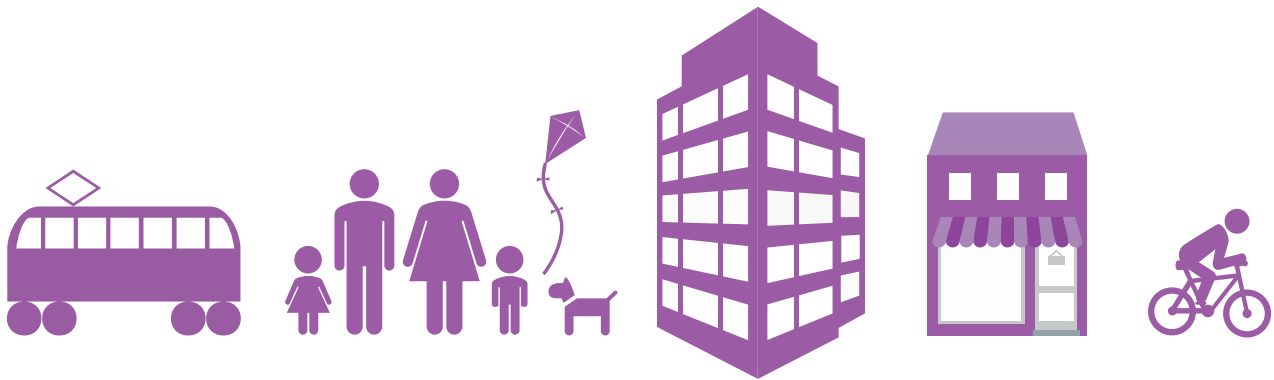


Swords

Masterplans
May 2019



Part E: Appendices



Appendix A
Policy Context

Appendix B
Residential Typologies Study

Appendix C
Stormwater Management Plan
Part 1: Strategic Flood Risk Assessment & Part 2: Sustainable
Drainage Systems (SuDS) Strategy

Appendix D
Strategic Environmental Assessment (SEA) and Appropriate
Assessment (AA)

Appendix E
Natura Impact Statement (NIS)

