

**Planning and Development (Housing) and Residential Tenancies Act 2016
Planning and Development (Strategic Housing Development) Regulations 2017**

**Notice of Strategic Housing Development
Application to An Bord Pleanála**

We, Jacko Investments, intend to apply to An Bord Pleanála for permission for a strategic housing development at The Lord Mayor's Public House, Main Street, Swords, Co. Dublin (K67W8N4).

The development will consist of the following:

'(i) demolition of the existing 1-3 storey public house, restaurant, off-licence and associated storage buildings (totalling 1,197sq.m) and removal of associated surface car park; (ii) construction of a residential development of 146 no. apartments (69 no. one-bedroom, 68 no. two-bedroom and 9 no. three-bedroom) in 4 no. blocks (ranging in height from four to six storeys over basement level) as follows:

- *Block A containing 15 no. apartments (3 no. one bedroom, 9 no. two bedroom and 3 no. three-bedroom) and measuring four storeys in height;*
- *Block B containing 41 no. apartments (23 no. one bedroom, 17 no. two bedroom and 1 no. three bedroom) and measuring part-five part-six storeys in height;*
- *Block C containing 54 no. apartments (33 no. one bedroom, 16 no. two bedroom and 5 no. three bedroom) and measuring part-five part-six storeys in height; and,*
- *Block D containing 36 no. apartments (10. no one bedroom and 26 no. two bedroom) and measuring part-four part-five storeys in height.*

(ii) all apartments will have direct access to an area of private amenity space, in the form of a terrace/balcony, and will have shared access to internal communal amenities including a gym (211sq.m), communal store rooms (158sq.m) and a cinema/playroom (89sq.m), 3,551sq.m of external communal amenity space and 2,041sq.m of public open space; (iii) provision of 109 no. vehicular parking spaces (including 5 no. mobility parking spaces, 5 no. car-share spaces and 11 no. electric charging spaces), 6 no. set-down parking spaces and 332 no. bicycle parking spaces at basement level accessible via new vehicular access from Church Road; (iv) provision of 5 no. commercial units (746sq.m total) located at basement/ground floor level in Blocks A and B; and 1 no. childcare facility (424sq.m) located within the basement level of Block C; (v) removal of existing culverts, installation of new culverts to facilitate pedestrian/vehicular access and diversion of the Glebe Stream on site; and, (vi) all ancillary works including public realm/footpath improvements, landscaping, boundary treatments, internal footpaths, provision of surface level bicycle parking (56 no. spaces), bin storage, foul and surface water drainage, green roofs, ESB substation and all site services, site infrastructure and associated site development works necessary to facilitate the development. A Natura impact statement has been prepared in respect of the proposed development.'

The application contains a statement setting out how the proposal will be consistent with the objectives of the relevant county development plan and local area plan. The application contains a statement indicating why permission should be granted for the proposed development, having regard to a consideration specified in section 37(2)(b) of the Planning and Development Act, 2000, as amended, notwithstanding that the proposed development materially contravenes a relevant development plan or local area plan other than in relation to the zoning of the land.

The application may be inspected, or purchased at a fee not exceeding the reasonable cost of making a copy, during public opening hours at the offices of An Bord Pleanála and Fingal County Council. The application may also be inspected online at the following website set up by the applicant: www.lordmayorshd.ie

Any person may, within the period of 5 weeks beginning on the date of receipt by An Bord Pleanála of the application and on payment of the prescribed fee of €20 (except for certain

prescribed bodies), make a submission or observations in writing to An Bord Pleanála, 64 Marlborough Street, Dublin 1 or online at www.pleanala.ie, relating to the implications of the proposed development, if carried out, for proper planning and sustainable development in the area or areas concerned, and the likely effects on the environment or the likely effects on a European site, as the case may be, of the proposed development, if carried out. Submissions or observations duly made will be considered by An Bord Pleanála in making a decision on the application. Such submissions or observations must also include the following information:

- (a) the name of the person, authority or body making the submission or observations, the name of the person, if any, acting on behalf of that person, authority or body, and the address to which any correspondence relating to the application should be sent,
- (b) the subject matter of the submission or observations, and
- (c) the reasons, considerations and arguments on which the submission or observations is or are based.

An Bord Pleanála may grant permission for the strategic housing development as proposed, or may grant permission subject to such modifications as it specifies in its decision, or may grant permission in part only, with or without any other modifications it may specify in its decision, or may refuse to grant permission for the proposed development. An Bord Pleanála may attach to a grant of permission such conditions as it considers appropriate.

Any enquiries relating to the application process should be directed to the Strategic Housing Development Section of An Bord Pleanála (Tel. 01-8588100).

A person may question the validity of a decision of An Bord Pleanála by way of an application for judicial review, under Order 84 of the Rules of the Superior Courts (S.I. No. 15 of 1986), in accordance with sections 50 and 50A of the Planning and Development Act 2000 (No. 30 of 2000), as amended. Practical information on the review mechanism can be found in the Judicial Review Notice on the An Bord Pleanála website: www.pleanala.ie or on the Citizens Information Service website: www.citizensinformation.ie.

Signed: Kevin Hughes (Agent), Hughes Planning and Development Consultants

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