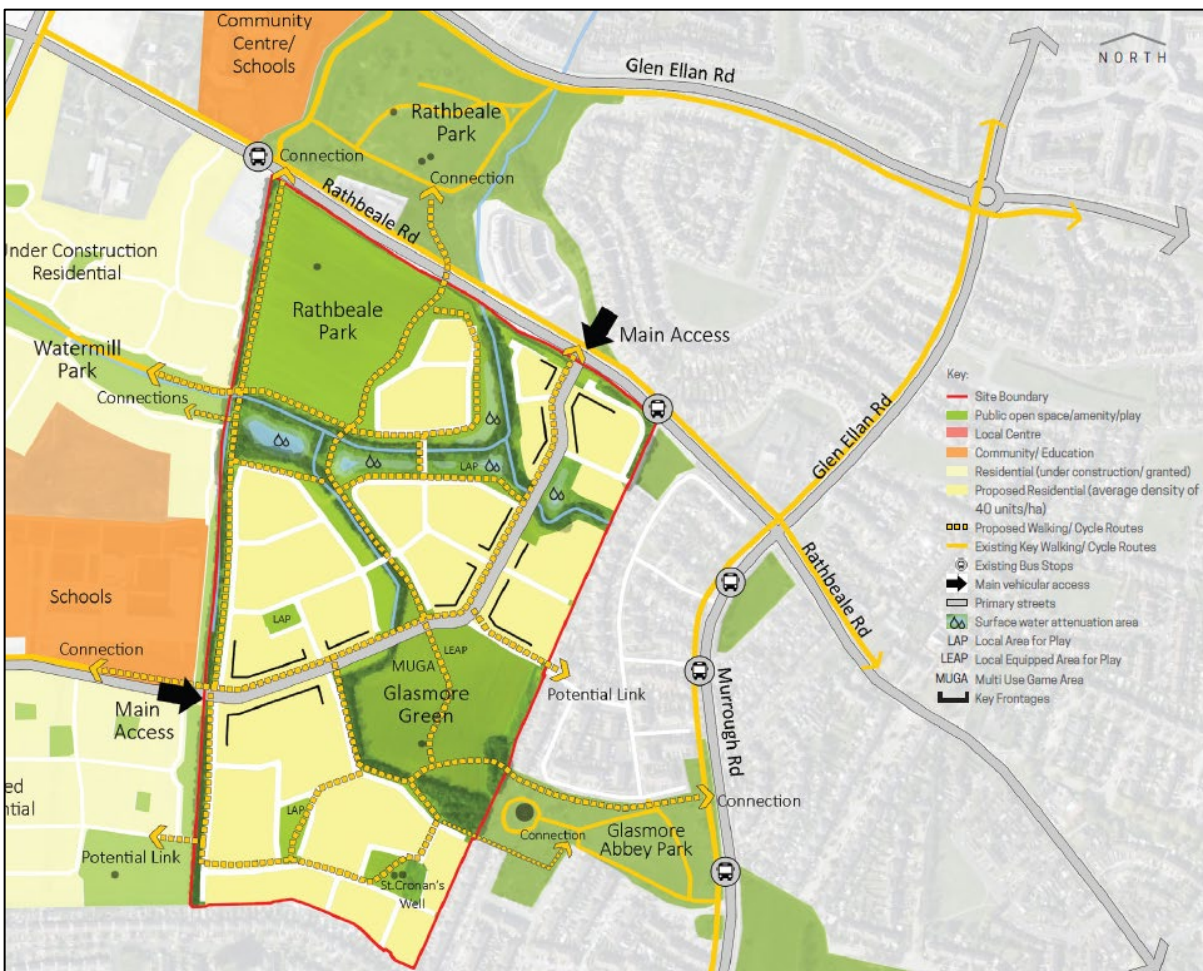


Figure 2-3: Land Use of Overall Lands (Source: BSM Framework Plan 2023 – Lands at Mooretown, Swords)

The Framework Plan proposes a new link road through the site connecting the Rathbeale Road to the education hub to the west, in addition to a clear road and access hierarchy to facilitate residential development. It also sets out a series of green corridors and pedestrian and cycle networks across the site which connect

to surrounding lands, while protecting archaeological remains. The Framework Plan draws on the Oldtown Mooretown Local Area Plan (2010-2016 as extended to July 2020), with regard to these lands, incorporating linkages and connectivity objectives, in addition to key opportunities and constraints identified. As this LAP is now expired, Fingal County Development Plan 2023-2029, in addition to national policies and objectives, inform the development framework proposals, including proposed density, approach to archaeology, open space considerations, and sustainable drainage strategies.

Subject Site

The subject site is a greenfield site, currently in agricultural use, located in the townland of Mooretown, to the west/northwest of Swords town centre, and has a total gross site area of c.9.35 ha, and a net developable area of 7 ha.

There are no existing buildings on the site apart from an existing decommissioned 110kV overhead power line with associated pylons and ground structures, which is scheduled for removal later in 2024. The streams of Riparian Corridors, criss crossing the subject site and Rathbeale Road, form local depressions of 1 - 3m and, with their existing landscape of hedgerows, trees and flora and fauna, form a 23m wide zone excluded from development.

The north of the site is bound by the Rathbeale Road (R152) with Rathbeale Archaeological Park further beyond and is connected to the site via existing pedestrian and cyclist facilities. The east of the site is bound by residential areas of Cianlea with trees and shrubs acting as a natural buffer between the site and existing residential areas. The south of the site is bound by greenfield lands in the ownership of Fingal County Council.

To the west, the site is bound by a hedgerow with greenfield lands under development, and Swords Community College and Broadmeadow Community National School already established.

Please refer to Section 3 for further details on planning activity of surrounding lands.

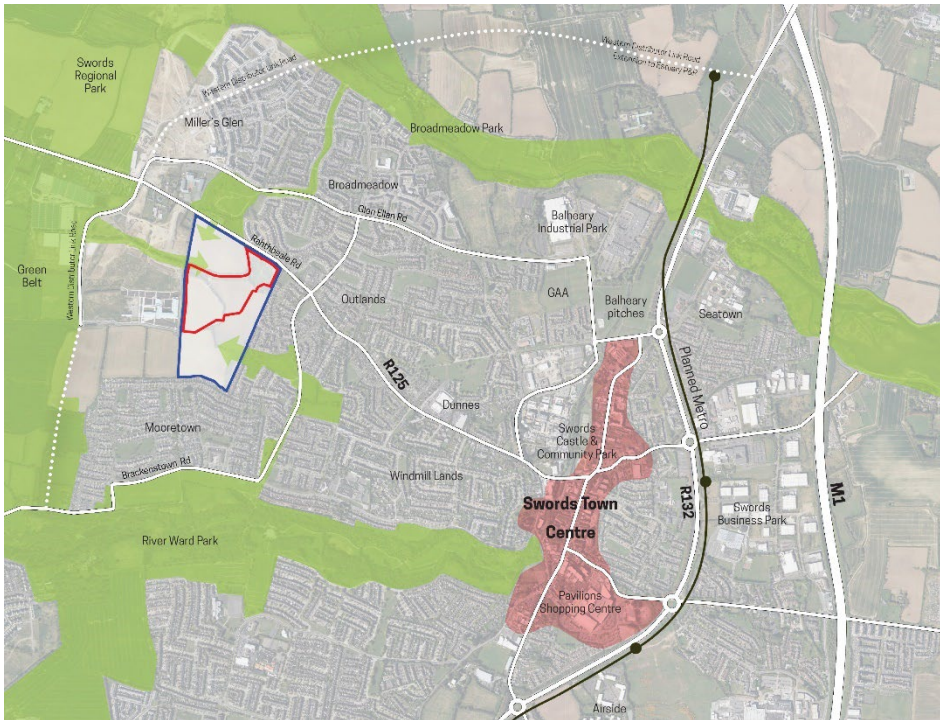


Figure 2-5: Subject Site at Mooretown, Swords, Co. Dublin (Source: BSM 2023).

Public Infrastructure and facilities

Noting s.179A(1)(f)(iii), which requires that the lands have access, or can be connected, to public infrastructure and facilities, including roads and footpaths, public lighting, foul sewer drainage, surface water drainage and water supply, necessary for dwellings to be developed and with sufficient service capacity available for such development, the proposed Swords Housing Development has full access and the required connections to roads, footpaths, public lighting, foul and surface water drainage and water supply; and all are capable of accommodating the planned development proposed for the site. Details on public infrastructure and facilities can be found in engineering documentation prepared by Waterman Moylan.

Wider Area

The subject site is located to the northwest of Swords town centre and is located in the townland of Mooretown, an emerging residential area within the Dublin Metropolitan Area (DMA) and is located c. 20km from Dublin City Centre. The lands at Mooretown are located c. 2.5km from Swords and c. 4.5km from Dublin Airport.

There are local amenities to the north of the subject site located on the Glen Ellan Road, educational facilities to the southwest, and a range of community infrastructure within the wider area of Swords. Please refer to the Social Infrastructure Report prepared by Brady Shipman Martin for further details.

The area is currently served by public transport, with 3 no. bus stops located along the Rathbeale Road (R125) approximately 350m – 700m from the site (4-8 minute walking distance) and is served by bus route Dublin Bus route 41A and Go-Ahead route 197.

A further 3 no. bus stops are located approximately 0.5km to the east of the site on Glen Ellan Road (c. 5 minute walking distance) served by Dublin Bus routes 41, 41C, 41X and Swords Express Services.

The site therefore benefits from physical, social, and transport infrastructure which is either in place or planned for delivery. This ensures that a holistic approach is being taken to the development of the site and the future community in this area.

3 PLANNING HISTORY REVIEW

3.1 Subject Site

We note numerous planning applications in the area, however the site has not been subject to any relevant planning applications in recent years. In 1998, an application was lodged for an overhead 110kv electricity line for which Fingal County Council granted permission on 21st April 1998 (FCC Reg. Ref. F98A/0018).

3.2 Surrounding Lands

3.2.1 FCC Reg. Ref. F23A/0676

Gerard Gannon Properties applied for permission on 8th November 2023 for development on lands to the south of Glen Ellan Road, to the east of Miller's Avenue, north of Rathbeale Road, Oldtown, Swords, Co. Dublin.

The proposed development will comprise the construction of 23 no. 3-bed, 2-storey houses (6 no. semi-detached and 9 no. mid-terrace houses) and 1 no. 2-storey creche as previously permitted under F11A/0473, F19A/0101 (ABP Reg. Ref. 307003-20), F11A/0473/E1 and F11A/0473/E2, and will consist of the completion of the construction of 23 no. 3-bed, 2-storey houses and all associated car parking spaces, bike stores, landscaping, boundary treatments, public lighting, and all associated engineering and site works.

Documentation in response to a request for additional information was received by FCC on the 26th of January 2024. FCC granted planning permission on 19th March 2024.

3.2.2 FCC Reg. Ref. F23A/0504

Gerard Gannon Properties applied for permission on 24th August 2023 for development south of Rathbeale Road and to the North of Main Street and to the East of, Mooretown Distributor Road (Western Distributor Link Road), Mooretown, Swords, Co. Dublin.

The proposed development will comprise the construction of 96 no. residential units including 46 no. houses and 50 no. duplex units (25 no. apartment units and 25 no. duplex 'house' units) comprising 25 no. 1-bed units, 55 no. 3-bed units and 16 no. 4-bed units.

A total of 128 no. car parking spaces are proposed and 326 no. bicycle spaces located within external bike stores, landscaping, boundary treatments, public lighting, future pedestrian access to adjoining school lands and all associated site infrastructure are proposed.

FCC issued a request for additional information on 18th October 2023 on the following items:

- Design and layout including massing, additional windows on gable ends, location of bin stores, storage and use of materials

- Revised site layout clearly indicating proposed open space
- Details of proposed playground provision
- Childcare facility required as part of the proposed phase and revised site layout, plans and elevations of such facility to be submitted
- The quantum and location of car parking throughout the site including a revised car parking layout, travel plan and traffic and transport assessment
- The quantum and location of bicycle parking to be revised to meet Fingal Development Plan 2023-2029 standards.

Additional information was submitted on 6th March 2024 which was deemed significant additional information, and the application was readvertised on 11th March 2024. This application is currently awaiting decision by FCC.

3.2.3 ABP Reg. Ref. 313362 & FCC Reg. Ref. SHD/012/21

Gerard Gannon Properties applied to An Bord Pleanala for a Strategic Housing Development (SHD) on lands to the south of Rathbeale Road and to the north and south of Main Street, Mooretown Distributor Road, Celestica/ Motorola Site, Swords, Co. Dublin.