Appendix A

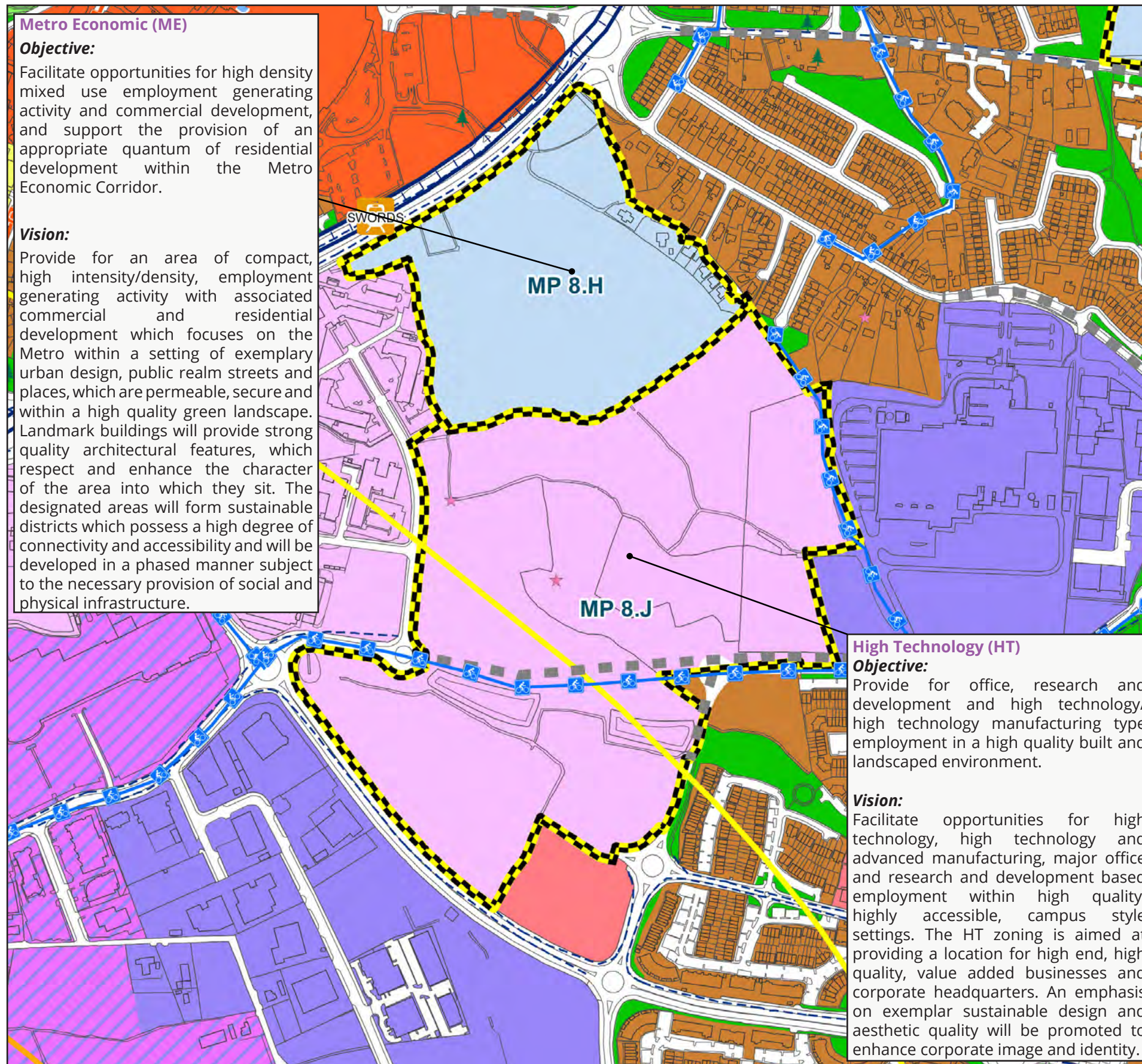
Policy Context



Appendix A: Policy Context



Swords Masterplans



Fingal Development Plan 2017-2023

The Development Plan includes the following objectives for the Barrysparks/ Crowscastle Masterplan area. These objectives have guided the development of this document:

