



NOTICE of PROPOSED DEVELOPMENT.

PLANNING & DEVELOPMENT ACT 2000 (as amended) – Part XI PLANNING AND DEVELOPMENT REGULATIONS 2001 (as amended) – Part 8

Fingal County Council (Economic Enterprise Tourism and Cultural Development Department) is proposing the creation of a Cultural Quarter, Swords Cultural Quarter (SCQ), within Swords Town centre, Co. Dublin, in proximity to Fingal County Hall and Swords Castle [a National Monument (No.340), Recorded Monument (RMP Ref. DU011-034001-) and Protected Structure (No.351)], with an overall site area of 15,751m² (3.89 acres) comprising: the road junction of North Street, Seatown Road, Bridge Street and Main Street, Swords; Fingal County Council Executive car park (site area: 2,400m²) at the junction of North Street and Seatown Road; St. Michael's House, Seatown Road (site area: 542m²); Swords District Court House (a Protected Structure (RPS No.350)); 4 no. terraced 2-storey commercial vacant properties at Units 1-4 No.20 North Street; Fingal County Hall external public space (site area: 1,881m²); vacant plots at No.'s 1 – 8, 10-13, 15 North Street adjacent to Swords Castle; a single storey commercial property at 17 North Street and Chamber House 17A North Street; single storey structure located on North Street (west side); and the existing side entrance area of Swords Park accessed from North Street, Swords. The site is located within the boundary of the Zone of Notification for the Historic Town of Swords RMP DU011-35.

In accordance with Part XI of the Planning and Development Act 2000 (as amended) and Part 8 of the Planning and Development Regulations 2001 (as amended), Fingal County Council hereby gives notice of the **proposed works** to be carried out at the above site:

Fingal County Council (Economic Enterprise Tourism and Cultural Development Department) is proposing the creation of a Cultural Quarter, Swords Cultural Quarter (SCQ), within Swords Town centre, Co. Dublin, in proximity to Fingal County Hall and Swords Castle [a National Monument (No.340), Recorded Monument (RMP Ref. DU011-034001-) and Protected Structure (RPS No.351)], with an overall site area of 15,751m² (3.89 acres).

The proposed development will consist of:

- (a) **Demolition of: 17 and 17A North Street single storey commercial property (c. 182m²) including derelict outbuildings to rear, and side boundary walls abutting Swords Castle, a Protected Structure (RPS No.351) materially affecting the character; single storey structure located on west side of North Street and adjoining railings (note that the partially enclosed public toilet block will be relocated within the town park); St. Michael's House single storey bungalow (c. 208m²), including single storey outbuilding and boundary walls, Seatown Road, Swords; demolition of 4 no. terraced 2-storey commercial vacant properties (c.171m²) at No.20 North Street, Swords including rear and side boundary walls; demolition of rear & side boundary wall and single storey outbuilding at Swords Courthouse, a Protected Structure (RPS No.350) materially affecting the character;**
- (b) **Minor external works materially affecting the character to the Swords District Court House (Protected Structure – RPS No. 350), comprising the removal of a set of 2 no. granite steps to the southern entrance and the construction of an accessible entrance, provision of new garden to sides and rear of structure, with new railings to North Street;**
- (c) **Construction of a Swords Civic & Cultural Centre on the site of the Fingal County Council Executive car park at the junction of North Street and Seatown Road, site of St. Michael's House, Seatown Road, and site of 4 no. terraced 2-storey commercial vacant properties at Units 1-4 No.20 North Street, to provide a new public county library, theatre, art gallery and auditorium, café / bar, local studies and archives centre, associated office space and ancillary accommodation. The proposed structure ranges from two to four storeys in height with a GIA floor area of 5,686m². Landscaping, public realm works and ancillary works are also proposed as part of the development. External works include a new road entrance from Seatown Road to access a service bay for deliveries at ground floor level;**
- (d) **A total of 128 no. bicycle parking spaces comprising 108 no. visitor spaces within the Public Realm area, located on North Street, Main Street and to the front of the County Hall and 20 no. SCC staff spaces to the rear of the proposed SCC building;**
- (e) **Provide a new Civic Space & Public Realm (area: 13,200m²) including new stone paving, street lighting, street furniture and art work at the following site location: the road junction of North Street, Seatown Road, Bridge Street and Main Street, Swords; vacant plots No.'s 1 – 7, 13, 15 North Street adjacent to Swords Castle, No.17 North Street and Chamber House 17A North Street, Swords; the existing external public space (area: 1,881m²) to the immediate west / front of Fingal County Hall; and the existing side entrance area of Swords Park accessed from North Street. The existing boundary between the Town Park and North Street will be removed and relocated as part of the development abutting Swords Castle, a Protected Structure (RPS No.351) materially affecting the character.**

As required by Article 81 of the 2001 Regulations and amended by Article 17(2) of the 2006 Regulations, plans and particulars of the proposed development will be available for inspection at <https://consult.fingal.ie/en/browse> and inspection or purchase at a fee not exceeding the reasonable cost of making a copy from **Friday 8th July 2022 up to and including 8th August 2022** at the following locations:

**Fingal County Council Offices, County Hall, Main Street, Swords, Co. Dublin, K67 X8Y2
during normal opening hours (Monday to Thursday 9.00am to 5:00pm and Friday 9.00am to 4.30pm excluding Bank & Public Holidays).**

**Fingal County Council Civic Offices, Grove Road, Blanchardstown, Dublin 15, D15 W638
during normal opening hours (Monday to Thursday 9.00am to 5.00pm and Friday 9.00am to 4.30pm excluding Bank & Public Holidays).**

Submissions or observations with respect to the proposed development dealing with the proper planning and sustainable development of the area in which the development would be situated, may be made either online through our website <https://consult.fingal.ie/en/browse> or in writing to:-

**Senior Executive Officer,
Economic Enterprise Tourism and Cultural Development Department, Fingal County Council,
County Hall, Swords, Co Dublin**

**Submissions or observations with respect to the proposed development must arrive no later than
5pm on Monday 22nd August 2022.**

In accordance with Articles 81 and 120 of the Planning & Development Regulations 2001 (as amended), Fingal County Council has concluded from a screening report that no significant effects on the environment are likely as a result of the proposed development and that an Environmental Impact Assessment is not required. Any person may, within 4 weeks from the date of this notice, apply in accordance with the provisions of article 120 of the Planning and Development Regulations 2001 (as amended) to An Bord Pleanála for a screening determination as to whether the development would be likely to have significant effects on the environment.

Issues raised in submissions and observations to the Council in regard to this development, including the response of the Chief Executive thereto, will form part of the statutory report to be presented to the monthly meeting of Fingal County Council. The statutory report will also list the persons or bodies who made submissions or observations with respect to the proposed development in accordance with regulations made under Part XI of the Planning and Development Act as amended. The minutes of that meeting including the statutory report will appear on the Council's Website. Details including the names of those making submissions or observations may be shared with relevant Council Departments and agents working on their behalf.

Signed:  **8th July 2022**

John Quinlivan, Director of Services
Economic Enterprise Tourism and Cultural Development Department, Fingal County Council