The proposed development consists of 650 no. units (265 no. houses and 385 no. apartments), a creche facility and associated site works.

An Bord Pleanala granted planning permission for the SHD on 30th March 2023.

3.2.4 FCC Reg. Ref. F15A/0183/E2

Gannon Properties applied for permission on 1st November 2023 to extend the duration of permission FCC Reg. Ref. F15A/0183/E2 on lands south of Rathbeale Road, Mooretown, Swords, Co. Dublin.

The permission includes for the construction of 190 no. houses and 60 no. apartments including 72 no. 4-bedroom houses, 15 no. 3-bedroom houses (3 storeys) and 103 no. 3 bedroom houses (2 storeys). The apartments are within 4 no. blocks consisting of 15 no. apartments comprising 4 no. 1-bed units and 11 no. 2-bedroom units.

Planning permission originally granted under F15A/0183 will cease to have effect on 18th March 2024 and an extension is sought until 18th March 2026. It is noted in the application that the applicant was unable to commence works on the apartments due to funding issues caused by market volatility and material shortages.

FCC granted permission for the extension of duration on 8th December 2023.

3.2.5 FCC Reg. Ref. F18A/0701/E1

Gannon Properties applied for permission to extend the duration of permission FCC Reg. Ref. F18A/0701/E1 on lands south of Rathbeale Road, east of Swords

Mooretown Swords S179A

Planning Report

Western Distributor Link Road, north of Watermill Park, Mooretown, Swords, Co. Dublin.

The permission includes omission of 43 no. houses and 15 no. apartments (58 units in total) and the constructions of 39 no. houses and 60 no. apartments (99 no. units in total), a creche of c. 352 no. sq.m and 153 no. car parking spaces. This application is referred to as Phase 1A and is the first of 3 no. planning applications to revise the parent permission F15A/0183.

Planning permission originally granted under F18A/0701 will cease to have effect on 7th August 2024 and an extension is sought until 7th August 2026. It is noted that construction on the apartments could not proceed with construction due to funding issues.

FCC granted planning permission for the extension of duration on 8th December 2023.

3.2.6 FCC Reg. Ref. F16A/0505/E1

Gannon Properties applied for permission to extend the duration of the permission F16A/0505 on three parcels of land adjacent to approved Watermill Park, at lands south of Rathbeale Road, Mooretown, Swords, Co. Dublin.

The permission includes 188 no. houses and 50 no. apartments and all landscape, internal roads, paths, cycle-paths, public lighting, utilities and all site infrastructure as previously approved.

FCC refused to extend the duration of the permission on the basis that the plans and particulars submitted with the application for an extension did not provide evidence that development permitted under FCC Reg. Ref. F16A/0505 had commenced on site and the described works to date do not represent substantial works.

3.2.7 FCC Reg. Ref. F18A/0163

The Minister for Education and Skills (the Applicant) applied for permission on 29th March 2018 for development of new school buildings on lands at Mooretown, off Rathbeale Road, Swords, Co. Dublin.

The development consists of 2 no. new school buildings with a total area of c. 15,913 sq.m including:

- (1) Swords Community College – a new part 3, part 2 storey c. 11,397 sq.m post-primary school including a new sports hall, 2 no. classroom special needs units and ancillary pupil and staff facilities
- (2) A new 2-storey primary school (c. 4,516 sq.m) with 24 no. classrooms, 2 no. special needs units, ancillary pupil and staff facilities and a GP hall.

The proposed development also includes for a total of 104 no. car parking spaces (40 no. primary school spaces and 64 no. post primary school), landscaping, ball courts and soft play areas.

FCC granted planning permission on 21 May 2018 and both schools are constructed and operating.



Figure 3-1: Planning Activity on Surrounding Lands (Source: BSM Annotation, 2024).

- (1) – FCC Reg. Ref. F23A/0676 (2) – FCC Reg. Ref. F23A/0504 (3) – ABP Reg. Ref. 313362 (4) – FCC Reg. Ref. SHD/012/21
(5) -ABP Reg. Ref. F15A/0183/E2 (6) - FCC Reg. Ref. F18A/0701/E1 (7) - FCC Reg. Ref. F16A/0505/E1
(8) - FCC Reg. Ref. F18A/0163

4 PLANNING POLICY CONTEXT

4.1 Compliance with National & Regional Planning Policy

The key provisions of national policy (including relevant Section 28 Guidelines) and regional planning policy as they relate to the proposed Local Authority Own Housing Development is set out in the following sections.

The key policy and guidance documents of relevance to the proposed Local Authority Own Housing Development are as follows:

- Affordable Housing Act 2021
- Housing For All – A New Housing Plan for Ireland (2021);
- Project Ireland 2040 - National Planning Framework (2018) ;
- Eastern and Midland Regional Assembly - Regional Spatial & Economic Strategy 2019-2031 (RSES) (2019);
- Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities (2024);
- Delivering Homes, Sustaining Communities (2008) and the accompanying Best Practice Guidelines - Quality Housing for Sustainable Communities;
- Sustainable Urban Housing: Design Standards for New Apartments (2023);
- Design Manual for Urban Roads and Streets (2019);
- Urban Development and Building Heights Guidelines for Planning Authorities (December 2018);
- Transport Strategy for Greater Dublin Area 2022-2042;
- The Planning System and Flood Risk Management (2009);
- Habitats Directive – Appropriate Assessment (Council directive 92/43/EEC) – and Birds Directive (Council Directive 2009/147/EC)
- EIA Directive (Council Directive 2011/92/EU as amended by Council Directive 2014/52/EU).

4.1.1 Affordable Housing Act 2021

The Affordable Housing Act 2021 provides for the following:

- The provision of dwellings for the purpose of sale under affordable dwelling purchase arrangements;
- To provide for the provision by housing authorities of financial assistance to purchase dwellings under affordable dwelling purchase arrangements;
- To provide for dwellings to be made available on a cost rental basis;
- To provide for funding to be made available for the purchase of dwellings in accordance with a scheme of shared equity.

The proposed development provides for a total of 274 no. houses, own door duplexes and apartments, within a mixed tenure scheme.

4.1.2 Housing for All – A New Housing Plan for Ireland 2021

Housing for All, published in September 2021, is the Government's new housing plan to 2030. It provides an overview of the existing housing scenario as it follows:

- There are not enough houses being built by the State for those who need social housing.

- Housing has become increasingly unaffordable for the ‘squeezed middle’ who would once have expected to be able to purchase their own home.
- Too many people are experiencing homelessness or are unable to access appropriate housing.
- The cost of building housing is too high.
- Too much vacant housing stock remains unused.
- Our housing stock needs to be more environmentally friendly.

The plan provides for the following key targets / actions, among others:

- Increased supply of new housing overall, up to an average of at least 33,000 per year to 2030.
- An average of 6,000 affordable homes to be made available every year for purchase or for rent.
- Provision of more than 10,000 social homes each year, with an average 9,500 new-build Social Housing Homes to 2026.
- Increased contribution by developers under Part V, up from 10% to 20%, to include affordable housing and cost rental housing.

The estimates of housing demand which form the basis of the Housing for All plan’s targets have been developed by the Department of Housing, Local Government and Heritage (DHLGH)’s Housing Need and Demand Assessment (HNDA) model, which has been adapted from the Scottish HNDA.

The proposed development is consistent with the Government’s *Housing for All* plan and will provide a total of 274 no. new high-quality homes on lands zoned for residential development, in accordance with Government housing policy, providing a mixed tenure residential development.

The proposed development provides for housing contributing to the achievement of the targets above in compliance with ‘Housing for All – A New Housing Plan for Ireland 2021’.

4.1.3 Project Ireland 2040 National Planning Framework

Project Ireland 2040 is the Government’s plan to ‘re-imagine’ Ireland and prepare for the future. Project Ireland 2040 seeks to achieve ten strategic outcomes (common to both Plans), building around the overarching themes of wellbeing, equality and opportunity, including:

1. Compact Growth
2. Enhanced Regional Accessibility
3. Strengthened Rural Economies and Communities
4. Sustainable Mobility
5. A Strong Economy, supported by Enterprise, Innovation and Skills
6. High-Quality International Connectivity
7. Enhanced Amenity and Heritage
8. Transition to a Low Carbon and Climate Resilient Society
9. Sustainable Management of Water and other Environmental Resources
10. Access to Quality Childcare, Education and Health Services

Project Ireland 2040 contains two key plans: the National Planning Framework (NPF); and the National Development Plan Framework (NDP) which, in tandem, set out infrastructure priorities and plan regional development for the country. The NPF is the Government's high-level strategic plan for shaping the future growth and development of Ireland out to the year 2040.

The NPF identifies that by 2040 it is expected that an additional one million people will live in Ireland, an additional two-thirds of a million people will work here. These are huge increases: more people will be travelling to work, school and universities, more buildings will be needed to accommodate them, clean water will be needed for homes, farms and industry, more and better care facilities will be required for the elderly.

One of the key objectives of the NPF relates to compact growth. The plan seeks to carefully manage the sustainable growth of compact cities, towns and villages and to add value and create more attractive places in which people can live and work. The NPF identifies that activating 'strategic areas and achieving effective density and consolidation, rather than more sprawl of urban development' as a top priority. Policies within the NPF are structured under National Policy Objectives (NPOs). These objectives promote coordinated spatial planning, sustainable use of resources, protection of the environment and the Natura 2000 network. With regard to sustainable communities the NPF sets out the following NPOs:

National Policy Objective 4:

"Ensure the creation of attractive, liveable, well designed, high quality urban places that are home to diverse and integrated communities that enjoy a high quality of life and well-being."

National Policy Objective 11:

"In urban areas, planning and related standards, including in particular building height and car parking will be based on performance criteria that seek to achieve well-designed high quality outcomes in order to achieve targeted growth. These standards will be subject to a range of tolerance that enables alternative solutions to be proposed to achieve stated outcomes, provided public safety is not compromised and the environment is suitably protected."

The NPF requires homes to be located in places that can support sustainable development. This includes places that are accessible to a range of local services, can encourage the use of public transport, walking and cycling, and help tackle climate change.

The proposed development is consistent with the objectives of the NPF in that it will deliver a high-quality residential development within the Dublin Metropolitan area, in an existing residential area. The proposed development will be delivered on lands in the ownership of Fingal County Council that have been identified by Fingal County Council for residential development of this nature.

The proposed development will provide a mix of units in terms of size and typology, at a density and massing that are in-line with existing and proposed development in the Mooretown-Rathbeale Road area.

This area is accessible to local amenities surrounding the site and extensive community infrastructure based in Swords. Future residents can avail of pedestrian and cycle networks in the area and existing and planned improvements to public transport. Therefore, the development of the lands would be consistent with the housing aims of the NPF, National Policy Objective 4 and would deliver a well-designed and sustainable community.

4.1.4 Eastern and Midland Regional Assembly – Regional Spatial & Economic Strategy (RSES)

The Regional Spatial and Economic Strategy (RSES) is a strategic plan and investment framework to shape the future development of the Eastern & Midland Region to 2031 and beyond. The region is the smallest in terms of land area but the largest in population size and is identified as the primary economic engine of the State.

The Strategy identifies that the region ‘is home to over 800,000 households, with 4 out of 5 living in conventional housing while apartments account for around 18% of our housing stock. One of the challenges facing the region is the continued growth rates of household formation coupled with a severe slowdown in the development of new housing stock during the economic recession, resulting in housing supply and affordability pressures in both sale and rental markets, particularly in Dublin and urban areas but affecting all of the region’.

The subject site is located within the Dublin Metropolitan Area, as designated by the Strategy. The Metropolitan Area Strategic Plan (MASP) which is part of the RSES seeks to focus on a number of large scale strategic sites, based on key corridors that will deliver significant development in an integrated and sustainable fashion. The subject site is to the west of the planned Metrolink from Charlemont to Swords and will unlock significant long-term capacity in Swords-Lissenhall and in South Fingal – Dublin Airport.

Swords is identified as a ‘Key Town’ within the Eastern and Midland Assembly RSES which are *‘large economically active service towns located within the Dublin Metropolitan Area, with high quality transport links and capacity for increased residential and employment densities at strategic nodes.*

Policy Objectives relating to Housing Delivery include:

RPO 5.4: Future development of strategic residential development areas within the Dublin Metropolitan area shall provide for higher densities and qualitative standards as set out in the ‘Sustainable Residential Development in Urban Areas’ ‘Sustainable Urban Housing; Design Standards for New Apartments’ Guidelines, and ‘Urban Development and Building Heights Guidelines for Planning Authorities’

As well as calling for increased residential density in the Dublin Metropolitan Area, the RSES emphasises the need for healthy placemaking, i.e. *“integration of better urban design, public realm, amenities and heritage to create attractive*

places to live, work, visit and invest in” and “sustainable communities to support active lifestyles including walking and cycling”.