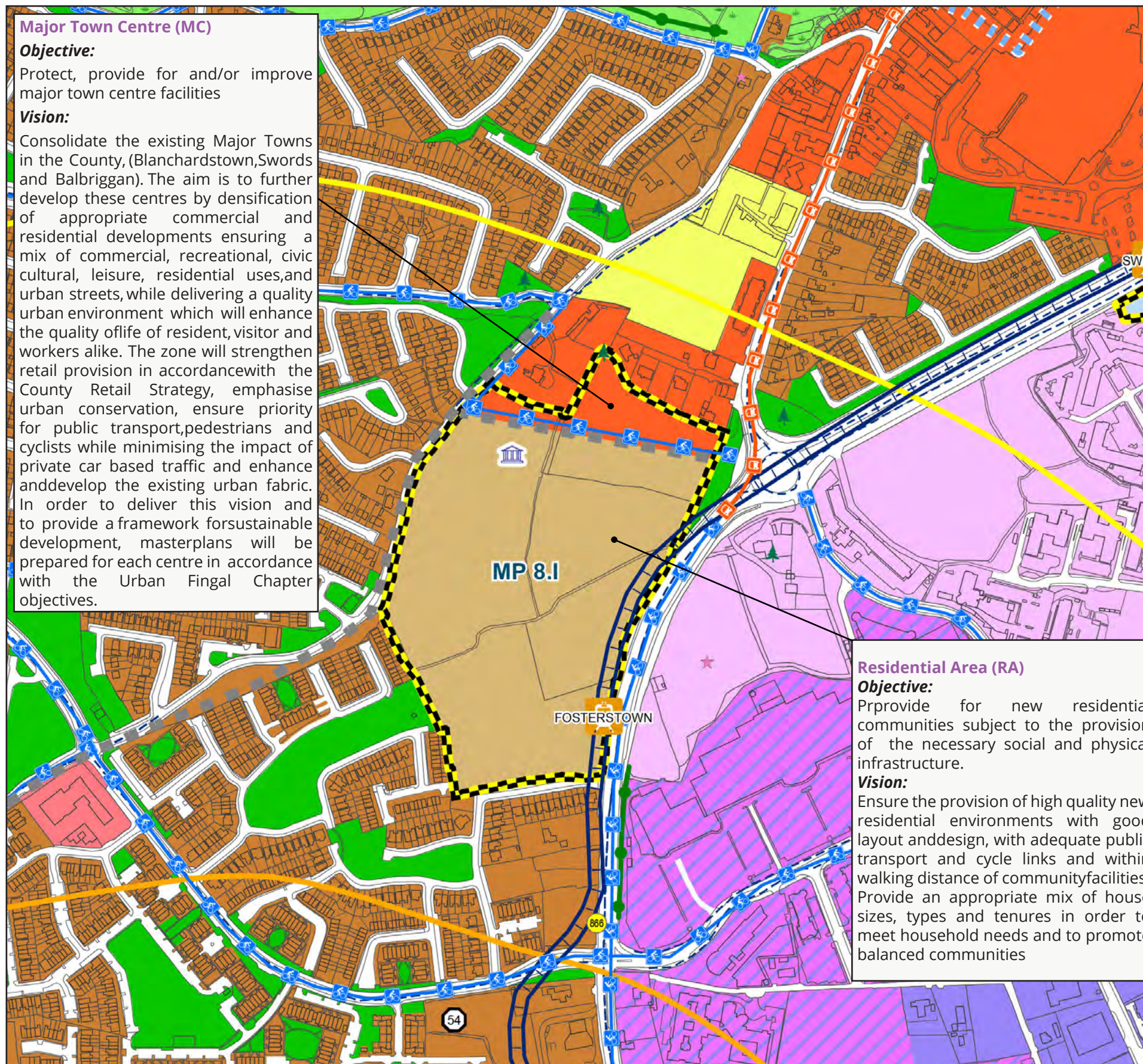
Barrysparks

- Provide for high-density high-quality mixed-use development, which ensures connectivity between Major Town Centre lands east and west of the R132 and facilitates a multi-modal interchange at Swords Metro Stop providing for pedestrian and cycle links.
- Establish strong links between Barryspark and Holywell.
- A new road shall be constructed through the western section of the subject lands which shall in time connect the R132 to the proposed Airside – Drinan Link Road to the south.
- A new road shall be constructed through the eastern section of the subject lands which shall in time connect the R132 via the Drynam Road to the proposed Airside – Drinan Link Road to the south.

Crowscastle

- Develop a detailed road design for Airside – Feltrim Link Road within the corridor and ensure delivery of this road in tandem with/prior to development of adjoining RS, RA and HT lands.
- A new road shall be constructed through the western section of the subject lands which shall in time connect the R132 to the proposed Airside – Drinan Link Road to the south.
- A new road shall be constructed through the eastern section of the subject lands which shall in time connect the R132 via the Drynam Road to the proposed Airside – Drinan Link Road to the south.
- Provide for pedestrian and cycle routes within the Masterplan lands.
- Establish strong links between Barryspark and Holywell.
- Provide for a linear park incorporating a Strategic SuDS and Flood Risk Management corridor across the northern part of these lands.
- Provide for a linear park incorporating a Strategic SuDS and Flood Risk Management corridor across these lands, immediately to the south of the Airside – Drinan Link Road and linking into the existing public open space at Holywell.

