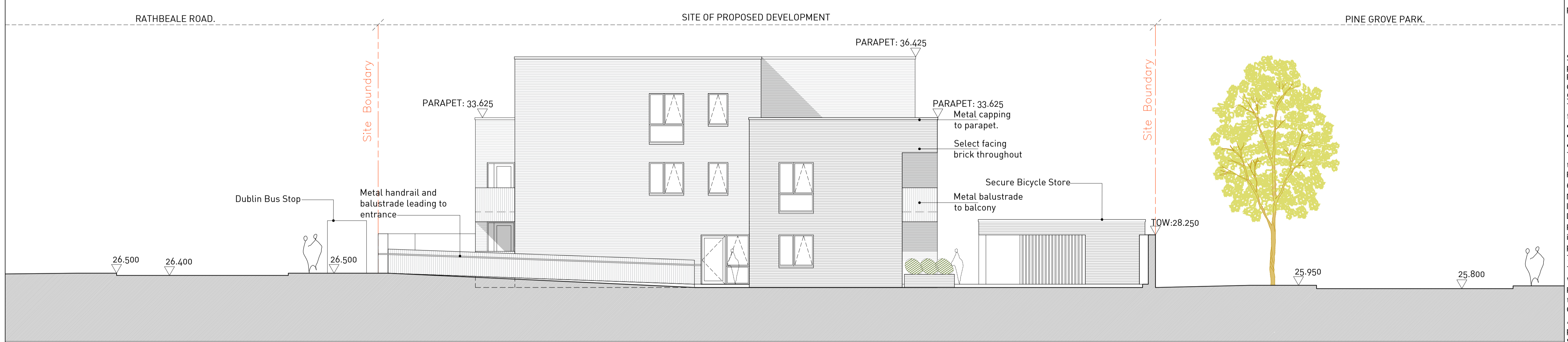
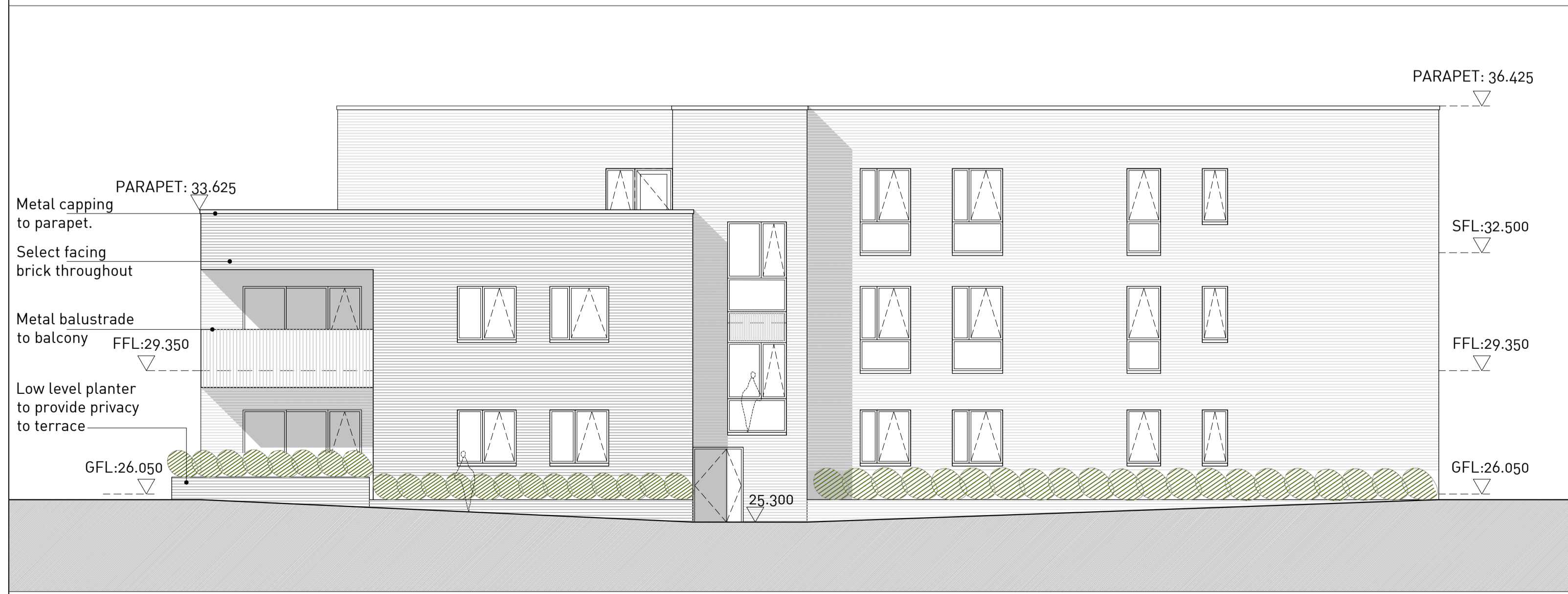