The proposed development provides a high quality design integrating into the existing and proposed development at Mooretown and includes for a high quality public realm incorporating soft landscaping and secure cycle and pedestrian routes.

4.1.5 Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities (2024)

These guidelines replace the *Sustainable Residential Development in Urban Areas Guidelines for Planning Authorities* (2009) which in turn replaced the *Residential Density Guidelines* in 1999.

The Guidelines set out policy and guidance in relation to the planning and development of urban and rural settlements, with a focus on sustainable residential development and the creation of compact settlements.

Density

Since the publication of the *Residential Density Guidelines* 1999 and subsequent 2009 guidelines, planning authorities have been recommended to promote increased residential densities at appropriate locations. The 2024 Guidelines note that *‘given the NPF priorities for compact growth [...] , the Government considers that it is necessary to expand on the number of density bands contained in the 2009 Guidelines in order to ensure that densities are efficient while, at the same time, tailored to settlement context.’*

The National Planning Framework identifies the five cities of Dublin, Cork, Limerick, Galway and Waterford. The city metropolitan area defined in the Metropolitan Area Strategic Plan (MASP) of the Eastern and Midlands RSES includes Dublin city and suburbs area and the surrounding network of towns, villages and rural areas, of which Swords is one.

Within these guidelines, area and density ranges are set out as applicable. The Mooretown lands are considered an *‘urban extension’* of Swords as a Metropolitan Town of over 1,500 population, as follows:

Metropolitan Towns (>1,500 population) – Suburban / Urban Extension

*Suburban areas are the low density car-orientated residential areas constructed at the edge of the town, while urban extension refers to greenfield lands at the edge of the existing built-up footprint that are zoned for residential or mixed-use (including residential) development. It is a policy and objective of these Guidelines that residential densities in the range **35 dph to 50 dph (net)** shall generally be applied at suburban and edge locations of Metropolitan Towns, and that densities of up to 100 dph (net) shall be open for consideration at ‘accessible’ suburban / urban extension locations (as defined in Table 3.8).*

The subject site achieves a density of c. 39 uph in accordance with the density parameters set out above. Please refer to Section 5.3 of this Report for further details on proposed density.

The guidelines reinforce that the planning authority *'is required to have regard to the policies and objective of the Guidelines and to apply the specific planning policy requirements (SPPRs)'*.

The guidelines have introduced 4 no. specific planning policy requirements (SPPR) in relation to separation distances (SPPR 1), minimum private open space standards for houses (SPPR 2), car parking (SPPR 3) and cycle parking and storage (SPPR 4).

Alignment with these SPPRs is further set out in Section 5 Proposed development below.

4.1.6 Urban Design Manual – A Best Practice Guide (2009)

An Urban Design Manual accompanies Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas 2009, which as outlined above, are replaced by the Sustainable Residential Development and Compact Settlements Guidelines 2024.

A circular issued on the Ministerial Planning Guidelines under Section 28 of the Planning and Development Act 2000 (as amended): Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities (Circular letter: NRUP 02/2024) states that a non-statutory Design Manual detailing best practice examples can be expected in early 2024 which will accompany the updated guidelines.

The current 2009 Design Manual sets out a series of 12 criteria which it recommends should be used in the assessment of planning applications. The Fingal Development Plan 2023-2029 also sets out under Objective DMSO5 criteria that should be considered for all medium to large scale planning applications (in excess of 5 residential units).

The scheme is considered against these criteria in the Architects Design Statement prepared by O'Briain Beary Architects.

4.1.7 Sustainable Urban Housing: Design Standards for New Apartments 2023

The *Sustainable Urban Housing Design Standards for New Apartments* were approved by the Minister for Housing, Planning and Local Government and published in March 2018 and further updated in July 2023.

The Guidelines set out specific planning policy requirements (SPRRs), which planning authorities must apply, *'notwithstanding the objectives and requirements of development plans, local area plans and SDZ planning schemes'*.

The Guidelines note that the NPF projects a need for a minimum of 550,000 new homes, at least half of which are targeted for provision in Ireland's five cities. Of particular relevance to this site it notes a shift in Government policy towards securing more compact and sustainable urban development, to enable people to live nearer to where jobs and services are located, which requires at least half of new homes within Ireland's cities to be provided within the current built-up area of each, i.e. on sites within the existing urban 'envelope'.

The Design Standards for New Apartments (2018) Guidelines updated the previous Design Standards for New Apartments (2015) Guidelines to amend and address new areas including:

- *Enable a mix of apartment types that better reflects contemporary household formation and housing demand patterns and trends, particularly in urban areas;*
- *Make better provision for building refurbishment and small-scale urban infill schemes;*
- *Address the emerging ‘build to rent’ and ‘shared accommodation’ sectors; and*
- *Remove requirements for car-parking in certain circumstances where there are better mobility solutions and to reduce costs.*

The December 2022 update of the Guidelines concluded significant changes on Build to Rent (BTR) developments. Whilst not removing BTR completely, it has been disregarded as a distinct development type and all design standards must be in accordance with Appendix 1 of the Guidelines, as per all standard apartment development.

The most recent update as of July 2023 includes updates where applicable, including the provision for daylight & sunlight assessment. Updated legislation in which daylight & sunlight should be assessed against now includes ‘A New European Standard for Daylighting in Buildings IS EN17037:2018, UK National Annex BS EN17037:2019 and the associated BRE Guide 209 2022 Edition (June 2022).

With regard to the above, the proposed development will include for a total of 87 no. apartments and duplexes designed in accordance with the Sustainable Urban Housing: Design Standards for New Apartments 2023.

4.1.8 Urban Development and Building Heights Guidelines for Planning Authorities (December 2018)

The Urban Development and Building Height Guidelines identify that as reflected in the ‘*National Planning Framework ... that there is significant scope to accommodate anticipated population growth and development needs, whether for housing, employment or other purposes, by building up and consolidating the development of our existing urban areas*’ and that ‘*securing compact and sustainable urban growth means focusing on reusing previously developed ‘brownfield’ land, building up infill sites (which may not have been built on before) and either reusing or redeveloping existing sites and buildings, in well serviced urban locations, particularly those served by good public transport and supporting services, including employment opportunities*’.

Heights proposed in the development range from 2-5 no. storeys which effectively integrates with the surrounding existing context consolidating the development of this urban area.

4.1.9 Design Manual for Urban Roads and Streets (DMURS) (2019)

The Design Manual for Urban Roads and Streets (DMURS), was adopted by the Department of Transport and the Department of Environment (now Housing) in 2013, and updated in 2019. It sets out design guidance and standards for constructing new and reconfiguring existing urban roads and streets in Ireland. It also outlines practical design measures to encourage more sustainable travel patterns in urban areas.

The proposed development is the outcome of an integrated urban design and landscaping approach to create lower traffic speeds through the development and thereby facilitating a safer environment for pedestrians and cyclists. Waterman Moylan alongside the rest of the design team has interrogated DMURS principles to ensure the final layout provides a high quality urban development consistent with both surrounding existing and proposed development. A DMURS Statement of Consistency (included within the Engineering Infrastructure Assessment Report) has been prepared by Waterman Moylan Consulting Engineers and is submitted to inform the proposed development.

4.1.10 Smarter Travel – A Sustainable Transport Future: A New Transport Policy for Ireland 2009-2020.

The Smarter Transport objective contained within Smarter Travel – A Sustainable Transport Future: A New Transport Policy for Ireland 2009-2020 outlines the Government vision that the key goals to achieve transport sustainability are:

- i) to reduce overall travel demand
- ii) to maximise the efficiency of the transport network
- iii) to reduce reliance on fossil fuels
- iv) to reduce transport emissions and
- v) to improve accessibility to transport

The key targets that the Smarter Travel Policy sets to achieve these goals are: 41b

- Future population and employment growth will predominantly take place in sustainable compact forms, which reduce the need to travel for employment and services.
- 500,000 more people will take alternative means to commute to work to the extent that the total share of car commuting will drop from 65% to 45%.
- Alternatives such as walking, cycling and public transport will be supported and provided to the extent that these will rise to 55% of total commuter journeys to work. The total kilometres travelled by the car fleet in 2020 will not increase significantly from current levels.
- A reduction will be achieved on the 2005 figure for greenhouse gas emissions from the transport sector.

The subject site encourages sustainable and smarter travel by providing high-quality development in an emerging residential area in close proximity to public transport options connecting the site to key residential amenity and employment areas within Dublin City and suburbs.

The closest bus stops to the subject site are located on Rathbeale Road directly north of the subject site. The 3 no. closest bus stops are served by Dublin Bus service 41B and Go-Ahead service 197 connecting the site to Swords, Dublin City Centre, Airside Retail and Business Park, Rolestown North County Dublin and Ashbourne County Meath. Further bus services are provided c. 0.45km on Glen Ellan Road to the east of the site and are served by Dublin Bus service 41, 41C, 41X and Swords Express bus services connecting Swords to Dublin City Centre.

Under the proposed BusConnects programme, existing bus routes will be upgraded in order to improve timings and frequency of existing bus services. The subject site will be served by a Spine Route in close proximity to the site connected by a branch route to the north along Rathbeale Road. As part of the

proposed MetroLink North programme, the Estuary Park and Ride station is c. 2.5km from the subject site.

Please refer to the Traffic and Transport Assessment and Mobility Management Plan prepared by Waterman Moylan for further details in relation to meeting the smarter travel objectives.

4.1.11 Transport Strategy for the Greater Dublin Area 2022-2042

The Transport Strategy for the Greater Dublin Area 2022– 2042, as prepared by the National Transport Authority, provides a framework for the planning and delivery of transport infrastructure and services in the Greater Dublin Area (GDA) over the next two decades. It also provides a transport planning policy around which statutory agencies involved in land use planning, environmental protection, and delivery of other infrastructure such as housing, water and power, can align their investment priorities. It is, therefore, an essential component, along with investment programmes in other sectors, for the orderly development of the Greater Dublin Area over the next 20 years.

The Strategy identifies the challenges for transport in the GDA as being:

- Climate change
- Recovery from the Covid-19 Pandemic
- Development Patterns
- Revitalisation of the City Centre and Town Centres
- Transformation of the Urban Environment
- Ensuring Universal Access
- Serving rural development
- Improving Health and Equality
- Delivery and Implementation of Transport Schemes

The Greater Dublin Area Transport Strategy 2022-2042 is based on national policies and consistent with the National Planning Framework 2040, Regional Spatial and Economic Strategy (RSES) 2020, low carbon legalisation and climate action plans. The potential impacts of the on-going Covid-19 pandemic, beyond the short term, have also been taken in account.

As part of the BusConnects programme launched in June 2021, an enhanced bus service will be provided to the Greater Dublin Area (GDA). Directly north of the subject site, the Rathbeale Road will be upgraded to a branch route connecting to Spine Route A on Murlough Road and will be served by bus routes A4, 197, L89 and X84 resulting in an increased frequency of services.

As such the proposed development is consistent with the objectives of the GDA Transport Strategy by developing residential development in proximity to existing public transport networks with proposed plans for expansion thereby reducing the requirement on the car and encouraging a shift to more sustainable transport methods.

4.1.12 Guidelines for Planning Authorities on 'The Planning System and Flood Risk Management (November 2009)'

These Guidelines introduce comprehensive mechanisms for the incorporation of flood risk identification and management into the planning process. In accordance with the Planning System and Flood Risk Management Guidelines a Site-Specific Flood Risk Assessment (SSFRA) has been prepared by Waterman Moylan. The primary objective of the SSFRA is to inform a site design that can

manage the impacts of surface water across the site without negatively impacting areas off the site.

The SSFRA notes that the subject site is not at risk of coastal flooding or even the 1-in-1000 year flood event. Given the location of the site classified under Flood Zone C which is suitable for residential, the risk from tidal flooding is extremely low and the consequences of pluvial flooding are considered moderate.

4.2 Compliance with Local Planning Policy - Fingal Development Plan 2023-2029

This section provides an overview of consistency with local planning policy.

The overall lands at Mooretown were previously subject of the Oldtown Mooretown Local Area Plan (2010-2016 as extended to July 2020). The LAP included c. 111.5ha of undeveloped lands at the western development of Swords zoned to provide new residential communities. This LAP is now expired.

The site is located within the administrative area of Fingal County Council and is therefore subject to the land use policies and objectives contained within the Fingal Development Plan 2023-2029 (*“the Development Plan”*).

