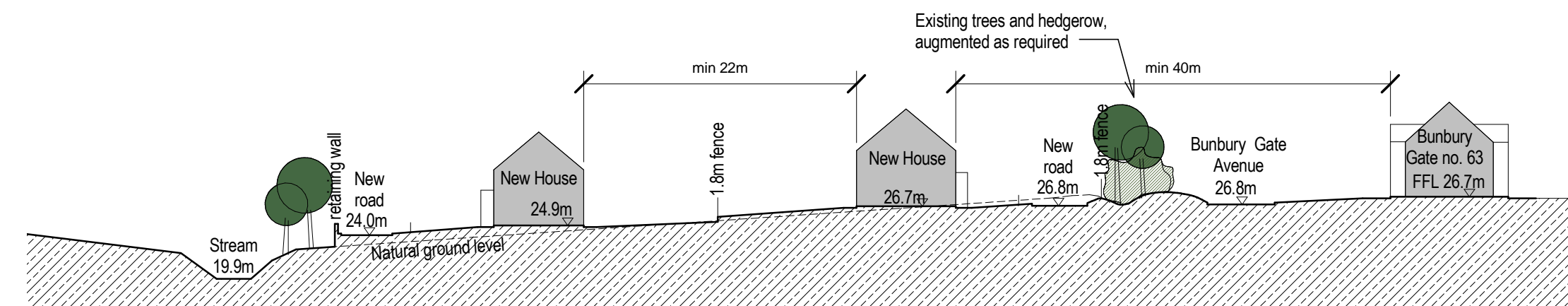




Site Plan - Context

1 : 1000



Typical Site Section AA

1 : 500



Site Location Map

1 : 2500

## PROJECT DESCRIPTION

### Construction of 24 dwelling units and associated site development and external works at site at Rathbeale Road, Swords, Co. Dublin

Fingal County Council proposes to construct 24 new dwellings on a greenfield site, zoned for residential use at Rathbeale Road, Swords, Co. Dublin. The Site is shown outlined in red on the Site Location map and is currently laid out in grass with several large mature trees and has an area of 1.01Ha (2.67 acres), irregular shape. Accessed from Rathbeale Road 0.25km north-west of the junction at Ardclian Park. A single residential dwelling on the site has been demolished. The site topography is relatively flat at the eastern side but has a significant fall of 7 to 7.5m from east to west towards the stream.

Adjoining properties & site boundaries include:

- Residential estate to the north-east (Bunbury Gate); low hedgerow, with mature trees along Bunbury Gate Avenue
- Rathbeale Road (R125) to the south-west with mature trees and hedges along the road verge
- An overgrown stream (EPA name: newtown 08) to the west with a proposed archaeological park on lands owned by Fingal County Council on the other side
- Overgrown land with some mature trees to the north

The proposal of 24 new dwellings & site development works includes:

- Vehicular and Pedestrian access off Rathbeale Road. This junction may be controlled pending detail design.
- A buffer zone/green space along all the boundaries with a ring road. Roads, traffic calming measures, en-curtilage parking, footpaths and paving
- An apartment block with 4 units and 5 terraced house blocks with 4 houses each
- Public lighting, electricity supply cabled telecoms, broadband and TV supply etc. Mains foul and surface water drains, SUDS, private foul, water supply etc.
- Hard and soft landscaping. Open space areas (1230m<sup>2</sup>) or 11.3% of the site

Proposed new site boundaries:

- Mesh fencing and retaining and augmenting the hedges and trees to the north and north-east boundaries
- New wall with railings and retaining and augmenting the hedges and trees to the south-west along Rathbeale road
- New retaining wall with railings, stepped access and ramp along the west boundary (stream)
- Walls & Railings to the front gardens of dwellings with block walls to back gardens facing public areas and concrete panel and post fences between back gardens.

The proposed 24 houses consist of 1 no. one-bed ground-floor apartment; 9 no. two-bed (of which 1 is a ground floor and 2 are first-floor apartments, six are two-storey terraced houses); 11 no. three-bed two-storey, terraced houses and 3 no. four-bed two-storey, end-of-terrace houses. Five of the units are suitable for persons with special needs.

The internal layouts shown on the display drawings are indicative and subject to detail design. The external walls will be finished in brick and/or render. The two-storey houses will have pitched roofs with concrete tiles. The drawings accompanying this proposal indicate the elevational treatments and are subject to detail design.

The proposal is shown on drawing numbers 08-111-P-001 to 003 Inclusive.

ARCHITECTS' DEPARTMENT, FINGAL COUNTY COUNCIL



Site Development Plan

1 : 500

## Site Notice

Comhairle Contae Fhine Gall  
Fingal County Council



PLANNING & DEVELOPMENT ACT 2000 - 2010  
PLANNING AND DEVELOPMENT REGULATIONS 2001 - 2013

Proposed new Housing Development at Rathbeale Road, Swords, Co. Dublin.

In accordance with Part XI of the Local Government Planning and Development Act 2000 to 2010 and Part 8 of the Planning and Development Regulations 2001 - 2013,  
Fingal County Council hereby gives notice of the proposed works to be carried out at the site above:

Construction of 24 new dwelling units and associated site development and external works.

As required by Article 81 of the 2001 Regulations and amended by Article 17(2) of the 2006 Regulations, plans and particulars of the development will be available for inspection from:

Monday 12<sup>th</sup> December, 2016 to Monday 6<sup>th</sup> February, 2017  
Monday to Friday between the hours of 9.30am to 4.00pm at

The Offices of Fingal County Council,  
County Hall, Main Street, Swords, Co. Dublin and

The Offices of Fingal County Council,  
Grove Road, Blanchardstown, Dublin 15;

Plans and particulars of the proposed development can also be viewed on-line on the Fingal County Council website:  
<https://consult.fingal.ie/en/browse>

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,  
Housing Department  
Fingal County Council,  
Grove Road, Blanchardstown, Dublin 15.

on or before  
Monday 20<sup>th</sup> February, 2017.

All comments, including the names and addresses of those making comments, submitted to the Council in regard to this development will form part of the statutory report to be presented to the monthly meeting of Fingal County Council. Accordingly they will also be included in the minutes of that meeting and consequently will appear on the Council's Website.

This project will be (part) funded from the National Lottery License transaction.



Comhairle Contae  
Fhine Gall  
Fingal County  
Council



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Tel: 01 890 5050

[architects@fingal.ie](mailto:architects@fingal.ie)

Client

## Fingal County Council Housing Department

Project Title

### 24 Proposed Dwellings at Rathbeale Road, Swords, Co. Dublin

Drawing Title

### Site Location Map, Proposed Layout, Site Notice and Description

Project number 08-111

Project stage P

Date December 2016

Drawn by AP

Fingal Architects

Project Team

Scale As indicated

Drawing number Revision number

08-111 - P - 001 B