

FINGAL COUNTY COUNCIL

PLANNING & STRATEGIC INFRASTRUCTURE DEPARTMENT PRELIMINARY PLANNING REPORT

Register Reference:	PartXI-006-24
Proposed development:	Development of 24 no. Apartments, 10 Houses & associated site works at Woodside, Swords, Co. Dublin.
Location:	Woodside, Swords, Co. Dublin
Proposing department:	Architect Department
Application type:	Section 179A of the Planning and Development Act 2000, as amended

Nature of Development

The Architect's Department is the proposing department for a development by Fingal County Council of 34 dwellings, 24 apartments and 10 houses at Woodside, Swords.

Site Location

The subject site is located on the southern side of the Malahide Road, R106 at Montgorry, Swords, Co. Dublin. The site which has a site area of 0.57Ha is bounded by Clifford's Lane to the east, public open space to the Foxwood Estate to the south, a private house to the west and Malahide Road to the north.

The subject brownfield site, which is rectangular in shape, is currently occupied by a cottage, tennis court and some outbuildings. The topography of the site is relatively level with some falls to Clifford's Lane in the southeast corner. There is a small section of narrow footpath to the front of the existing cottage while the remainder of the road frontage is bound by overgrown hedging.

Proposed Development

The proposed development consists of the following:

- A total of 34 no. dwellings, representing a density of 60 dwellings/hectare for the site, including:
 - 24 no. apartments arranged within a four-storey high block (9 no. 1-beds, 15 no. 2-beds)
 - 10no. two-storey dwelling houses including 5 no. semi-detached 3-bed houses, 4no. terraced 2-bed houses and 1no. semi-detached 2-bed house.

- A New site access to Swords Road with carriageways designed to the standards as set out in Design Manual for Urban Roads and Streets (DMURS 2013)
- Landscaping works including the provision of communal open space of c. 230sq.m, Class 2 Open Space of c. 861sq.m to the east of the site, natural play areas and a new pedestrian connections to the proposed open space from Clifford's Lane;
- A total of 19 no. on-street car parking spaces and 2 no. motorcycle parking spaces
- A total of 120 no. bicycle parking long term and short term spaces, including 17 no. short term visitor spaces and 1 no. external bike store. Secure Parking for bicycles in the front gardens of the mid-terrace dwellings. Bicycle Parking to the gardens of the end of terrace houses. Secure individual bicycle storage lockers within the apartment building.
- Associated site and infrastructural works including the provision of water services, foul and surface water drainage and associated connections, Sustainable Urban Drainage Systems including permeable paving, greens roofs and attenuation basin.
- The proposed application includes for all site enabling and development works, landscaping works, plant, PV panels, storage, boundary treatments, ESB substations, lighting, servicing, signage, and all site development works above and below ground.
- The site will be serviced by Irish Water, ESB, EIR, GNI, VM utilities which are all available.
- Public lighting to pavements adjacent to and within the site will be designed and installed to the standards of the Public Lighting Section in Fingal County Council Operations Department.
- Private open space is provided to all houses in the form of back gardens, and apartments in the form of private balconies / terraces.
- Space standards within dwellings and provision of private amenity space meet the requirements stated in Fingal Development Plan 2023-2029, Quality Housing for Sustainable Communities; (DEHLG, 2007) and Sustainable Residential Development in Urban Areas, Guidelines for Planning Authorities (DEHLG 2009) and Design Manual for Quality Housing (DoHLGH, 2022).

Planning History

No relevant planning history associated with site.

Pre-Application Consultations

Pre application discussions were undertaken with the Architects department in January 2024.

Department Reports

Transportation- Proposal generally acceptable with some recommendations provided for the proposal.

Environment (Waste Enforcement & Regulation)- Recommendation to prepare a Construction and Demolition Resource Waste Management Plan.

Parks & Green Infrastructure– Recommend an onsite meeting prior to works on site between the arborist and Parks division to agree on tree protection and programme of works. In addition, a final detailed landscape plan shall be agreed with the Parks & Green Infrastructure division.

Water services – No objection in relation to surface water drainage and flood risk.