The following areas are considered of key relevance:

4.2.1 Strategic Vision

The Development Plan is underpinned by a strategic vision intended to guide the sustainable future growth of Fingal. At the core of the vision is healthy placemaking, building cohesive and sustainable communities, where our cultural, natural and built environment is protected.

The Strategic Vision aims to *“embrace healthy placemaking and economic prosperity through building cohesive and sustainable communities, where our cultural, natural and built environment is protected”* (per Section 1.2 of Chapter 1 of the Written Statement of the Development Plan).

Section 1.4 of Chapter 1 of the Written Statement of the Development Plan sets out the Strategic Policy through a series of 13 no. Strategic Objectives delivering the main aims of the Plan. In particular, we wish to highlight objective Nos. 2 & 3 in this context which aim to:

Objective 2:

- *Continue the development of a network of well-serviced, well-connected, sustainable neighbourhoods which have a range of facilities, a choice of tenure and universally designed acceptable house types, promote social inclusion and integration of all minority communities.*

Objective 3:

- *Ensure new residential development is of the highest quality, endorsing the principles of healthy placemaking, enabling life cycle choices and physical, community, recreation and amenity infrastructure are provided in tandem, to create sustainable, healthy, inclusive and resilient communities.*

The proposed development supports the achievement of these objectives through the delivery of a new residential community which is of a high-quality

design, which is well-connected, provides high quality public and private open space and links to existing community uses, which will contribute to a sustainable community.

The proposed development will provide 274 no. residential units on lands within the ownership of FCC and zoned for residential use in accordance with both the Core Strategy and Settlement Hierarchy of the Development Plan. The proposed development does not exceed the core strategy and therefore objective CS03 of the Development Plan does not apply.

4.2.2 Land Use Zoning

The subject site is zoned 'RA – Residential', pursuant to Zoning Map No.8, which, as per Chapter 13 of the Written Statement of the Development Plan, has an overall objective to 'provide for new residential communities subject to the provision of the necessary social and physical infrastructure.'

The vision for 'RA – residential' zoned lands is to 'ensure the provision of high quality new residential environments with good layout and design, with adequate public transport and cycle links and within walking distance of community facilities. Provide an appropriate mix of house sizes, types and tenures in order to meet household needs and to promote balanced communities.'

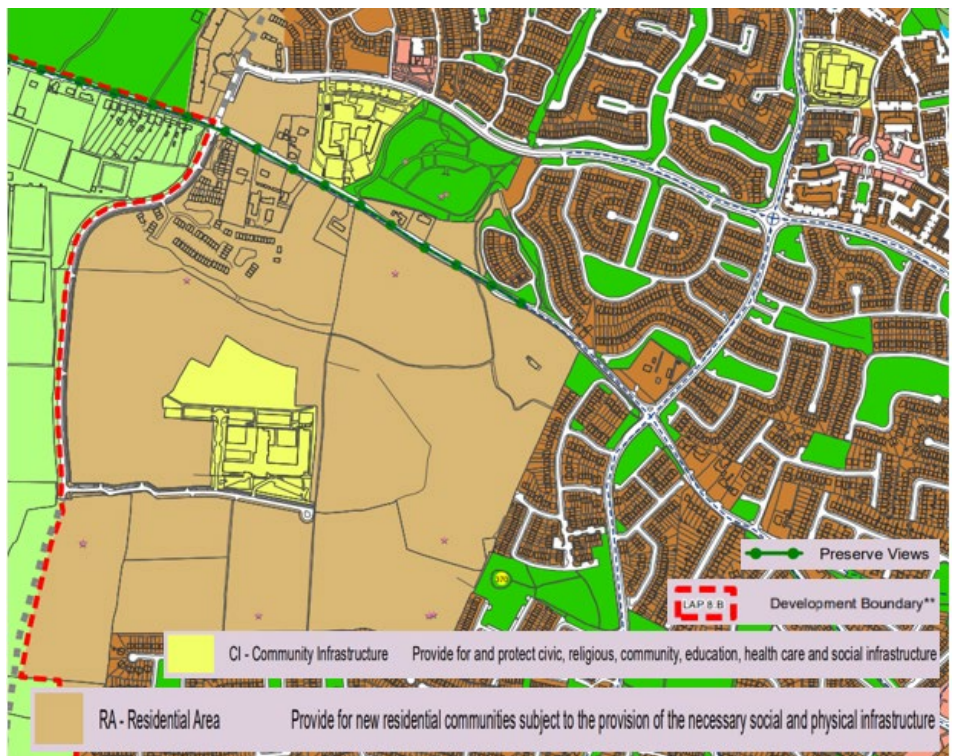


Figure 4-1: Land Use Zoning of Subject Site (Source: Fingal Development Plan Map Sheet 8, BSM Annotation 2023).

Uses permitted in principle on 'RA – Residential' includes the following:

- Bed and Breakfast
- Childcare Facilities
- Community Facility
- Education

- Guest House
- Office Ancillary to Permitted Use
- Open Space
- Residential
- Residential Care Home / Retirement Home
- Retirement Village
- Sheltered Accommodation
- Traveller Community
- Accommodation
- Utility Installations

The proposed development is therefore in accordance with the 'RA – Residential' land use zoning objective of the Fingal Development Plan 2023-2029 (Development Plan).

There is a recorded monument located to the northwest of the site. The recorded monument is a classified Field System (SMR number DU011-144004) as per Appendix 6 of the Fingal Development Plan 2023-2029. Please refer to the Archaeological Impact Assessment Report prepared by Courtney Deery for further details.

A dashed green line runs along the northern boundary of the subject site and refers to preserving views.

The Development Plan notes *'when assessing views and prospects it is not proposed that this should give rise to the prohibition of development along these routes, but development, where permitted, should not hinder or obstruct these views and prospects and should be designed and located to minimise their impact'* (page 360).

In accordance with Objective GINHO60, the proposed development has been designed with respect to the preserved views designation and is set out in the Architectural Design Statement prepared by O'Briain Beary Architects.

The red dashed line further west of the site, beyond the 'CI – Community Infrastructure' zoned lands, identifies the Swords Local Area Plan (LAP 8.B). This Local Area Plan is to be commenced over the period of the Development Plan between 2023-2029.

4.2.3 Core Strategy and Settlement Hierarchy

Chapter 2 of the Development Plan identifies the quantum, location and phasing of development for the plan period that is consistent with regionally defined population targets and settlement hierarchy. It reflects the availability of existing services, planned investment, sequential development and environmental requirements (i.e. an evidence-based approach in determining the suitability of lands for zoning purposes).

The requirement for a Metropolitan Area Strategic Plan (MASP) to be prepared for Dublin as part of the Eastern and Midlands Regional Spatial and Economic

Strategy is set out in Project Ireland 2040 – National Planning Framework. The MASP is an integrated land use and transportation strategy for the Dublin Metropolitan Area.

Within the Core Strategy, Swords is identified as a Key Town with a population of c. 47,120 people. This area has a total capacity for 3,285 no. units with c. 122ha of residential zoned land available and is considered as a key town within the outer suburbs of Dublin City Centre.

The Settlement Hierarchy identifies a hierarchy of settlement types within the Metropolitan and Core areas of each county and the appropriate policy for growth within them. Table 2.14 of the Development Plan sets out the total land and housing capacity for the 2023-2029 Development Plan. The emphasis of the Development Plan is to continue to consolidate the existing zoned lands and to maximise the efficient use of existing and proposed infrastructure which are supported through a series of settlement objectives. In this way the Council can ensure an integrated land use and transport strategy in line with national and regional policy.

With reference to Policy CSP14 below, the subject site is a greenfield site which forms part of the residential zoned lands at Mooretown. A density of c. 39 units per hectare is proposed on a well-connected site in close proximity to public transport routes. Further details of the proposed development is set out in Section 5 below.

We note the following policies in relation to the Core Strategy and general settlement policy objectives.

Policy CSP1 – Core Strategy

Promote and facilitate housing and population growth in accordance with the overarching Core Strategy to meet the needs of current and future citizens of Fingal.

Policy CSP2 – Compact Growth and Regeneration

Support the implementation of and promote development consistent with the National Strategic Outcome of Compact Growth as outlined in the NPF and the Regional Strategic Outcome of Compact Growth and Regeneration as set out in the RSES.

Policy CSP14 – Consolidation and Re-Intensification of Infill/ Brownfield Sites

Support the consolidation and re-intensification of infill/brownfield sites to provide high density and people intensive uses within the existing built up area of Dublin City and suburbs and ensure that the development of future development areas is co-ordinated with the delivery of key water infrastructure and public transport projects.

Policy CSP18 – Promotion of Residential Development

Promote residential development addressing the current shortfall in housing provision and meeting target guidance figures, through a co-ordinated planned

approach to developing appropriately zoned lands at key locations, including regeneration areas, and vacant and underutilised sites.

Objective CSO26 – High Quality, Sustainable and Inclusive Development

Promote development which incorporates a high quality, sustainable and inclusive approach to proposals in the Dublin City and Suburbs Area, which are supported by sustainable means of travel and which create locally distinctive neighbourhoods and positively contribute to the existing built and natural heritage.



Figure 4-2: Core Strategy Map (Source: Fingal County Council Development Plan 2023-2029)

4.2.4 Green Infrastructure Themes

All proposals for development must take account of the Fingal’s Strategic Green infrastructure (GI) resources and ensure that these are protected, managed and enhanced as new development takes place. Development proposals must seek to provide for the protection and provision of green infrastructure which addresses the GI themes identified in the Development Plan in a coherent and integrated manner.

The five GI themes set out in the Development Plan include Biodiversity, Parks, Open Space and Recreation, Sustainable Water Management, Archaeological and Architectural Heritage, and Landscape. The following themes are set out below:

The Council has identified a number of key Green Infrastructure (GI) themes which are further reinforced through the following objectives:

<p>Biodiversity Theme - Objective GINH03</p>	<ul style="list-style-type: none"> • Details regarding the provision of biodiversity are set out within the Landscape Design Statement prepared by Brady Shipman Martin.
<p>Parks, Open Space and Recreation Theme – Objective GINH07, GINH08 & GINHIO20</p>	<ul style="list-style-type: none"> • All open spaces are accessible, secure and overlooked by residential units. Further details are set out in the Landscape Design Statement prepared by Brady Shipman Martin and Section 5.6 below.
<p>Sustainable Water Management Theme - Objective GINH012, GINH014 & GINH015</p>	<ul style="list-style-type: none"> • The use of SuDS have been incorporated throughout the site including green roofs. Further details are set out in the Engineering Assessment Report prepared by Waterman Moylan and below in Section 5.6.
<p>Archaeological and Heritage Landscape Theme – Objective GINO17,GINO18 & GINO18</p>	<ul style="list-style-type: none"> • It is noted that there are no archaeological features on the subject site (Phase 1), however archaeological features are present on the wider overall framework plan lands as set out above in Section 2. This is set out further in the Archaeological Assessment prepared by Courtney Deery.
<p>Landscape Theme – Objective GI36</p>	<ul style="list-style-type: none"> • The proposed green infrastructure provision, as set out in landscape documentation prepared by Brady Shipman Martin, responds and reflects to the landscape character of the subject site.

FCC provides a number of ‘Green Infrastructure Maps’ (Map Sheet 14, 15 and 16) within their Development Plan. We note the following objectives which are reflected on these maps:

Map 14 – Green Infrastructure Map 1	Map 14 does not identify any specific Green Infrastructure objectives on the site.
Map 15 – Green Infrastructure Map 2	Map 15 does not identify any specific Green Infrastructure objectives on the site.
Map 16 – Green Infrastructure Map 3	Map 16 identifies a ‘river’ and associated potential flood risk to the north of the site.

Section 9.6.14 of the Development sets out the Development Plan’s Landscape Character Assessment for Fingal which assess Fingal’s landscape by types, values and sensitivities. The subject lands are located within the ‘Rolling Hills with Tree Belts’ character type which is of ‘medium sensitivity’ and ‘modest value’.