Appendix A: Policy Context

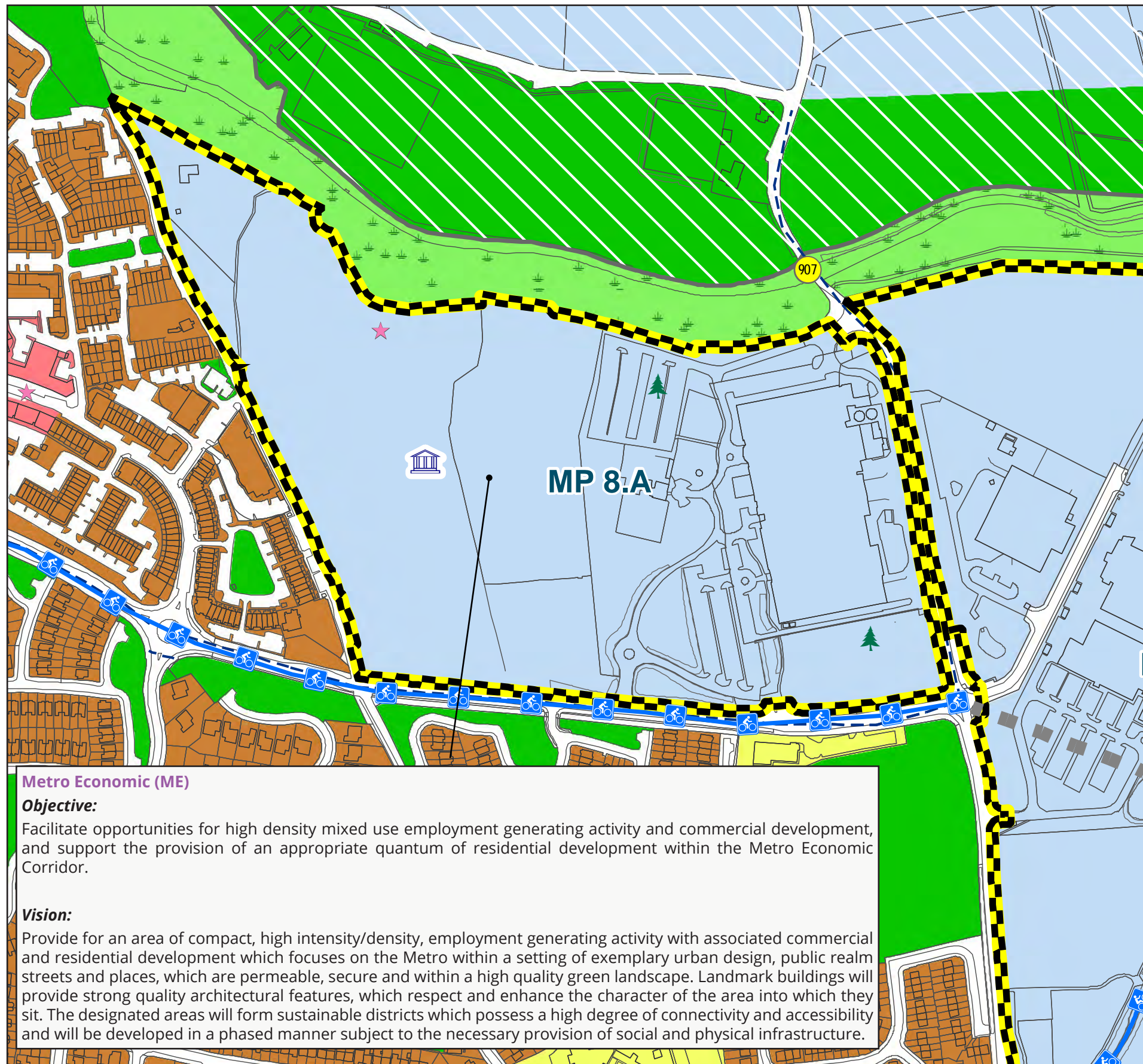


Fingal Development Plan 2017-2023

The Development Plan includes the following objectives for the Fosterstown Masterplan area. These objectives have guided the development of this document:

Fosterstown

- Provide for required road improvements including: the construction of the Fosterstown Link Road; realignment and improvements to the Forrest Road and improvements to the R132 (including Pinnock Hill) as part of the phased development of the Masterplan Lands.
- Provide for a vehicular connection to the adjoining MC zoned lands to the north.
- In order to protect existing residential amenities, where development immediately adjoins existing residential development, the heights of such development shall be restricted to 2-3 storeys.
- Future development shall provide a strong urban edge with attractive elevations which satisfactorily address, overlook and provide a high degree of informal supervision of the R132, the Forrest Road and the Fosterstown Link Road.
- Consider the provision of a hotel at a suitable location at Cremona within the Fosterstown Masterplan Lands.
- Facilitate the indicative route for new Metro North through these lands and an appropriate relationship with the indicative route for new Metro North at this location.
- The existing stream which crosses the lands shall be maintained within a riparian corridor. The majority of the public open space shall be provided along the stream and it shall link into the existing public open space at Boroimhe.



Metro Economic (ME)

Objective:

Facilitate opportunities for high density mixed use employment generating activity and commercial development, and support the provision of an appropriate quantum of residential development within the Metro Economic Corridor.

Vision:

Provide for an area of compact, high intensity/density, employment generating activity with associated commercial and residential development which focuses on the Metro within a setting of exemplary urban design, public realm streets and places, which are permeable, secure and within a high quality green landscape. Landmark buildings will provide strong quality architectural features, which respect and enhance the character of the area into which they sit. The designated areas will form sustainable districts which possess a high degree of connectivity and accessibility and will be developed in a phased manner subject to the necessary provision of social and physical infrastructure.

Fingal Development Plan 2017-2023

The Development Plan includes the following objectives for the Barrysparks/ Crowscastle Masterplan area. These objectives have guided the development of this document:

- Future development shall provide a strong urban edge with attractive elevations which address, overlook and provide a high degree of informal supervision of: the Glen Ellan distributor Road; the extended Broadmeadow Riverside Park and Jugback Lane.
- A mixed use Local Services Area shall be provided in the centre of the subject lands close to Newtown House and the stand of mature trees.
- Provide for an extension to the Broadmeadow Riverside Park between Jugback Lane and Balheary Road in conjunction with the first phase of the development of the MP lands.
- Reserve a School site as required in consultation with the Department of Education and Skills.
- Provide for pedestrian and cycle routes within the MP lands: in particular, along a west – east access linking the proposed Local Service Area in the MP lands with Applewood to the west; along the extended Broadmeadow Riverside Park and along Jugback Lane.
- Provide for the retention and protection of the mature stands of trees around Newtown House as part of the development.
- Provide for buildings to be set back in a landscaped setting from the edge of Jugback Lane.
- Protect the residential amenities of existing property adjoining the subject lands.
- Retain the rural character of Balheary road north of its junction with Glen Ellan Road.
- The Master Plan lands will be subject to a detailed flood risk assessment to address potential flood risk and proposed mitigation measures.
- Consult with Health and Safety Authority (HSA) in relation to the designated Seveso site to the south as part of the MP process.