Archaeologist- No objections, given the results of the desktop assessment and test-excavation which concluded that the potential impact of the proposed development on potential buried archaeological sites and features is low.

Relevant Guidelines & Policies

Section 28 Guidelines

Sustainable Urban Housing: Design Standards for New Apartments, Guidelines for Planning Authorities (2023).

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

Fingal Development Plan 2023-2029

Zoning Objective

The subject site is located within land-use zoning objective RS, 'Residential' in the Fingal Development Plan 2023-2029, the objective of which seeks to '*Provide for residential development and protect and improve residential amenity.*'

The vision is to "*Ensure that any new development in existing areas would have a minimal impact on and enhance existing residential amenity*".

- The application site is located within Noise Zone D associated with Dublin Airport.
- There is a specific objective to Protect & Preserve Trees, Woodlands and Hedgerows on the site.
- The GDA Cycle Network Plan is shown along Malahide Road.

Objective SPQHO42 – Development of Underutilised Infill, Corner and Backland Sites Encourage and promote the development of underutilised infill, corner and backland sites in existing residential areas subject to the character of the area and environment being protected.

Section 14.5 Consolidation of the Built Form: Design Parameters

Table 14.4: Infill Development

Infill Development Infill Development presents unique opportunities to provide bespoke architectural solutions to gap sites and plays a key role in achieving sustainable consolidation and enhancing public realms. Proposals for infill development will be required at a minimum to:

- Provide a high-quality design response to the context of the infill site, taking cognisance of architectural form, site coverage, building heights, building line, grain, and plot width.
- Examine and address within the overall design response issues in relation to over-bearance, overlooking and overshadowing.
- Respect and compliment the character of the surrounding area having due regard to the prevailing scale, mass, and architectural form of buildings in the immediate vicinity of the site.
- Provide a positive contribution to the streetscape including active frontage, ensuring that the impacts of ancillary services such as waste management, parking and services are minimised.
- Promote active street frontages having regard to the design and relationship between the public realm and shopfronts of adjacent properties.

Policy CSP27 – Key Sites for Regeneration

Support objectives to achieve a minimum of 30% of housing in the Key Town of Swords by way of compact growth through the identification of key sites for regeneration.

Objective SPQHO1 – Sustainable Communities

Ensure that proposed residential development contributes to the creation of sustainable communities and accords with the Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas, DEHLG 2009 (and any superseding document) and companion Urban Design Manual – A Best Practice Guide, DEHLG 2009 and the Design Manual for Urban Roads and Streets (DMURS) (as revised).

Objective SPQHO2 – Key Principles: Support development which enhances the quality of the built environment, promotes public health, and supports the development of sustainable, resilient communities. In particular development which supports the following key principles will be supported:

- Demonstrates compliance with the Guiding Principles for the creation of healthy and attractive places as set out in Healthy Placemaking, Regional Spatial and Economic Strategy 2019–2031.
- Promotes the development of healthy and attractive places to live, work, socialise and recreate through the delivery of high-quality public realms and open spaces which encourage physical activity and support wellbeing.
- Is inclusive of all members of society, all genders, non-binary or none, irrespective of age, or levels of mobility.
- Advocates a universal design approach and is socially inclusive.
- Prioritises sustainable active transport modes.
- Encourages the development of car free neighbourhoods and streets, where appropriate.
- Contributes to our climate goals.

Policy SPQHP35 – Quality of Residential Development

Promote a high quality of design and layout in new residential developments at appropriate densities across Fingal, ensuring high-quality living environments for all residents in terms of the standard of individual dwelling units and the overall layout and appearance of developments. Residential developments must accord with the standards set out in the Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas, DEHLG 2009 and the accompanying Urban Design Manual – A Best Practice Guide and the Sustainable Urban Housing; Design Standards for New Apartments (DHLGH as updated 2020) and the policies and objectives contained within the Urban Development and Building Heights Guidelines (December, 2018). Developments should be consistent with standards outlined in Chapter 14 Development Management Standards

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 DMSO24 – Apartment Development

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).

Objective DMSO52 - Public Open Space Provision

Public open space shall be provided in accordance with Table 14.12.