Key principles of the landscape strategy involve:

- Protect
- Preserving existing tree belts
- Establishing riparian corridors along watercourse
- Preserving natural boundaries

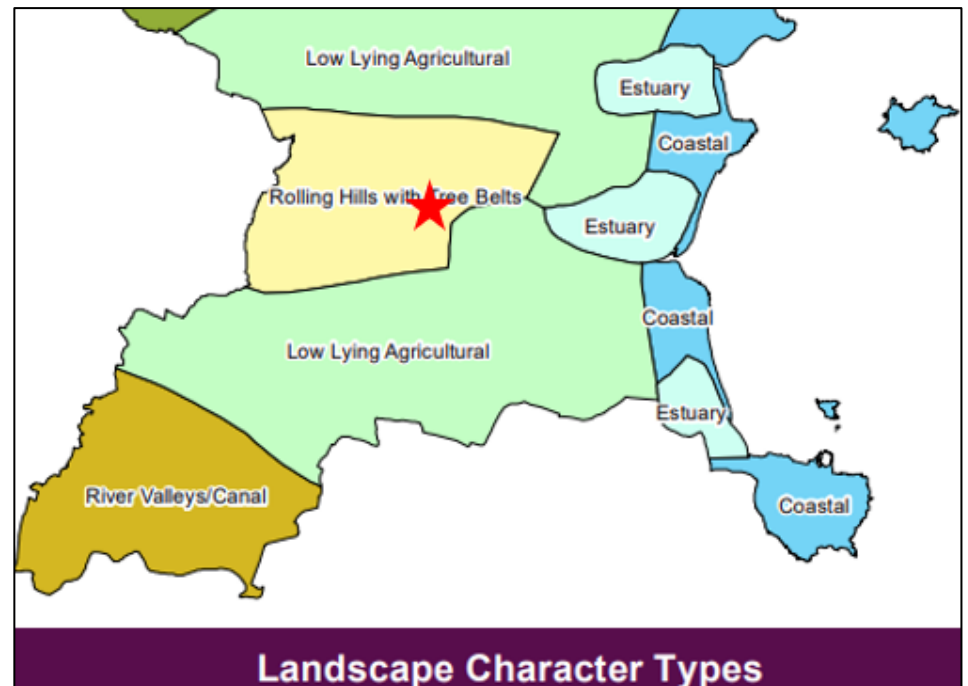


Figure 4-3: Extract from Fingal Green Infrastructure Map 1 (Source: FCC Development Plan 2023-2029) (Red Star indicates lands).

For further details relating to Green Infrastructure please refer to the Landscape Design Statement and Landscape Drawings prepared by Brady Shipman Martin and Engineering Assessment Report prepared by Waterman Moylan Consulting Engineers.

4.2.5 Development Management Standards

The Development Plan (Chapter 14 of the Written Statement) sets out development management standards and criteria to promote sustainable and efficient development. Objectives relevant to the proposed development are set out below:

High Quality Urban Design & Healthy Placemaking

Objectives DMS04 (Key Principles to consider in the achievement of Healthy Placemaking) and DMS05 (Design Statement) as set out in Section 14.4 of the Development Plan seek to ensure that a quality of place is designed for delivery from early planning stages. In this regard, the Architectural Design Statement (prepared by O’Brian Beary Architects) addresses each of these objectives.

In particular, ‘Objective DMS05 – Design Statement’ of Chapter 14 of the Written Statement of the Development Plan states (*Section 14.42, pg.526*) “*All medium to large scale planning applications (in excess of 5 residential units or 300 sq.m of retail/ commercial/office development in urban areas) or as otherwise required by the Planning Authority shall be accompanied by a Design Statement to address the contextual and design issues which have been taken into consideration as part of the scheme*”.

It is further provided that a Design Statement shall:

- *Explain the design principles and design concept of the scheme.*
- *Demonstrate how the twelve urban design criteria (as per the Urban Design Manual – A Best Practice Guide) have been considered when designing schemes in urban areas. Each of the twelve criteria is of equal importance and must be considered in an integrated manner.*
- *Outline how the development meets the Development Plan Objectives, and the objectives of any Local Area Plan, Masterplan, Framework Plan or other similar Plan affecting the site.*
- *Include photographs of the site and its surroundings. Include other illustrations such as photomontages, perspectives, sketches.*
- *Outline detailed proposals for open space and ensure the provision of open space is designed in from the beginning when designing a new scheme.*
- *Outline a detailed high quality open space and landscape design plan including specifications, prepared by suitably qualified professionals.*

- *Outline how Green Infrastructure integrates into the scheme.*
- *Demonstrate how the proposed scheme contributes in a positive manner to the public realm and to the local context.*
- *Provide detail in relation to all intended finishing materials to be applied throughout the scheme, including an overall materials palette demonstrating sustainability for the scheme, its context and the streetscape.*

Please see Architectural Design Statement and Housing Quality Assessment and drawings prepared by O'Briain Beary Architects, and Landscape Design Statement and drawings prepared by Brady Shipman Martin, for details in compliance with the above.

Design Criteria for Residential Development

'Chapter 14 – Development Management Standards' of the Written Statement of the Development Plan, at Section 14.6, sets out design criteria for Residential Development in Fingal. The following areas have been carefully considered by the Design Team:

- *Design and Layout:* The proposed layout of the scheme has been designed in accordance with the national, regional and local policy as set out in Chapter 3 of this Report and in accordance with section 14.6.1 of the Plan.
- *Mix of Dwellings:* The development will provide a sustainable mix of unit types, sizes and tenure enabling a choice of housing for a broad section of the population.
- *Residential Density:* The proposed density has been carefully considered in the context of the established urban area in accordance with Guidelines for Planning Authorities on Sustainable Residential Development and Compact Settlements (2024)

Qualitative Residential Development Standards

The Development Plan (Section 14.6.4) sets out a range of quantitative standards including minimum size of habitable rooms for all houses/ apartments and flats in accordance with national guidelines and standards.

The following general standards apply:

- Objective DMSO19 – New Residential Development
Require that applications for residential developments comply with all design and floor area requirements set out in:
 - *Quality Housing for Sustainable Communities – Best Practice Guidelines 2007,*
 - *Sustainable Residential Developments in Urban Areas (SRDUA) (2009)*
 - *Sustainable Urban Housing: Design Standards for New Apartments 2022*

- Objective DMSO20 – Schedule of Accommodation
All planning applications for residential development shall be accompanied by a Schedule of Accommodation to demonstrate compliance with housing and apartment standards.
- Objective DMSO21 – Floor Plans for Residential Development
Require that all planning applications for residential development include floor plans for each room indicating typical furniture layouts and door swings.

The proposed development has been designed in accordance with national, regional and local planning policy including the Fingal Development Plan 2023-2029, *Sustainable Urban Housing: Design Standards for New Apartments 2023* (superseding the Design Standards for New Apartments Guidelines 2022) and the *Sustainable Residential Development and Compact Settlement Guidelines 2024* (superseding the Sustainable Residential Development in Urban Areas Guidelines 2009 as set out above).

A Schedule of Accommodation (Housing Quality Assessment) has been prepared by O’Briain Beary which sets out in tabular format demonstrating the proposed development meeting or exceeding standards set out in planning policy. A complete set of proposed floor plans for each unit type has been prepared by O’Briain Beary.

Other Residential Development Standards

The proposed development meets the relevant standards in relation to other design standards set out in the Development Plan, including separation distances, daylight, sunlight & overshadowing, in order to achieve a high standard of accommodation for future residents. This is set out in Section 5 below.

All other residential development standards are fully considered within the proposed development, which is in accordance with the Fingal Development Plan 2023-2029, the *Sustainable Urban Housing Design Standards for New Apartments 2023* and *Sustainable Residential Development and Compact Settlements Guidelines 2024*.

Objective DMSO24 of the Development Plan states

“All applications for apartment development are required to comply with the Specific Planning Policy Requirements (SPPRs), the standards set out under Appendix 1 and general contents of the Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities 2020 (or updated guidance as may be in place at the time of lodgement of the planning application).”

Accordance with the Apartment Guidelines, as per Objective DMSO24, is set out fully in Section 5 where the Proposed Development is detailed, and within the accompanying documentation.

5 PROPOSED DEVELOPMENT

5.1 Overall Design Rationale

The proposed development is designed in accordance with the objectives and principles of both the Fingal Development Plan 2023-2029, and national guidelines on residential development.

The proposed development forms phase 1 of a larger proposed development and will provide housing in an emerging residential neighbourhood within the Dublin Metropolitan Area, proximate to Swords, and well connected to Dublin City Centre and surrounding areas.

A total of 274 units are proposed comprising 187 no. houses, and 87 no. duplex and apartment units, varying in height from 2 – 5 storeys. Two proposed apartment blocks (4-5 storeys) provide 50 no. apartments, and the houses and own door duplex units are arranged within compact cell clusters comprising terraces of 11 – 24 no. residential units and private rear gardens. The overall layout has been designed to provide an active frontage onto Rathbeale Road and in within each individual cluster fronting onto local access roads.

A new Link Road is proposed connecting to Rathbeale Road to the north and Swords Community College & Broadmeadow National School to the southwest. The Link Road is located along the southern boundary of the subject site and will provide vehicular, cycle and pedestrian access to existing public transport and local amenities. A two-way cycle path will be provided on the northern side of the Link Road and will tie into the existing cycle network on Rathbeale Road and surrounding area.

A strategic approach has been taken regarding the landscaping of the site to ensure distinctiveness and permeability on a site which presents challenging topography. The proposed development integrates with the surrounding natural landscape including existing riparian corridors and streams on site which creates a wider network of parks and green amenities.

The scale of the proposed works integrates the site into the existing residential area and enables the creation of a distinct sense of place and character on these lands. For further details on the design approach, please refer to the Architectural Design Statement prepared by O'Briain Beary Architects and the accompanying Landscape Design Statement by Brady Shipman Martin.

5.2 Height and Density

The subject site density reflects the spatial model described in the Framework Plan for the overall lands at Mooretown which are framed by Rathbeale Road and existing residential development.

To the north of the site, an active frontage is proposed looking onto Rathbeale Road which is framed by higher density typologies including 3-storey terraced housing and apartment blocks ranging from 4 – 5 storeys in height. The apartment blocks are structured in 2 no. volumes which are connected by a shared core. The 5-storey element is proposed along the Link Street which steps down to 4-storeys towards the 2-3 storey houses and parkland setting.

Increased density is maintained along the proposed Link Road whilst low to medium density housing, including 2-storey housing, is proposed towards the south and west of the site in context with surrounding residential units. The layout provides for landscaped buffer zones between the 3 -5-storey elements and Rathbeale Road, which softens the scale of the proposed development with the existing lower residential units to the north.

Increased densities are maintained along the proposed Link Road to create key vistas and focal points throughout the site. Based on 274 no. units on a total developable site area of c. 7ha and a net site area of c. 9.35 ha, a density of c.39 units per hectare (uph) is proposed.

For further details on height, scale and mass please refer to the Architectural Design Statement prepared by O’Brian Beary Architects.

5.3 Residential Accommodation & Unit Mix

The proposed scheme provides for 274 no. residential units comprising of 187 no. houses, 50 no. apartment units in 2 no. blocks (Block 2A and Block 2B), and 37 no. own door duplex/ apartment units.

The proposed scheme provides the following unit mix:

	1 bed	2 bed	3 bed	4 bed	Total
Houses		54	114	19	187
Own door duplex / apartment units	14	20	3		37
Apartments	4	35	11		50
Total	18	109	128	19	274

The unit mix has been selected to reflect the current housing need and the objective to achieve a balanced mix of unit sizes at an appropriate location, and complying with Objective DMSO24 and SPPR1 of the Sustainable Urban Housing Guidelines, which sets an upper limit of 50% for studio and 1-bed units.

As per Fingal County Council Development Plan Objective DMSO37 at least 10% of the proposed units should be age friendly. A total of 37 no. of age friendly units are proposed, representing 13.5% of the total dwellings to be provided. In addition to this a further 11 no. apartments that have been designed in accordance with the Universal Design Guidelines for Homes in Ireland. Fingal County Council will ensure that the percentage of social housing units to be Universal Design will meet or exceed the Development Plan requirement of 30% of the total number of social units as per Objective SPQH022

Objective SPQH022 – Accessible Housing

“Fingal County Council recognises the importance of social inclusion and aims to make 30% of social housing should be fully accessible and built with a universal design approach which will mean that the property will be flexible and changed as needed over the course of the occupant’s lifetime.”

Objective DMSO37 – Age Friendly Housing

“Require new residential developments in excess of 100 units provide 10% of the units as age friendly accommodation.”

A total of 37 no. units are designated age friendly units which equates to c.13.5% of the overall provision in compliance with Objective DMSO37 above. All of the age friendly units are provided within the apartment blocks 2A & 2B and have been designed to accommodate for medical or age-friendly needs as appropriate.

See Universal Design Statement prepared by O’Brian Beary Architects for further details on proposed age friendly units.

Policy SPQHP30 – Social, Affordable and Cost Rental Housing

“Promote the provision of social, affordable and cost rental housing in accordance with the Fingal County Council Housing Strategy, Part V of the Planning and Development Act 2000, (as amended) by the Affordable Housing Act 2021 and government policy as outlined by the Department of Housing Local Government and Heritage Housing for All – A new Housing Plan for Ireland to 2030.”