Appendix B

Residential Typologies Study



RESIDENTIAL TYPOLOGIES STUDY

07.03.2019



TYOLOGY 1

Three-storey townhouse

NOTE:

This document is for discussion purpose only. All figures shown are an approximate estimation and are subject to further design development, accurate site survey and services (drainages, ESB, gas, etc.) and potential existing site restrictions (flooding, trees preservation, traffic, fire etc.). Please note also that any proposed concept layout in this document is subject to full planning permission being granted.



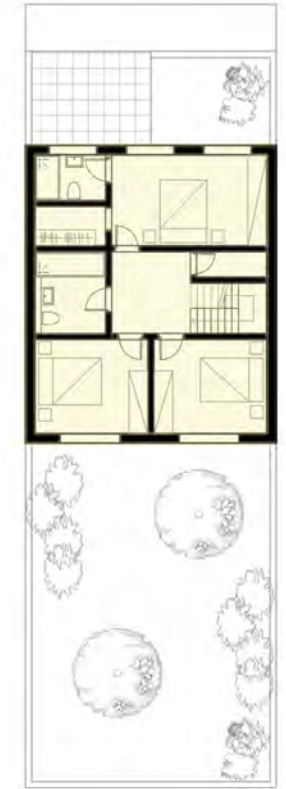
NO. OF UNITS - 1
UNIT TYPE - Three bed townhouse.
HEIGHT - Three storeys.
PARKING SPACES - Two stacked in undercroft.
OUTDOOR SPACE - Private rear garden.



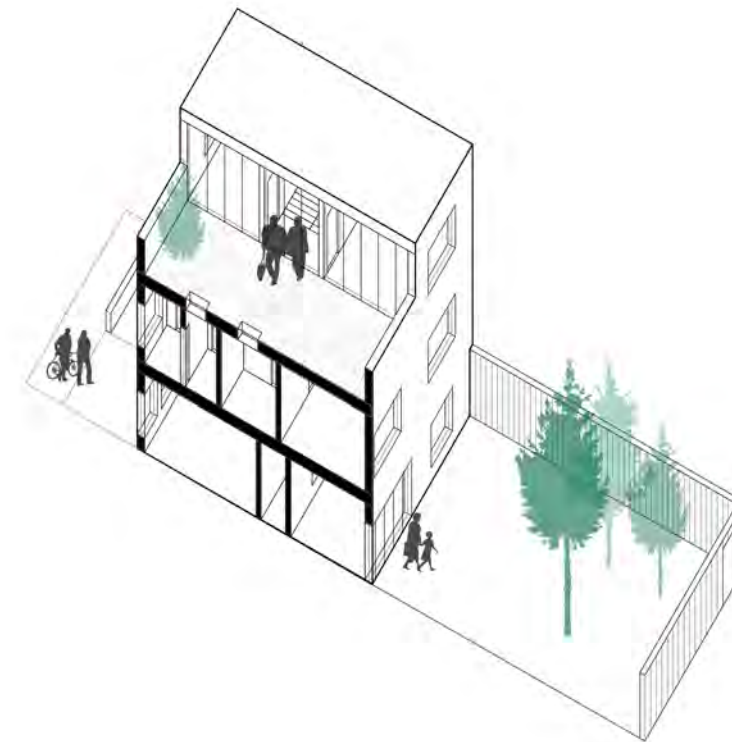
SECTION



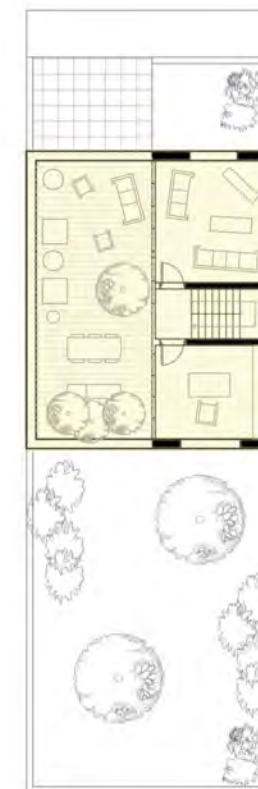
GROUND FLOOR



FIRST FLOOR



AXO



SECOND FLOOR

TYOLOGY 2

House over car park (parking serves apartments and houses)

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NO. OF UNITS - 1
UNIT TYPE - 3 bed house over parking.
HEIGHT - Two storey, three with car park.
PARKING SPACES - Ground level car park. 2 per unit.
OUTDOOR SPACE - Private balcony and front garden.