- Objective SPQHO5 – Universal Design Approach
 - Objective SPQHO9 – New residential development
 - Objective SPQHO11 – Fingal Settlement Strategy
 - Objective SPQH022- Accessible Housing
 - Policy SPQHP35 – Quality of Residential Development
 - Objective SPQHO30 – Variety of Housing Types
 - Objective SPQHO32 – New Residential Development and Energy Efficiency
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- Policy SPQHP35 – Private and Semi-Private Open Space
 - Policy SPQHP36 – Open Space Hierarchy
 - Objective SPQHO34 – Private Open Space
 - Objective DMSO5 – Design Statement
 - Objective DMSO19 – New Residential Development
 - Objective DMSO20 – Schedule of Accommodation
 - Objective DMSO21 – Floor Plans for Residential Development
 - Objective DMSO22 – Daylight and Sunlight Analysis
 - Objective DMSO23 – Separation Distance
 - Objective DMSO24- Apartment Development
 - Objective DMSO26 – Separation Distance between Side Walls of Units
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- Objective DMSO31 – Refuse Storage Areas
 - Objective DMSO37 – Age Friendly Housing
 - Objective DMSO71 – Overshadowing of Private Open Space
 - Objective DMSO72 – Boundary Treatment to Private Open Space

Objective SPQHO6 – Universal Design Approach

Promote and facilitate a Universal Design for all developments.

Objective SPQHO38 – Residential Development at Sustainable Densities

Promote residential development at sustainable densities throughout Fingal in accordance with the Core Strategy, particularly on vacant and/or under-utilised sites having regard to the need to ensure high standards of urban design, architectural quality and integration with the character of the surrounding area.

Table 14.12: Recommended Quantitative Standards (Sustainable Residential Developments and Compact Settlements, Guidelines for Planning Authorities 2024)

Objective DMSO125 – Management of Trees and Hedgerows

Protect, preserve and ensure the effective management of trees and groups of trees and hedgerows.

Objective DMSO126 – Protection of Trees and Hedgerows during Development

Ensure during the course of development, trees and hedgerows that are conditioned for retention are fully protected in accordance with BS5837 2012 Trees in relation to the

Design, Demolition and Construction – Recommendations or as may be updated and are monitored by the appointed arboriculture consultant.

Objective DMSO128 – Demarcation of Townland Boundaries

Ensure trees, hedgerows and other features which demarcate townland boundaries are preserved and incorporated where appropriate into the design of developments.

Objective DMSO172 – Protection of Historic Townland Boundaries

Avoid detrimental impacts on historic townland boundaries. Should an historic townland boundary or section thereof be impacted a survey and photographic record should be undertaken prior to removal.

Assessment

The proposed scheme has been considered in light of the following issues:

- Zoning of site and principle of development
- Design and layout
- Integration and Impact on the visual amenities of the area
- Water, drainage and Flood risk
- Transportation
- Parks
- Archaeology
- EIAR and AA

Zoning of Site & Principle of development

The proposed scheme is located on lands zoned under Objective 'RS- Residential', with an objective to *"Provide for residential development and protect and improve residential amenity."*

The vision is to *"Ensure that any new development in existing areas would have a minimal impact on and enhance existing residential amenity"*.

The proposed development for 34 residential units on this brownfield underutilised site is considered acceptable and appropriate within this zoning.

Design and Layout

The proposed development of 34 units which include 24 apartments, and 10 houses will replace an existing single cottage with associated outbuildings and tennis court on a site area of 0.57Ha.

The development comprises a four-storey apartment block in the east of the site with the building orientated north-south. Two storey houses are proposed to the west and middle of the site, arranged in short terraces with pitched roofs to create a village character. The

ten houses comprise of three two beds (4 person- Universal design), five three bed (5 person) and two two-bed (4 person).