SOUTH-WEST ELEVATION TO RATHBEALE ROAD



SOUTH-EAST ELEVATION



NORTH-EAST ELEVATION TO PINE GROVE PARK



NORTH-WEST ELEVATION

Description:
Proposed development of Apartments and associated site works at Rathbeale Road, Swords, Co Dublin.

1.Introduction:
The site of the proposed development is located on Rathbeale Road, approximately 1.2 kilometers northwest of Main Street Swords. The area to be occupied is 1598 sqm. The land is in the ownership of Fingal County Council and is currently in use by Fingal County Council as an Operations Depot.

2.Planning:
In Fingal Development Plan 2017-23, the land has Zoning Objective: *RS-Residential (Provide for Residential development and protect and improve residential amenity)*; there is a Specific Objective for a Cycle/Pedestrian Route along Pine Grove Park.

3.Proposal:
The proposal is for the demolition and removal of all existing structures on the site, construction of 11 no. apartments in a 3 storey building (reducing to 2 storey on the north-east elevation) and associated site development works. Pedestrian and vehicular access will be from Rathbeale Road. Existing grassed area and trees to the north west of the site are to be retained as Open Space. The proposed development will be enclosed with a wall and railing 2m high and in other locations a solid wall 2.25m high; landscaped margins will separate all sides of the building from the site boundary and there will be a larger enclosed communal space for amenity of the residents, adjacent to the north-west elevation. The boundary along Pine Grove Park will be aligned to facilitate the future Cycle Route whilst the existing grass verge and trees will be retained. The existing Dublin Bus Stop on Rathbeale Road will continue in use and the new site boundary is aligned to facilitate a future cycle route here also.

4.Dwellings:
The following mix of unit types is included in the proposal:

- 4no. one bedroom two person apartments
- 2no. two bedroom three person apartments
- 2no. two bedroom four person apartments
- 3no. three bedroom five person apartments.

Space standards within apartments and provision of private amenity space, meet the requirements of Fingal County Council Development Plan and DHPLG Guidelines.

5.Materials, Construction:
The external walls of the building will be finished as follows:

- selected clay facing brick to walls.
- selected high performance windows and doors.
- Metal balustrades to balconies.

The development will be designed and constructed to comply with current Building Control and Building Regulations.

6.Site Access:
New vehicular access to the site is proposed at the location of the entrance to the existing Operations Depot from Rathbeale Road. Provision is made on site for 14 car parking bays, including 3no accessible spaces; secure storage provision is made for 15 bicycles.

7.Uilities:
The site will be serviced by ESB, EIR, GNI utilities which are available adjacent to the site. Public lighting to adjoining public pavements will be to the standards of the Operations Section of Fingal County Council. A foul drainage connection will be made to the public foul sewer in Pine Grove Park. Surface water drainage will consist of an on-site Sustainable Urban Drainage Treatment (SuDS) approach. Public Mains Water is available on Rathbeale Road.

8.Landscape and Planting:
An overall landscape proposal will be designed and implemented, to mitigate visual impact, enhance privacy, assist SuDS and complement existing trees retained within and adjacent to the site.

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