SECTION



GROUND FLOOR



FIRST FLOOR



AXO



SECOND FLOOR



TYOLOGY 3

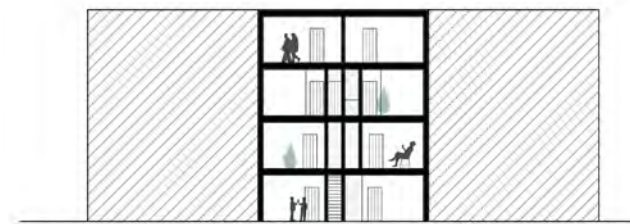
Duplex over duplex



NO. OF UNITS - 4
 UNIT TYPE - 2 bed duplex above 1 bed duplex.
 HEIGHT - Two storey per unit, four storey total.
 PARKING SPACES - One undercroft and one on street.
 OUTDOOR SPACE - Private rear garden or private balcony.

NOTE:

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SECTION



GROUND FLOOR



FIRST FLOOR



AXO



SECOND FLOOR



THIRD FLOOR



TYPOLOGY 4

NOTE:

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Apartment Type 1



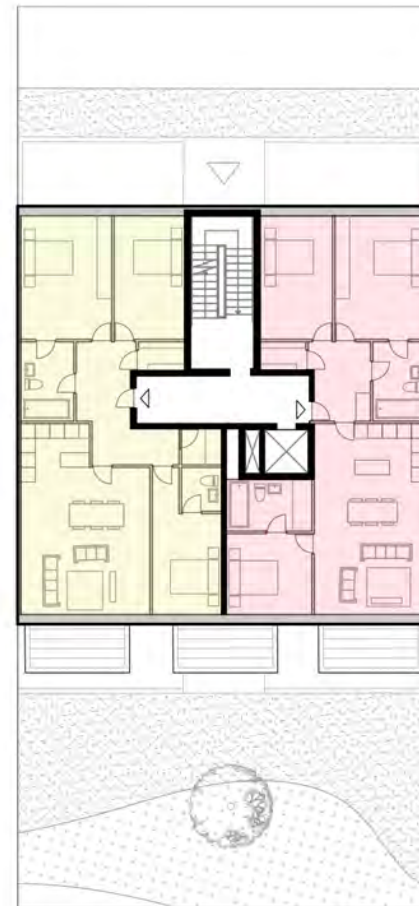
Apartment Type 1b



Apartment Type 2a



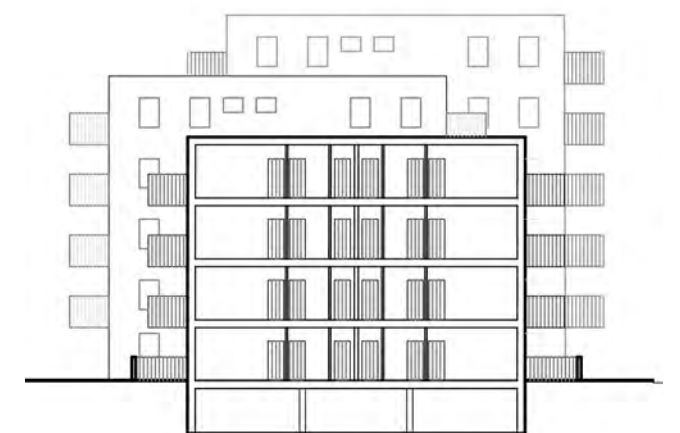
Apartment Type 2b



Apartment Type 3



Apartments Section



NO. OF UNITS - 2-3
 UNIT TYPE - 1, 2, 3, 4 bed mix
 HEIGHT - 3 - 9 storeys
 PARKING SPACES - Underground resident and ground level visitor parking.
 OUTDOOR SPACE - Private balconies.



TYOLOGY 4

NO. OF UNITS - 5 / 6
UNIT TYPE - 1, 2, 3, 4 bed mix
HEIGHT - 3 - 9 storeys
PARKING SPACES -
Underground resident and
ground level visitor parking.
OUTDOOR SPACE - Private
balconies.