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

Houses

2 bed (4 person) houses: 2
2 bed (4 person) UD houses: 3
3 bed (5 person) houses: 5

Apartments

1 bed (2 person) apartments: 9
2 bed (4 person) apartments: 7
2 bed (3 person) UD apartments: 8

Total no. of dwellings: 34

Unit Type	Quantity	Percentage %
1 bed	9	26
2 bed	20	59
3 bed	5	15
Total	34	100

A Housing Quality Assessment (HQA) has been prepared which accords with Objective DMS020 of the Fingal Development Plan 2023-2029, and following review of the development against the relevant SPPRs as they relate to the applicants HQA is as follows;

SPPR (Sustainable Residential Development and Compact Settlements, 2024)

SPPR1- Separation Distances

The development meets the minimum separation distances as set out.

SPPR2- Private Open Space

Following review, the houses and apartments proposed meet the minimum floor areas for private amenity space.

SPPR3-Car Parking

The proposed carparking would align with the standard of the Fingal Development Plan 2023-2027 and the Sustainable Residential Development and Compact Settlements, Guidelines for Planning Authorities and is acceptable to the Transportation Section.

SPPR3-Cycle Parking and Storage

The quantity and locations of bicycle parking proposed is in accordance with the Fingal Development Plan Standards and is acceptable.

SPPR (Design Standards for New Apartments, 2023)

SPPR1

The unit mix is acceptable with one and two bed units being proposed.

SPPR2

Not applicable

SPPR3

The proposed apartment units meet the minimum apartment floor areas.

SPPR4

Given that this area is considered an urban location, the applicant shall generally provide a minimum of 50% dual aspect apartments and the scheme provides 50% of the apartments as dual aspect.

SPPR5

This SPPR relates to the requirement to provide a floor to ceiling height of c. 2.7m at ground floor level, which is provided.

SPPR6

This is complied with.

Overall, from assessment of the HQA and corresponding floor plans for both the houses and apartment building, the Planning Authority is reasonably satisfied that the proposed development will provide for an adequate level of residential amenity for any future potential residents.

The proposal complies with Objective DMS019 whereby the required minimum standards are achieved. The proposed have the minimum requirements with regard to private amenity space.

By virtue of the overall floor area, the proposed units would suggest a quality internal amenity space.

Objective SPQH022 of the Fingal Development Plan 2023-2029 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. In this instance the Architectural Design statement references universal design and age friendly housing with 8 of the apartment units and three of the houses being of universal design which represents over 30% of the proposal.

Integration and impact on the visual and residential amenities of the area

The proposed development will replace an existing vacant single dwelling with associated outbuildings and as such will comply with Objective SPQHO42, whereby the proposed development will encourage the development of an underutilised infill corner site in an established residential area on the outskirts of Swords.

The proposed layout of the 34 units on this infill site is a density of 60 units per hectare which is acceptable at this location adjacent to a range of facilities and public transport. The proposed finish to the development comprises a palette of simple robust and low maintenance materials including brick and render facades with green roofs to the apartment building and permeable paving to the out of curtilage parking areas. The proposed buildings are set back from the public footpath fronting the site.

The proposed houses in the scheme are dual aspect with some having fenestration on three elevations and twelve of the twenty-four (50%) apartments are dual aspect. A daylight and sunlight assessment were carried out by 3D Design Bureau as part of the proposal which concluded that no windows serving habitable rooms in the proposed development fall under the criteria for an impact assessment and therefore is unlikely to cause any impact to daylight and sunlight of the surrounding properties. There is a single storey dwelling west of the site and Foxwood housing development south of the site with separation distance of 15m from the dwellings on the west of the proposed development to the side elevation of the adjacent dwelling to the west. The nearest dwelling in Foxwood is 26m to the south with the area of open space serving Foxwood immediately south of the subject site.

The daylighting report has evaluated a number of different scenarios for the site: No trees, winter Trees and summer trees. The apartment building is fully compliant, and all areas meet the requirements in the no trees Scenario.

There is some non-compliance noted in the winter and summer tree scenarios. This is primarily based on the existing mature trees to be retained, both on the site and outside the site boundary in the open space to the south. As there is a specific objective to retain and protect trees on site, there is a balance to be sought between retaining trees, provision of a pleasant, biodiverse public realm, and the daylighting within the apartments.