Policy SPQHP31 – Housing Type and Tenure

“Support Local Authorities, Approved Housing Bodies and other sectoral agencies in the provision of a greater diversity of housing type and tenure including social and affordable housing and explore new models of low-cost rental and affordable home ownership.”

For further details on residential accommodation please refer to the Schedule of Accommodation (Housing Quality Assessment) prepared by O’Brian Beary Architects.

5.4 Residential Quality Standards

The vision for residentially zoned lands is to ensure the provision of high quality new residential developments with good layout and design, within close proximity to community facilities, and with an appropriate mix of house sizes, types and tenures.

The proposed development is fully in compliance with the Fingal County Council Development Plan Standards, as set out in Chapter 14, and with the Sustainable Urban Housing, Design Standards for New Apartments Guidelines for Planning Authorities 2023 where applicable.

This section of the Planning Report sets out compliance with these standards in tandem with the detail set out in the Housing Quality Assessment (HQA) prepared by O’Briain Beary Architects and is submitted as part of this s.179A proposal.

How this development complies with all FCC Development Plan standards and with the Sustainable Urban Housing Guidelines is set out more fully in the Architectural Design Statement and Housing Quality Assessment which forms part of the enclosed documentation.

5.4.1 Residential Quality Standards – Apartments

Apartment – Unit Size and Mix

The proposed unit mix is in compliance with the unit mix requirements of SPPR1 of the Sustainable Urban Housing Design Standards for New Apartments Guidelines for Planning Authorities 2023 which states:

SPPR 1

Apartment developments may include up to 50% one-bedroom or studio type units (with no more than 20-25% of the total proposed development as studios) and there shall be no minimum requirement for apartments with three or more bedrooms.

It is considered that with regard to the range of unit types proposed for this development (as set out above), that the inclusion of 18 no. 1-bed apartment units within the overall housing mix at this location is in compliance with the Development Plan (page 541) and the Sustainable Urban Housing Guidelines, equating to c.6.6% of the overall unit mix.

Floor Areas

The proposed floor areas are in compliance with the requirements of the Development Plan (page 541) and SPPR 3 of the Apartment Guidelines which states:

SPPR 3

Minimum Apartment Floor Areas:

Specific Planning Policy Requirement 3	
Minimum Apartment Floor Areas:	
• Studio apartment (1 person)	37 sq.m
• 1-bedroom apartment (2 persons)	45 sq.m
• 2-bedroom apartment (4 persons)	73 sq.m
• 3-bedroom apartment (5 persons)	90 sq.m

Figure 5-1: SPPR 3 of the Sustainable Urban Housing: Design Standards for New Apartments 2023

The proposed development includes units above the minimum floor areas. It is a requirement that the majority of all apartments in any proposed scheme of 10 or more apartments shall exceed the minimum floor area standard for any combination of the relevant 1, 2 or 3 bedroom unit types, by a minimum of 10%. The proposed residential units meet or exceed the minimum standards for apartment sizes. As outlined in the HQA prepared by O’Brian Beary Architects, a total of 182 no. units are at least 10% greater than the minimum area required which equates to a total of c.66% of the overall unit mix.

Compliance with minimum aggregate floor areas and widths for living/dining/kitchen rooms and bedrooms is further outlined in the HQA prepared by O’Brian Beary Architects submitted as part of this s.179A proposal.

Dual Aspect

With regards to dual aspect units, the Development Plan (Section 14.7.4) notes that proposed apartments must be in accordance with SPPR 4 of the Sustainable Urban Design Standards for New Apartments 2023:

SPPR 4

- There shall be a minimum of 33% dual aspect units required in more ‘central and accessible urban locations’, where it is necessary to achieve a quality design in response to the subject site characteristics and to ensure good street frontage.
- In ‘suburban or intermediate locations’ it is an objective that there shall generally be a minimum of 50% dual aspect apartments in a single scheme.
- For building refurbishment schemes on sites of any size or urban infill schemes on sites of up to 0.25ha, the Apartment Guidelines state that Planning Authorities may exercise further discretion to consider dual aspect unit provision at a level lower than the 33% minimum outlined

above on a case-by-case basis, but subject to the achievement of overall high design quality in other aspects.

While SPRR4 states *'In relation to the minimum number of dual aspect apartments that may be provided in any single apartment scheme, the following shall apply: (ii) in suburban or intermediate locations it is an objective that there shall generally be a minimum of 50% dual aspect apartments in a single scheme.'*

The Development Plan standards state that apartment units shall be provided with a good level of daylight and sunlight which contribute to a high quality living space.

Additionally the 2023 Guidelines state at Section 3.18 that *"Where single aspect apartments are provided, the number of south facing units should be maximised, with west or east facing single aspect units also being acceptable. Living spaces in apartments should provide for direct sunlight for some part of the day. North facing single aspect apartments may be considered where overlooking a significant amenity such as a public park, garden or formal space or a water body or some other amenity feature."*

The proposed development is in compliance with the requirements of Section 3.17 and SPPR 4 of the Sustainable Urban Housing: Design Standards for New Apartments, Guidelines for Planning Authorities 2023 by providing approximately 46 no. dual aspect apartments (equating to 92% of the unit mix).

A total of only 4 no. 1-bed apartments are single aspect with private amenity provided via terraces at ground floor and balconies on upper floors. All apartments have living areas facing east, west or south to ensure adequate light quality during the day and there are no north-facing single apartments within the proposed development.

Floor to Ceiling Height

SPPR 5

Ground level apartment floor to ceiling heights shall be a minimum of 2.7m and shall be increased in certain circumstances, particularly where necessary to facilitate a future change of use to a commercial use. For building refurbishment schemes on sites of any size or urban infill schemes on sites of up to 0.25ha, planning authorities may exercise discretion on a case-by-case basis, subject to overall design quality.

All ground floor units have a ceiling height of 2.7m and a ceiling height of 2.4m at upper levels in accordance with SPPR 5 and Section 14.7.2 of the Development Plan. Further details on floor to ceiling height of apartment units is set out in Section 4.2.12 of the Architectural Design Statement prepared by O'Briain Beary Architects.

Internal Storage:

The apartments have been designed in accordance with the minimum storage space requirements as set out in Appendix 1 of the Apartment Guidelines 2023:

Studio	3 sq.m
One bedroom	3 sq.m
Two bedrooms (3 person)	5 sq.m
Two bedrooms (4 person)	6 sq.m
Three or more bedrooms	9 sq.m

As set out in the Housing Quality Assessment (Section 6.2) prepared by O’Brian Beary Architects the internal storage included within the apartments is in accordance with the Sustainable Urban Design Standards for New Apartments 2023 and the Fingal Development Plan 2023-2029 (Section 14.7.3)

Storage provided is split between general storage accessible from circulation areas and storage provided within bedrooms. Where the storage requirements are greater than 3.5sq.m, storage is divided into two or 3 no. places in line with Section 3.31 of the Sustainable Urban Design Standards for New Apartments 2023. For further details please refer to the Architectural Design Statement prepared by O’Brian Beary Architects.

Separation Distances

The proposed development achieves the minimum separation distance set out in Objective DMSO23 of the Development Plan below:

Objective DMSO23 – Separation Distance	<i>“A separation distance of a minimum of 22 metres between directly opposing rear first floor windows shall generally be observed unless alternative provision has been designed to ensure privacy. In residential developments over three-storeys in height, minimum separation distances shall be increased in instances where overlooking or overshadowing occurs.”</i>
--	---

SPPR 1 of the Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities 2024 is set out below:

SPPR 1 - Separation Distances

It is a specific planning policy requirement of these Guidelines that statutory development plans¹⁵ shall not include an objective in respect of minimum separation distances that exceed 16 metres between opposing windows serving habitable rooms at the rear or side of houses, duplex units or apartment units above ground floor level. When considering a planning application for residential development, a separation distance of at least 16 metres between opposing windows serving habitable rooms¹⁶ at the rear or side of houses, duplex units and apartment units, above ground floor level shall be maintained. Separation distances below 16 metres may be considered acceptable in circumstances where there are no opposing windows serving habitable rooms and where suitable privacy measures have been designed into the scheme to prevent undue overlooking of habitable rooms and private amenity spaces.

There shall be no specified minimum separation distance at ground level or to the front of houses, duplex units and apartment units in statutory development plans and planning applications shall be determined on a case-by-case basis to prevent undue loss of privacy.

In all cases, the obligation will be on the project proposer to demonstrate to the satisfaction of the planning authority or An Bord Pleanála that residents will enjoy a high standard of amenity and that the proposed development will not have a significant negative impact on the amenity of occupiers of existing residential properties.

This SPPR will not apply to applications made in a Strategic Development Zone until the Planning Scheme is amended to integrate changes arising from the SPPR. Refer to Section 2.1.2 for further detail.

Separation distances of 16m minimum between opposing first floor windows to neighbouring houses is achieved between habitable rooms in accordance with SPPR1 above.

For further information on separation distances in accordance with the Fingal Development Plan 2023-2029a and Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities 2024, please refer to the Architectural Design Statement prepared by O'Briain Beary Architects for further details.

Lift and Stair Cores

The Development Plan notes that the number of lift and stair cores is principally governed by the dual aspect ratios specified in the Apartment Guidelines. SPPR 6 sets out a maximum of 12 apartments per floor per core to be provided in apartment schemes.

SPPR 6

A maximum of 12 apartments per floor per core may be provided in apartment schemes. This maximum provision may be increased for building refurbishment schemes on sites of any size or urban infill schemes on sites of up to 0.25ha, subject to overall design quality and compliance with building regulations.

The proposed development includes a maximum of 6 no. apartments per lift and stair core in compliance with SPPR6 and the Fingal Development Plan 2023-2029.

5.5 Open Space, Public Realm and Green Infrastructure

With regard to public, private and communal open space, the proposed development has been designed in accordance with the following objectives of the Development Plan:

Objective SPQHO35 – Public Open Space	Public open space provision in new residential developments must comply with the quantitative and qualitative standards set out in Chapter 14 Development Management Standards.
Objective GINH03 – Biodiversity in Open Space	Make provision for biodiversity within public open space and include water sensitive design and management measures (including SuDS) as part of a sustainable approach to open space design and management.
Objective DMSO64 – Design of Open Space	Ensure open space provision is suitably proportioned and inappropriate narrow tracts are not provided.
Objective DMSO56 – Proximity of New Residential Schemes to Parks	Ensure every home within a new residential scheme is located within 150 metres walking distance of a pocket park, small park, local park, urban neighbourhood park or regional park.

Open Space Provision

As per Fingal Development Plan 2023-2029 requirements which seek the provision of 12%-15% of site area for Class 2 Open Space for New residential development on greenfield sites / LAP lands (as per Table 4.3 of the Development Plan), a total of c. 18,065 sq.m (c.1.8 ha) of Class 2 Public Open Space is provided on site which equates to c. 19% of the overall site area. This includes the Riparian Corridors which dissect the site, and are integrated into the open space strategy.

The total amount of Class 2 Public Open Space excluding the riparian corridors equates to c. 8,300 sq.m. In addition, c. 4,250sqm of ‘other landscape space’ is provided, but not counted within the Class 2 calculation as it will not be accessible open space. (Please see BSM Landscape Strategy for details).

Public open space provision is a key driver of the proposed site layout, integrating site considerations into the proposed residential layout. There is a total of c. 2,950 sq.m designated pocket parks evenly dispersed throughout the site in close proximity to the units they serve and include Local Areas for Play (LAPS) and Local Equipped Areas for Play (LEAPs) - details of play are set out further below.

An existing riparian corridor dissects the site in two creating a key landscape feature which provides pathed walkways including bridges across the riparian corridor to provide east-west permeability, cycle routes and biodiversity areas with proposed native planting.

In addition, as per section 4.5.2.3 and Objective DMS051 there is an objective *“...for all developments with a residential component, the overall standard for public open space provision is a minimum 2.5 hectares per 1000 population. In general, this shall be provided at a ratio of 75% Class 1 and 25% Class 2.”*

Objective DMS051 – Minimum Public Open Space Provision

“Require a minimum public open space provision of 2.5 hectares per 1000 population. For the purposes of this calculation, public open space requirements are to be based on residential units with an agreed occupancy rate of 3.5 persons in the case of dwellings with three or more bedrooms and 1.5 persons in the case of dwellings with two or fewer bedrooms.”

