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)



National Planning Framework & National Development Plan Guides National, Regional and Local planning and investment over a 25 year period

Recognises the Eastern and Midland Region as a major source of growth of the next 20 year

Draft Regional Spatial and Economic Strategy

A regional strategy produced by the Eastern and Midland Regional Assembly

Currently in Draft format for consultation

 Thyisagas Fingal's population increasing by 4

Envisages Fingal's population increasing by 44,000 people under a low growth scenario or by 53,000 people under a high growth scenario, with resultant implications for Swords

Department Guidelines

A range of guidance documents administered by the Department Housing, Planning and Local Government

- Relevant documents include, *inter alia*, Sustainable Residential Development in Residential Areas; Sustainable Urban Housing: Design Standards for New Apartments; and Urban Development and Building Heights
- Guidance on the form and location of development including building heights, typologies and densities

Transport Strategy for the Greater Dublin Area 2016-2035 A framework for the planning and delivery of transport infrastructure up to 2035

- Metrolink Stations at the Airport, Barrysparks/ Crowscastle, Fosterstown, Seatown and Estuary
- BusConnects redesign of bus routes throughout Dublin, currently undergoing consultation
- Bus Rapid Transport (BRT) services to the Airport/ City Centre and to Clongriffin
- Construction of a distributor road to the west of Swords
- Extension and improvement of cycling infrastructure
- Strategic rail-based park and ride facilities at Swords and Finglas
- Promoters sustainable development through walking, cycling and sharing car journeys

Fingal Development Plan 2017-2023

Policies and Objectives for the development of the County over a 6 year period

- Swords is a designated as a Metropolitan Consolidation Town and the County Town of Fingal
- Swords is Fingal's primary growth centre, along with Blanchardstown
- Seeks the provision of sufficient employment, retail, community and cultural facilities to serve the growing population and promotion of Swords as a Core Economic Area
- The Plan includes a dedicated 'Metro Economic Corridor' (ME) Zoning to facilitate high density mixed use employment, commercial and residential uses adjacent to Metrolink
- The Core Strategy allocates Swords 15,828 dwellings (40% of municipal total) for the Plan period
- Masterplan zoning Metro Economic Corridor (Barrysparks) and High Technology (Crowscastle)
- Provides specific objectives for the Barrysparks & Crowscastle Masterplan lands (see overleaf)

Swords Vision 2035 and Masterplan 2009 Policies and Objectives for the development of the County over a 6 year period

- Envisages Swords as a Green City of 100,000 people that forms a gateway to the County and the Country
- Seeks to facilitate Swords as a major transport hub with an integrated transport system
- Supports an improved road network serving local and broader journeys
- High density uses supported in close proximity to the Metrolink stations
- Swords to be a location for major social/ cultural infrastructure facilities with high quality recreational, leisure and community facilities

Swords Masterplans



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 MP 8.H 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. MP 8.J High Technology (HT) Objective: Provide for office, research and development and high technology/ high technology manufacturing type employment in a high quality built and landscaped environment. Vision: Facilitate opportunities for high technology, high technology and advanced manufacturing, major office and research and development based employment within high quality, highly accessible, campus style settings. The HT zoning is aimed at providing a location for high end, high quality, value added businesses and corporate headquarters. An emphasis on exemplar sustainable design and aesthetic quality will be promoted to

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.



enhance corporate image and identity.

Major Town Centre (MC) Objective: Protect, provide for and/or improve major town centre facilities Vision: Consolidate the existing Major Towns in the County, (Blanchardstown, Swords and Balbriggan). The aim is to further develop these centres by densification of appropriate commercial and residential developments ensuring a mix of commercial, recreational, civic cultural, leisure, residential uses, and urban streets, while delivering a quality urban environment which will enhance the quality oflife of resident, visitor and workers alike. The zone will strengthen retail provision in accordancewith the County Retail Strategy, emphasise urban conservation, ensure priority for public transport, pedestrians and cyclists while minimising the impact of private car based traffic and enhance anddevelop the existing urban fabric. In order to deliver this vision and to provide a framework forsustainable development, masterplans will be prepared for each centre in accordance MP 8.I with the Urban Fingal Chapter objectives. Residential Area (RA) Objective: Prprovide for new residential communities subject to the provision of the necessary social and physical infrastructure. Vision: Ensure the provision of high quality new residential environments with good layout anddesign, with adequate public transport and cycle links and within walking distance of communityfacilities. Provide an appropriate mix of house sizes, types and tenures in order to meet household needs and to promote balanced communities