It is noted that neither the British Standard, European Standard, British Annex to the European Standard nor the BRE Guide set out rigid standards or limits. They are all considered advisory documents. To determine the properties to be included in the impact assessment, the decision chart taken from the BRE Guidelines was followed. All properties within a distance of three times the height of the proposed development, were considered for impact assessment and none of the surrounding properties are considered likely to be affected so no further assessment was required.

The report concluded that the scheme performance from both daylight and sunlight can be deemed favourable.

It is considered given the foregoing; the proposed development would not impact upon the residential amenities of the area nor the visual amenity of the area.

Water and Drainage (including flood risk)

Report received from Water Services note no objection to the proposed development and that no surface water/rainwater is to discharge into the foul water system and the surface water drainage must be in compliance with the Greater Dublin Regional Code of Practice for Drainage Works.

Transportation

The proposed development is located in an urban residential area with a 50km/hr speed limit.

In terms of car parking, the proposed development is located within 500m of a proposed metro station, and circa 1.2km to the proposed Swords to City Centre Bus Connects Core Bus Corridor which would place it in 'zone 1'. The maximum car parking permitted in 'zone 1' for 1&2-bed units is 0.5 spaces, and for 3-bed units is 1 space. 19 car parking spaces are proposed in total for the scheme and two motorcycle spaces also and the report received from Transportation notes that the proposed carparking aligns with the standards of the Fingal Development Plan and the 'Sustainable Residential Development and Compact Settlement Guidelines for Local Authorities',

The submitted engineering proposed site layout drawing indicates that 20% of the on-street/communal carparking spaces would have EV charging, and this aligns with the requirements of Section 14.17.10 of the Fingal Development Plan 2023-2029.

The proposed bicycle parking for the proposed housing units is acceptable with bike lockers proposed to the front of the terraced houses and in the rear gardens of the other dwelling types. In terms of the apartment building, the approach proposed is generally acceptable to the Transportation Planning Section, however a couple of finer details in relation to the proposed storeroom and bike lockers needs to be agreed with prior to development on site.

It is recommended to carry out a Road Safety Audit in compliance with the TII Publication 'Road Safety Audit GE-STY-01024'.

The upgrade of the Swords-Malahide Road (R106) is included as a 'Road Proposal' in the FDP Map Sheet 8, and is included in 'Table 6.3: Transportation Schemes' where it is named as the 'R106 Malahide-Swords Road Upgrade'. The GDA Cycle Network Plan also includes a 'primary radial' cycle route along the Malahide Road.

The Transportation Planning Section, considers that the 'absolute minimum' overall dimension required for a future upgraded road reservation at this location, i.e. retrofitting in an urban area with 50km speed limit, is 14.3m, and in this particular case, given that there is a relatively large verge/open space on the opposite side of the road, we would accept that the proposed development should only need to demonstrate that there is a minimum 4m (i.e. for a future 2m footpath plus 2m cycle track) undeveloped

reservation measured from the existing adjacent road carriageway edge, which has been demonstrated on the site layout plan.

Parks and Green Infrastructure

The Parks and Green Infrastructure Section have reviewed the proposed development and note the Tree Survey and Constraints Plan drawing no: 231009-P-10 and Tree schedule table no: 231009-PD-10 prepared by Charles McCorkell, dated November 2023 submitted. The Arboricultural Report dated October 2024 is acceptable in principle, however it is recommended that prior to the commencement of works on site, a site meeting shall be held with the site arborist and the Parks and Green Infrastructure Division to agree on Tree Protection and programme of tree works including site supervision.

The Landscape Report, prepared by áit urbanism & landscape along with the detailed drawings: DR-0200 Landscape Plan, DR-0401 Landscape Sections, DR-0402 Boundary Treatments 01, DR-0403 Boundary Treatments 02 are noted, and it is recommended prior to any development taking place, that a final detailed landscape plan is agreed with the P & GI section.

Public open space (19% of the overall site area) is proposed in the eastern side of the site adjacent to Clifford's Lane with accessibility through this space onto Clifford's Lane and up to the proposed communal open space which is a strip along the northern boundary of the site south of the public footpath. The proposed new footpath along the R106 will step into the site to allow for the provision of a future cycle path.