Apartment Type 4



Apartment Type 5a

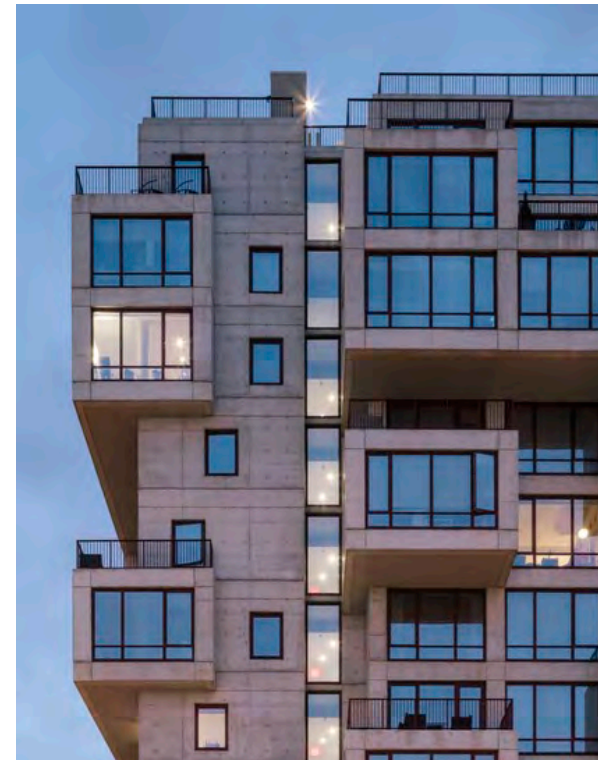


Apartment Type 5b



NOTE:

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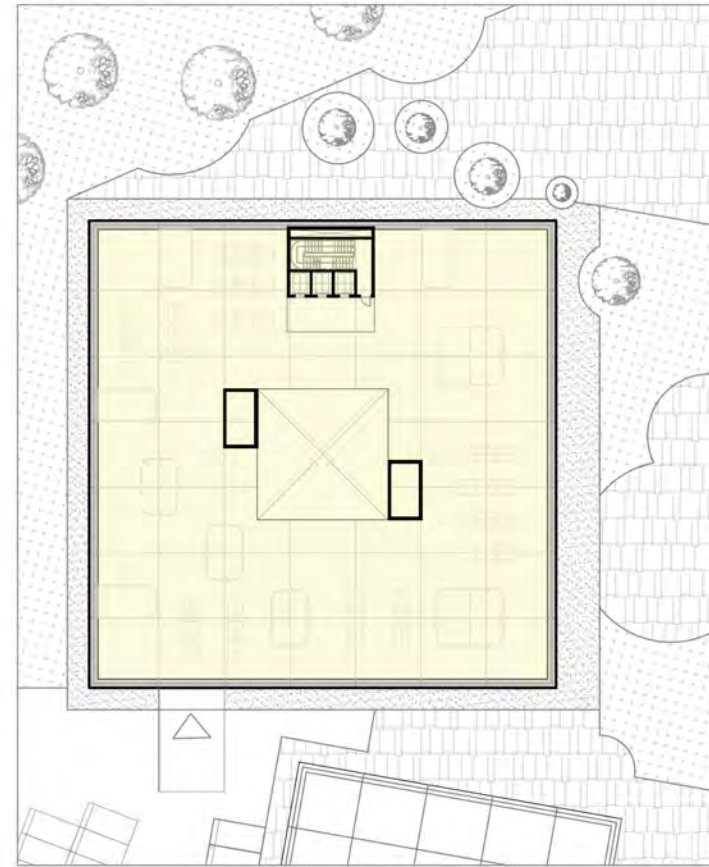


OFFICE TYPOLOGIES

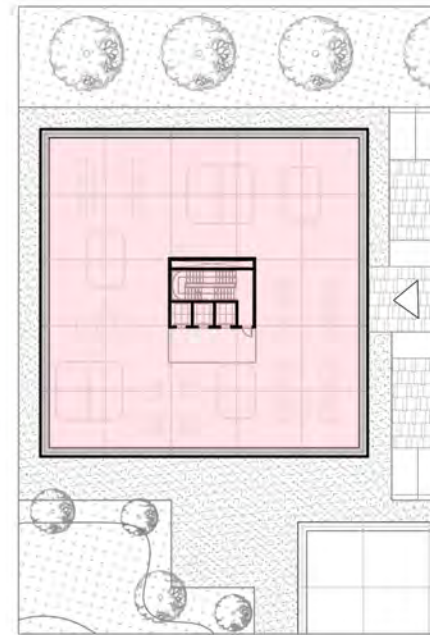
NOTE:

This document is for discussion purpose only. All figures shown are an approximate estimation and are subject to further design development, accurate site survey and services (drainages, ESB, gas, etc.) and potential existing site restrictions (flooding, trees preservation, traffic, fire etc.). Please note also that any proposed concept layout in this document is subject to full planning permission being granted.