The proposed development equals to a population-based requirement of public open space of c. 1.7 ha comprised of c. 75% Class 1 Open Space and c. 25% of Class 2 open space. Class 2 Open Space requirement is met on-site by the provision of c. 1.8 ha, exceeding the requirement of c. 0.44ha.

As per Table 14.11 of the Development Plan, Class 1 Open Space relates to an area of between 2 hectares and 20 hectares. In this instance, Class 1 Open Space requirement is met by the future delivery of the extension of Rathbeale Archaeology Park into the northwest of the wider Fingal lands which will deliver c. 3 ha (c.31,500 sq.m) of Class 1 Open Space.

In addition, DMS056 of the Development Plan seeks to *“Ensure every home within a new residential scheme is located within 150 metres walking distance of a pocket park, small park, local park, urban neighbourhood park or regional park.”* This proposed development is adjacent to the Rathbeale Archaeological Park (c. 120m) open space and playground, and therefore is accessible to this pocket park amenity already provided, in addition to the provision of public open space proposed as part of the development.

Communal Open Space

Secure, accessible and usable communal space is provided for future residents and in particular families with young children and for less mobile older people based on space requirements defined by the Sustainable Urban Housing Apartment Guidelines 2023.

The Guidelines require the following minimum communal open space areas:

- Studio 4 sq.m
- 1-bed 5 sq.m.
- 2-bed (3person) 6sqm
- 2-bed (4person) 7 sq.m.
- 3-bed 9 sq.m.

See also Chapter 14 of the Written Statement of the Development Plan (Section 14.7.1, Table 14.7), and Section 14.7.7 *Communal Amenity Space*. It is confirmed that this proposed development meets both the quantitative standards set out above, and the qualitative intent of Section 14.7.7 to deliver high quality communal amenity space to residents.

Based on a total of 87 no. apartment & duplex units, a total of c. 740 sq.m of communal open space (COS) is proposed which is in excess of the required c. 596 sq.m as set out below in Table 5-1 -

Total Number of Apartments	Communal Open Space Required	Total Required sqm
18 no. 1-bed units	18 no. units X 5 sq.m	90 sq.m
5 no. 2-bed units (3pers)	5 no. units X 6 sq.m	30 sq.m
50 no. 2-bed units (4pers)	50 no. units X 7 sq.m	350 sq.m
14 no. 3-bed units	14 no. units X 9 sq.m	126 sq.m
		596 sq.m

Table 5-1: Communal Open Space Required

The Apartment Guidelines 2023 also require that communal amenity space must be provided within a scheme which can be in the form of courtyards, roof gardens etc. In addition in larger schemes communal internal spaces are to be provided for residents use only i.e. multi-purpose rooms, cinema rooms, gym etc.

Communal Amenity Space

The Apartment Blocks 2A and 2B provide Communal Amenity Space (CAS) on the Ground Level within the landscaped curtilage of the blocks, with windows of habitable rooms on all elevations providing passive surveillance.

Apartment Block 2A and 2B provide a total communal amenity space of c. 182 sq.m each at ground level (c.364 sq.m combined). These areas are landscaped within the curtilage of the blocks, with windows and habitable rooms on all elevations providing passive surveillance.

Communal Amenity Space has been provided in accordance with Table 14.14 of the Fingal Development Plan 2023-2029.

Private Open Space

Within the proposed scheme the majority of private amenity space is proposed to be east, west or south of the units in order to ensure adequate sunlight on these spaces. Private amenity space is provided in the form of a patio/ garden for ground floor level apartments, balconies at upper levels for apartments and terraces to the front and rear of the proposed duplex units. Private amenity spaces are suitably screened in a manner complimenting the design of the building so as to provide an adequate level of privacy and shelter for residents. All Private Amenity spaces are accessible from living areas through glazed doors.

The Guidelines require the following minimum private amenity sizes:

Chapter 14 of the Written Statement of the Development Plan addresses the standards applicable to private open space (see Section 14.7.6 and Table 14.7).

- Studio - 4 sq.m
- 1-bed - 5 sq.m.

Mooretown Swords S179A

Planning Report

- 2-bed (3person) - 6sqm
- 2-bed (4person)- 7 sq.m.
- 3-bed - 9 sq.m.

The proposed balconies and terraces meet or exceed the minimum standards for private open space and landscape design has incorporated measures to distinguish between private, communal, and public spaces including planting and hedge rows, and low level railings. All balconies are guarded in accordance with guidance set out in Building Regulations Technical Guidance Document K.

All houses have both front and rear gardens which comply with minimum open space requirements as set out in Table 14.18 of the Fingal Development Plan 2023-2029 and SPPR 2 of the Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities 2024 is set out below. The front gardens also integrate the bin and bike stores within the curtilage of the house.

SPPR 2 - Minimum Private Open Space Standards for Houses

It is a specific planning policy requirement of these Guidelines that proposals for new houses meet the following minimum private open space standards:

1 bed house	20 sq.m
2 bed house	30 sq.m
3 bed house	40 sq.m
4 bed + house	50 sq.m

A further reduction below the minimum standard may be considered acceptable where an equivalent amount of high quality semi-private open space is provided in lieu of the private open space, subject to at least 50 percent of the area being provided as private open space (see Table 5.1 below). The planning authority should be satisfied that the compensatory semi-private open space will provide a high standard of amenity for all users and that it is well integrated and accessible to the housing units it serves.

Apartments and duplex units shall be required to meet the private and semi-private open space requirements set out in the Sustainable Urban Housing: Design Standards for New Apartments, Guidelines for Planning Authorities 2023 (and any subsequent updates).

For building refurbishment schemes on sites of any size or urban infill schemes on smaller sites (e.g. sites of up to 0.25ha) the private open space standard may be relaxed in part or whole, on a case-by-case basis, subject to overall design quality and proximity to public open space.

In all cases, the obligation will be on the project proposer to demonstrate to the satisfaction of the planning authority or An Bord Pleanála that residents will enjoy a high standard of amenity.

This SPPR will not apply to applications made in a Strategic Development Zone until the Planning Scheme is amended to integrate changes arising from the SPPR. Refer to Section 2.1.2 for further detail.

Play Policy

Children's play needs are met in accordance with section 4.13 and 4.14 of the Sustainable Urban Housing: Design Standards for New Apartments 2022 (updated as of July 2023), and objectives of the Fingal County Development Plan.

A total of approximately 1,250 sq.m of play provision is provided as part of the proposed development, in excess of the Fingal Development Plan requirement of c. 1,096sqm.

The Sustainable Urban Housing: Design Standards for New Apartments 2023 state at Section 4.13 that “Children’s play needs around the apartment building should be catered for:

- within the private open space associated with individual apartments (see chapter 3);
- within small play spaces (about 85 – 100 sq. metres) for the specific needs of toddlers and children up to the age of six, with suitable play equipment, seating for parents/guardians, and within sight of the apartment building, in a scheme that includes 25 or more units with two or more bedrooms; and
- within play areas (200–400 sq. metres) for older children and young teenagers, in a scheme that includes 100 or more apartments with two or more bedrooms. “

Sustainable Drainage Systems (SuDS)

The Sustainable Drainage Systems (SuDS) elements adopted on site will include permeable paving systems, swales, tree pits, attenuation storage system (existing) and green roofs on proposed apartment blocks. The selection of SuDS components for this development was based on site opportunities and constraints and in order to maximise the sustainability of the system in accordance with Policy CAP11 of the Development Plan:

Policy CAP11 – Climate Adaptation Actions in the Built Environment

“Development proposals should demonstrate sustainable design principles for new buildings/ services/site. The Council will promote and support development which is resilient to climate change. This would include:

- a. Measures such as green roofs and green walls to reduce internal overheating and the urban heat island effect;*
- b. Ensuring the efficient use of natural resources (including water) and making the most of natural systems both within and around buildings;*
- c. Minimising pollution by reducing surface water runoff through increasing permeable surfaces and use of Sustainable Drainage Systems (SuDS);*
- d. Reducing flood risk, damage to property from extreme events– residential, public and commercial;*
- e. Reducing risks from temperature extremes and extreme weather events to critical infrastructure such as roads, communication networks, the water/drainage network, and energy supply;*
- f. Promoting and protecting biodiversity and green infrastructure.”*

The proposed SuDS elements have regard to Fingal’s Green Blue Infrastructure for Development Guidance Note 2020. In addition a Surface Water Management

Plan has been prepared by Waterman Moylan in accordance with the Objective IUO15 of the Fingal Development Plan 2023-2029:

Objective IUO15 – Surface Water Management Plan

“Require the preparation of a Surface Water Management Plan as part of all new developments which shall include the following:

- *Identify and assess the existing surface water movements through the development before considering and developing a surface water management system using SuDS, having regard to our Fingal Guidance Document – Green/ Blue Infrastructure for Development, as amended (Appendix 11).*

- *Incorporate SuDS along the route of the water movement to enhance the water quality effects of nature-based systems at the different stages – Treatment Train approach from source to discharge.”*

SuDS features implemented as part of the proposed development include green roofs on Apartment Block 2A and 2B, filter drains, permeable paving, bio-retention planting and rain gardens, roadside trees and below ground tank storage. For further details on the proposed SuDS measures, please refer to Section 3.2 of the Engineering Infrastructure Assessment Report and the Surface Water Management Plan prepared by Waterman Moylan Engineers.

5.6 Access, Car & Cycle Parking

Vehicular Access

There are 2 no. vehicular access points proposed to serve the subject site, see below Figure 5-2 which shows proposed access points in red.

A vehicular access point will be provided at the existing three armed signal controlled junction fronting onto Rathbeale Road which in turn will be replaced with a four armed signal controlled junction. A secondary vehicular access point is proposed to the southwest of the site via the School Road access which will primarily serve as a connectivity point to adjacent schools.

All roads are designed to the standards as set out in Design Manual for Urban Roads and Streets (DMURS 2019).



Figure 5-2: Proposed Vehicular Access Points indicated in Red (Source: Traffic and Transport Assessment, DBFL 2024).

Pedestrian and Cyclist Connections

Cycling and pedestrian facilities, such as footpaths, dedicated pedestrian crossings, and bicycle paths and green routes connecting the public parks, will be provided at Mooretown, connecting the proposed development with the surrounding facilities and communities. A shared pedestrian cycle route and bridges are located centrally within the site connecting the site itself, and to residentially zoned lands to the west along the riparian corridor, with the potential to further connect the proposed development to the future proposed Rathbeale Park at the north of the site, and onwards to the existing Rathbeale Archaeological Park.

Walking and cycling accessibility and proposals are set out in the accompanying Waterman Moylan Traffic & Transport Assessment report and associated drawings.

Car Parking Provision

The approach to car parking has been to balance the requirement for car parking provision with the need to promote sustainable transport including walking and cycling, maximising use of existing and planned public transport services in the vicinity of the site, and ensure that parking provision minimises potential negative impact on the public realm and on residential amenity.

Section 14.17.7 of the Written Statement of the Development Plan sets out residential parking provision with two distinct car parking zones (per Table 14.8):

- *“Zone 1: relates to developments within 800m of Bus Connects spine route, or 1,600m of an existing or planned Luas/Dart/Metro Rail station or within an area covered by a Section 49 scheme, or in lands zoned Major Town Centre.*
- *Zone 2: Relates to all other areas within the County.”*

Mooretown lands currently fall within Zone 2 of the Fingal Development Plan car parking standards.

Under Table 14.19 of the Development Plan and in accordance with Zone 2 requirements, a total of 474 no. car parking spaces are required (419 no. resident spaces and 55 no. visitor spaces), as set out below in Table 5-3:

Description	Zone 1	Zone 2
Residential (1 – 2 Bedroom)	0.5 resident space per unit without visitor spaces (Maximum)	1 resident space per unit 1 visitor space per 5 units (Norm)
Residential (3 – 3+Bedroom)	1 resident space per unit without visitor spaces (Maximum)	2 resident space per unit 1 visitor space per 5 units (Norm)

Figure 5-3: Car Parking Standards (Source: FCC Development Plan 2023-2029 Table 14.19)

Under the Compact Settlement Guidelines, the subject site is considered an *Accessible Location* as there is a proposed high frequency bus service within 500m. SPPR 3 of the Compact Settlement Guidelines is set out below:

SPPR 3 - Car Parking

It is a specific planning policy requirement of these Guidelines that:

- (i) In city centres and urban neighbourhoods of the five cities, defined in Chapter 3 (Table 3.1 and Table 3.2) car-parking provision should be minimised, substantially reduced or wholly eliminated. The maximum rate of car parking provision for residential development at these locations, where such provision is justified to the satisfaction of the planning authority, shall be 1 no. space per dwelling.
- (ii) In accessible locations, defined in Chapter 3 (Table 3.8) car- parking provision should be substantially reduced. The maximum rate of car parking provision for residential development, where such provision is justified to the satisfaction of the planning authority, shall be 1.5 no. spaces per dwelling.
- (iii) In intermediate and peripheral locations, defined in Chapter 3 (Table 3.8) the maximum rate of car parking provision for residential development, where such provision is justified to the satisfaction of the planning authority, shall be 2 no. spaces per dwelling

Applicants should be required to provide a rationale and justification for the number of car parking spaces proposed and to satisfy the planning authority that the parking levels are necessary and appropriate, particularly when they are close to the maximum provision. The maximum car parking standards do not include bays assigned for use by a car club, designated short stay on-street Electric Vehicle (EV) charging stations or accessible parking spaces. The maximum car parking standards do include provision for visitor parking.