Archaeology

An archaeological Impact Assessment report was prepared and concluded that the potential impact of the proposal on potential buried archaeological sites and features is low and the community archaeologist concurred with same.

EIAR

An Environmental Impact Assessment Screening report has been prepared by CAAS and was reviewed by FCC Ecologist. The proposed development is below the thresholds for mandatory EIA set out in the Planning and Development Regulations 2001, as amended. The Screening Report concludes that the proposed development would not be likely to have significant effects on the environment and that EIA and the preparation of an Environmental Impact Assessment Report is not required.

A determination has been made by Fingal County Council that an EIA is not required.

In making this determination Fingal have taken into consideration the nature and scale of the proposed development, the duration of construction which is likely to generate localised and short-term noise, dust and traffic. Mitigation measures are included in the submitted Construction Management Plan to minimise potential impacts. Other factors taken into consideration during determination was the location of the proposed housing

development in a developed urban location, the nature of the proposed construction works and of the proposed housing development itself, which relate to minor demolition works of the existing house, sheds and tennis courts and construction works that are typical and not unusual in the urban context of the existing environment, the availability of surface water services to serve the proposed housing development that do not require in-stream works and the availability of existing foul sewer connection to Swords WWTP which has been confirmed to have capacity to meet the demands of the proposed housing development by Uisce Eireann.

Fingal County Council therefore accept the conclusions of the EIA Screening Report that the proposed housing development would not be likely to have significant effects on the environment and that the preparation and submission of an environmental impact report is not therefore required.

Appropriate Assessment

An Appropriate Assessment Screening report and Ecological Impact Statement were prepared by CAAS and reviewed by FCC Ecologist.

Fingal County Council have examined, analysed and evaluated the content of the proposed housing development at Woodside, Swords, Co. Dublin, including the information and assessments presented in the AA Screening Statement prepared by CAAS, the Ecological Impact Assessment and Construction Management Plan and are in agreement with the conclusion of the AA Screening Statement with respect to the potential for the proposed project to have a likely significant effect on any the Qualifying Interests of any European sites, in light of their Conservation Objectives.

Fingal County Council have determined that, in light of best scientific knowledge, including in particular the nature of the predicted impacts that may arise from the project, and in the absence of any measures intended to avoid or reduce any harmful effects on European sites, that the project is not likely to have a significant effect on the Qualifying Interests of any European sites in light of their Conservation Objectives, either alone or in combination with other plans or projects.

In reaching this determination, consideration has been given to the small scale of the works occurring largely within an existing residential development site, the distance and lack of direct hydrological links to any Designated Sites, the use of existing surface water and foul water network for the offsite disposal of water and foul and considering the evidence provided within the AA Screening Statement, as well as available bird studies referenced herein, to demonstrate the site or nearby sites are not utilised by SCI that may be significantly affected by the proposal.

RECOMMENDATION

The final design and construction stage of the development should have regard to the issues already highlighted in the report including the following recommendations:

1. The 'Public Lighting Section' of the Council should be consulted to comment on public streetlighting requirements. There appears to be scope to improve the public lighting provision along the public road (R106).
2. The proposed development and in particular the proposed house on the western side of the site shall be a minimum 4m south of the road, measured from the existing adjacent road carriageway edge to provide an undeveloped reservation (for a future 2m wide footpath plus 2m wide cycle track).
3. A Stage 1 Road Safety Audit shall be completed in compliance with the TII Publication 'Road Safety Audit GE-STY-01024'.
Following on from any grant of planning permission, a Stage 2 and a Stage 3 Road Safety Audit should be completed at the relevant stages of development, in compliance with the TII Publication 'Road Safety Audit GE-STY-01024'
4. The Taking in Charge Section shall be consulted, and proposals and details submitted to same.
5. The applicant shall satisfy themselves that the access requirements for firefighting operations is provided as per Building Regulations Technical Guidance Document B Section 5.2, which sets out the access requirements for firefighting operations.
6. The exact details of the proposed bicycle parking provision for the proposed apartments shall be agreed with the Transportation Planning Section.
7. Prior to any development on site, an on-site meeting shall be held with the site arborist and the Parks and Green Infrastructure Division to agree on Tree Protection and programme of tree works including site supervision.
8. A final Landscape Plan shall be agreed with the Parks and Green Infrastructure Division to include details outlined in Parks report.
9. Include a Construction and Demolition Resource Waste Management Plan.