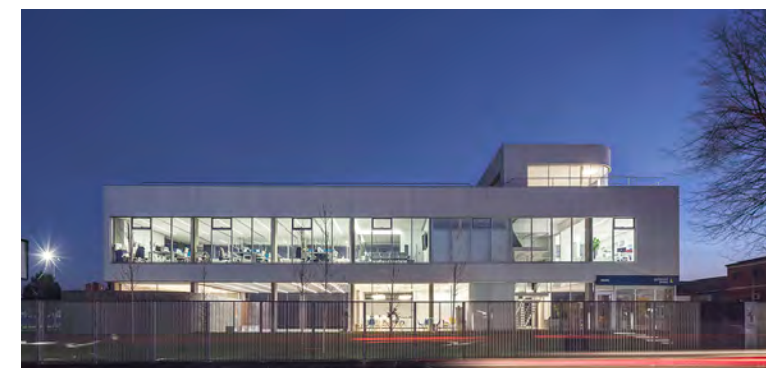
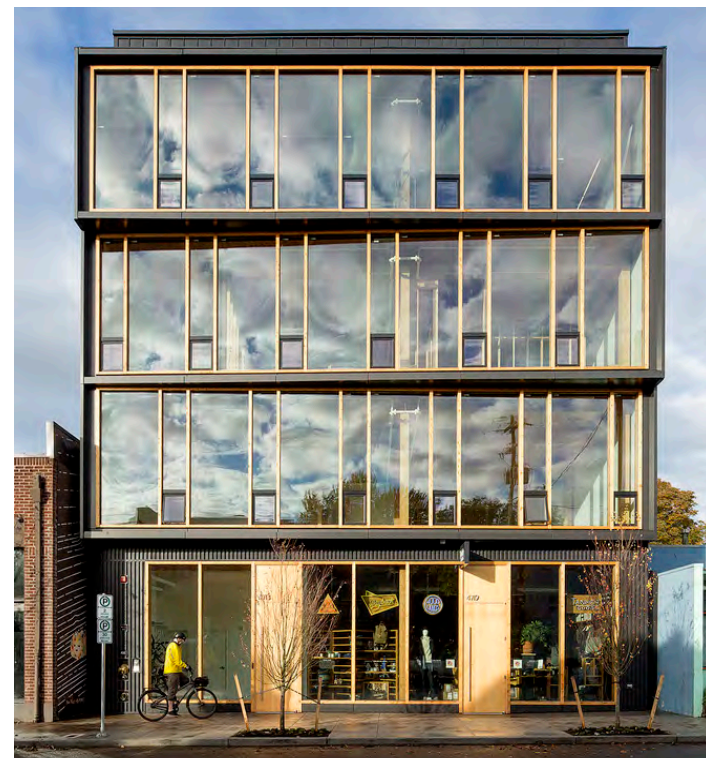
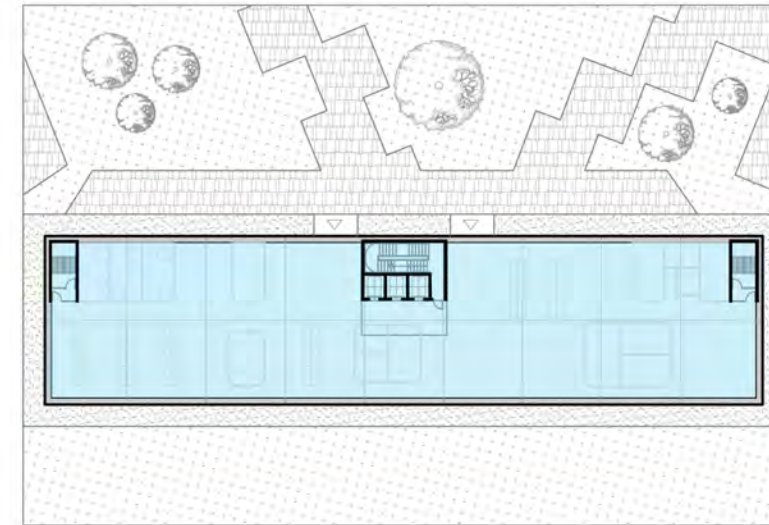
Office Type 1



Office Type 2



Office Type 3





dublin@urban-agency.com
www.urban-agency.com

DUBLIN

1 Whitaker Court
Sir John Rogerson's Quay
Dublin 2
+353 1 672 5907

COPENHAGEN

Kirsten Walthers Vej 9
DK-2500 Valby
Copenhagen
+45 3324 5420

LYON

14 Avenue Marc
Sangnier
69100 Lyon
+33 9 70 44 09 33

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