This SPPR will not apply to applications made in a Strategic Development Zone until the Planning Scheme is amended to integrate changes arising from the SPPR. Refer to Section 2.1.2 for further detail.

SPPR 3 notes that car parking provision in such locations should be “*substantially reduced*” and promotes a maximum car parking ratio of 1.5 spaces per dwelling. Based on 1.5 spaces per 274 no. units, results in a total of 411 no. car parking spaces.

In total, it is proposed that 415 no. car parking spaces are proposed to serve the subject site comprising 357 no. resident spaces (at a ratio of 1.3 car parking spaces per units), and 58 no. visitor spaces (short-stay). The proposed provision is in accordance with the Compact Settlement Guidelines and other policies which promote a reduction in car parking provision, including the Design Standards for New Apartments 2023 and the National Transport Authority Greater Dublin Area Transport Strategy 2022-2042.

Please refer to the Car Parking Strategy prepared as part of the Traffic and Transport Assessment prepared by Waterman Moylan Consulting Engineers for further details.

Motorcycle Parking

In accordance with Section 14.17.9 of the Fingal Development Plan which requires 1 no. motorcycle parking bay per 10 no. car parking spaces for

apartment developments, a total of 6 no. motorcycle parking bays (based on 50 no. apartments) are proposed to serve future residents.

EV Parking Spaces

In accordance with Section 14.17.10 of the Fingal Development Plan, 20% Electric vehicle parking spaces are provided, with ducting provision for the remainder of parking spaces for future provision of electric vehicle charging. Based on 415 no. car parking spaces, a total of 83 no. EV charging spaces are proposed.

This is fully set out in the Traffic and Transport Assessment prepared by Waterman Moylan Consulting Engineers.

Bicycle Parking

Bicycle parking standards for new developments are set out in Table 14.17 of the Fingal Development Plan (2023 – 2029), and are summarised below:

Land Use Category	Bicycle Parking Standards	
	Long-Stay	Short-Stay
Residential (1-2 Bedroom)	1, plus 1 per bedroom	0.5 per unit (for apartment blocks only)
Residential (3+ Bedroom)	2, plus 1 per bedroom	0.5 per unit (for apartment blocks only)

Bicycle Parking Standards Extract – Table 14.7 Fingal Development Plan 2023-2029

The proposed development meets the requirements of the Fingal Development Plan 2023-2029 (requiring 1,141 no. spaces), and provides 1,143 no. bicycle parking spaces made up of 1,117 no. long term resident spaces and 26 no. short stay visitor spaces.

For the two apartment blocks, resident secure bike parking is located in secure rooms at ground floor level with either stacked allocated bike lockers or in a double-stacked arrangement. Bike stores are internal and adjacent the main entrance. Spaces for cargo bikes, e-charging points, maintenance facilities and bike wash facilities are provided within the secure rooms.

For all dwelling houses and Duplex Apartments within the compact cell clusters, secure Bicycle Parking is provided with external in curtilage Bike Storage within front gardens or within rear gardens for end of terrace units. A uniform lockable and roofed external storage unit allows for long term storage of up to 6 bicycles for each residential unit while also allowing future flexibility for the residents to adjust the configuration and density within the bike storage unit.

26 no. visitor cycle spaces (short term bike parking) are provided in the form of Sheffield stands in close proximity to the entrance of the apartment buildings, and within the pedestrian and cycling network at the green interfaces along the Riparian Corridors.

It is submitted that bicycle parking provision in the proposed scheme meets the requirements of the Fingal Development Plan 2023-2029, as per Section 14.17.2.1, and Objective DMSO109. In addition, cycle parking provision and design is provided in accordance with SPP4 – Cycle Parking and Storage of the Compact Settlement Guidelines.

Please see enclosed Architectural Design Statement prepared by O’Brian Beary Architects and the Parking Assessment and Management Strategy in the TTA prepared by Waterman Moylan for further details on proposed cycle parking and cycle storage.

5.7 Refuse Storage and Bins

The proposed development meets the relevant Fingal Development Plan 2023-2029 standards in relation to Refuse Storage and Bins:

Objective DMSO239 – Refuse Storage Areas	<i>“Ensure all new residential schemes include appropriate design measures for refuse storage areas, details of which should be clearly shown at pre-planning and planning application stage. Ensure refuse storage areas are not situated immediately adjacent to the front door or ground floor window, unless adequate screened or other such mitigation measures are provided.”</i>
Objective DMSO249 – Distance to Communal Bin Areas	<i>“Ensure the maximum distance between the front door to a communal bin area does not exceed 50 metres.”</i>

Waste generated by residents in apartments will be stored in dedicated communal bins storage areas, strategically located close to the entrances for each block. Bin stores have been adequately sized to accommodate weekly storage of organic, dry mixed recyclables, glass and mixed non-recyclable waste.

Proposed refuse storage is in accordance with Objective DMSO238 and DMSO40 and does not exceed the maximum distance of 50m from front door to communal bin area.

Please refer to the Operational Waste Management Plan prepared by AWN Consulting and the Housing Quality Assessment and Architectural Design Statement prepared by O’Brian Beary Architects for further details on refuse storage and design.

Bring Banks

Objective DMSO234 of the Fingal Development Plan 2023-2029 has regard to the provision of public bring banks noting:

“Ensure the provision of public bring banks in all large retail developments, unless there are existing facilities within a 1km radius. Bring bank facilities will generally be required at appropriate locations in the following development types: [...]

- *In conjunction with medium and large scale residential and mixed-use developments providing in excess of 10 residential units.*

FCC is committed to providing such facilities in a more publicly accessible space within Swords and the wider area in accordance with DMSO234 above.

5.8 Sunlight and Daylight

The overall configuration and design of the proposed development has been influenced by the need to achieve the best possible levels of sunlight and daylight penetration into the development.

The proposed development has been designed with careful consideration to daylight and sunlight in accordance with Objective DMSS022 of the Fingal Development Plan 2023-2029:

Objective DMS022 – Daylight and Sunlight Analysis	<i>“Require Daylight and Sunlight analysis for all proposed developments of 50+ units or as required by the Planning Authority, depending on the context of the site and neighbouring property as well as the design of the development.”</i>
Objective DMS071 – Overshadowing of Private Open Space	<i>“Ensure private open spaces for all residential unit types are not unduly overshadowed.”</i>

The Daylight and Sunlight Assessment follows methodologies set out in the Building Research Establishment’s (BRE) publication titled “Site Layout Planning for Daylight and Sunlight. A Guide to Good Practice – Third Edition 2022 (hereinafter referred to as BR209-2022) and are considered as the most appropriate reference document in accordance with Section 14.6.6.1 of the Fingal Development Plan 2023-2029.

Please refer to the Daylight Sunlight Assessment prepared by 3DDB included with this proposal.

5.9 Social Infrastructure & Childcare Facilities

With regard to childcare provision, please refer to Childcare Facilities and School Demand Assessment prepared by Brady Shipman Martin.

In summary, the Guidelines for Planning Authorities on Childcare Facilities (2001) indicate that Development Plans should facilitate the provision of childcare facilities in appropriate locations. These include larger new housing developments where planning authorities should require the provision of a minimum of one childcare facility with 20 places for each 75 dwellings.

A Childcare Facility will be provided as part of a subsequent phase of the Mooretown lands in ownership of FCC. The Childcare Facilities and School demand assessment concludes that there are 713 no. childcare spaces dispersed between 21 no. childcare facilities within 2km of the subject site which will serve demand for the proposed development.

In addition, a childcare facility will be provided under Phase 2 of the overall Fingal County Council Mooretown lands. In combination with existing and proposed facilities within 2km of the subject site, it is considered that the requirements for delivering this phase of the proposed development are met.

For further details please see Childcare Facilities and School Demand Assessment prepared by Brady Shipman Martin.

5.10 Part V Requirements

As the proposed development is promoted by Fingal County Council under s.179A of the 2000 Act for residential development, Part V requirements are fully met, with the proposed scheme proposing a mixed tenure residential development.

6 CONCLUSION

It is respectfully submitted that the proposed development will provide an appropriate form of high-quality residential development for this zoned strategic residential site. The proposed development will provide for a total of 274 residential no. units comprising 187 no. houses and 87 no. apartments and duplexes on a site with a total gross site area of c. 9.35ha and net site area of c. 7ha.

As detailed previously herein, the proposed Housing Development complies with the statutory definition of a “Housing Development” provided for by s.179A(5) of the 2000 Act.

In addition, the Housing Development, for reasons set out previously herein, complies with the provisions and criterion provided for by s.179A(1) of the 2000 Ac. In this regard, by way of summary overview, compliance in this regard includes:

Criteria	Compliance Summary
The proposed Housing Development is carried out by, on behalf of, or jointly or in partnership with, a local authority pursuant to a contract entered into by the local authority concerned, whether in its	The proposed development is carried out by Fingal County Council (Local Authority).

capacity as a planning authority or in any other capacity (s.179A(1)(a)).	
The proposed Housing Development does not materially contravene the development plan or local area plan for the area (s.179A(1)(b)).	The proposed housing development is in accordance with Fingal Development Plan 2023-2029. The site is not subject of a Local Area Plan.
The proposed Housing Development is in accordance with the strategy included in the development plan for the area in accordance with section 94(1) (s.179A(1)(c)).	The proposed housing development is in accordance with all policies and objectives of the Fingal Development Plan 2023-2029 relevant to the subject site.
The proposed Housing Development is not subject to a requirement, in accordance with the Environmental Impact Assessment Directive, for an assessment with regard to its effects on the environment (s.179A(1)(d)).	An Environmental Impact Assessment Screening Report was prepared in respect of the proposed development and concludes that an Environmental Impact Assessment Report is not required.
The proposed Housing Development is not subject to a requirement, in accordance with the Habitats Directive, for an appropriate assessment (s.179A(1)(e)).	Screening for Appropriate Assessment was carried out in respect of the proposed development and concludes that it will not have any likely significant effects on European sites.
The proposed Housing Development is on land: (i) that is owned by a local authority or a State Authority, (ii) that is zoned for residential use, and (iii) that has access, or can be connected, to public infrastructure and facilities, including roads and footpaths, public lighting, foul sewer drainage, surface water drainage and water supply,	The site is owned by Fingal County Council (Local Authority) which is zoned for residential development and is both connected and has good access to public infrastructure.

necessary for dwellings to be developed and with sufficient service capacity available for such development(s.179A(1)(f)).	
The proposed Housing Development is commenced before 31 December 2024 (s.179A(1)(g)).	Construction of the proposed development will commence before 31 December 2024.

The proposed Housing Development: does not materially contravene the Development Plan (as is apparent from the analysis provided previously herein); is in accordance with the Housing Strategy; is not subject to a requirement for an Appropriate Assessment or an Environmental Impact Assessment; and is located on lands that are zoned for residential use. It is considered that the proposed development is consistent with the relevant requirements of s.179A of the Planning and Development Act 2000 (as amended).

This Planning Report demonstrates that the proposed development is in accordance with National Regional and Local Policy including the Fingal County Development Plan 2023-2029, Sustainable Urban Housing Design Standards for New Apartments 2023, Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities 2024, and proper planning and sustainable development of the area.

Appendix A

Extract from Mooretown Framework Plan

Prepared by Brady Shipman Martin

Lands at Mooretown

Framework Plan



NORTH

- Key:
- Site Boundary
 - Public open space/amenity/play
 - Local Centre
 - Community/ Education
 - Residential (under construction/ granted)
 - Proposed Residential (average density of 40 units/ha)
 - Proposed Walking/ Cycle Routes
 - Existing Key Walking/ Cycle Routes
 - Existing Bus Stops
 - Main vehicular access
 - Primary streets
 - Surface water attenuation area
 - LAP Local Area for Play
 - LEAP Local Equipped Area for Play
 - MUGA Multi Use Game Area
 - Key Frontages