Jennifer Casserly
Planning Officer
6th November 2024

FINGAL COUNTY COUNCIL

PLANNING & STRATEGIC INFRASTRUCTURE DEPARTMENT PRELIMINARY PLANNING REPORT

Register Reference: PartXI-006-24

Proposed development: Development of 24 no. Apartments, 10 Houses & associated site works at Woodside, Swords, Co. Dublin.

Location: Woodside, Swords, Co. Dublin

Proposing department: Architect Department

Application type: Section 179A of the Planning and Development Act 2000, as amended

In response to the planning officer's recommendation dated 6th November 2024, the sponsoring department have addressed the recommendations of the planning report as follows:

10. The 'Public Lighting Section' of the Council should be consulted to comment on public streetlighting requirements. There appears to be scope to improve the public lighting provision along the public road (R106).

Response

Public Lighting layout was reviewed by FCC Electrical inspector during the design process and comments were incorporated in the proposed design.

Comment

This is considered acceptable.

11. The proposed development and in particular the proposed house on the western side of the site shall be a minimum 4m south of the road, measured from the existing adjacent road carriageway edge to provide an undeveloped reservation (for a future 2m wide footpath plus 2m wide cycle track).

Response

The Houses on west side of the site were relocated south by approx. 150mm to allow for 4m reservation along the road.

Comment

This is considered acceptable.

12. A Stage 1 Road Safety Audit shall be completed in compliance with the TII Publication 'Road Safety Audit GE-STY-01024'.

Following on from any grant of planning permission, a Stage 2 and a Stage 3 Road Safety Audit should be completed at the relevant stages of development, in compliance with the TII Publication 'Road Safety Audit GE-STY-01024'.

Response

A Road Safety Audit of the scheme will be carried out during the detailed design of the project.

Comment

This is considered acceptable.

13. The Taking in Charge Section shall be consulted, and proposals and details submitted to same.

Response

The transport planning section was consulted, and the proposed Shared Surface (Road Surface 2) was changed from entrained concrete to asphalt as per their comments and Taking in Charge standards.

Comment

This is considered acceptable.

14. The applicant shall satisfy themselves that the access requirements for firefighting operations is provided as per Building Regulations Technical Guidance Document B Section 5.2, which sets out the access requirements for firefighting operations.

Response

The applicant is satisfied that access requirements are achieved on the site.

Comment

This is considered acceptable.

15. The exact details of the proposed bicycle parking provision for the proposed apartments shall be agreed with the Transportation Planning Section.

Response

The transport planning department was consulted, and the drawings were updated to show layout of bicycle store within apartment building. This was accepted.

Comment

This is considered acceptable.

16. Prior to any development on site, an on-site meeting shall be held with the site arborist and the Parks and Green Infrastructure Division to agree on Tree Protection and programme of tree works including site supervision.

Response

To be confirmed prior to construction.

Comment

This is considered acceptable.

17. A final Landscape Plan shall be agreed with the Parks and Green Infrastructure Division to include details outlined in Parks report.

Response

To be confirmed prior to construction.

Comment

This is considered acceptable.

18. Include a Construction and Demolition Resource Waste Management Plan.

Response

A Construction Management Plan, and Resource Waste Management Plan were included in the planning documentation.

Comment

This is considered acceptable.

The planning and Strategic Infrastructure Department have examined the response to the issues raised in the recommendations and are satisfied the recommendations have been addressed.

Jennifer Casserly
Planning Officer
20.11.2024

The undersigned agree that this Project has completed all of the requirements of the internal consultation process and the Proposing Department can proceed to place the Project on public display and commence the Public Consultation process.



Carmel Brennan
Project Leader
Senior Architect

21st November 2024

Date



Paul Carroll
Interim Director of Services
Proposing Department

21st November 2024

Date



Colm McCoy
Senior Planner
Planning & Strategic Infrastructure Department

21st November 2024

Date