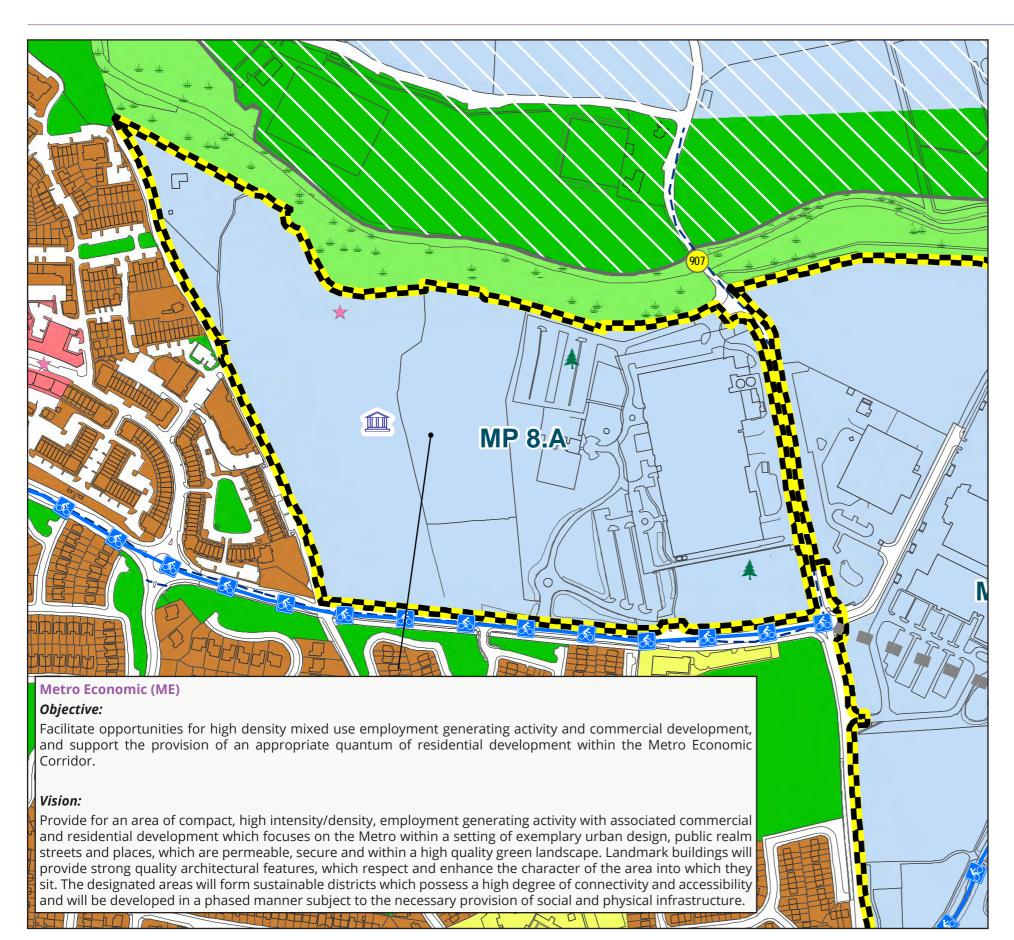
Fingal Development Plan 2017-2023

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.

February 2019



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



TYPOLOGY 1

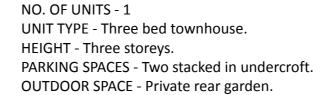
Three-storey townhouse

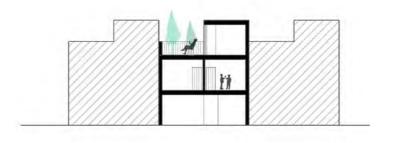




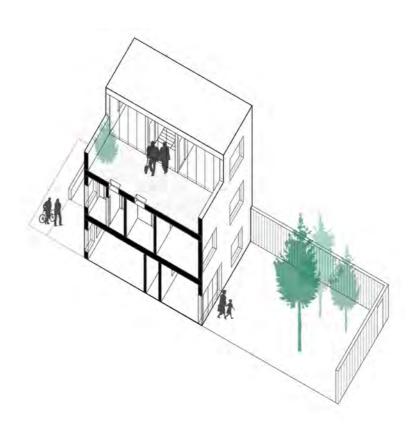
NOTE:

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.





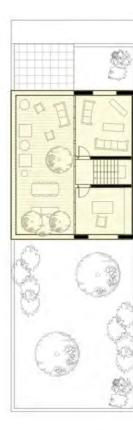
SECTION



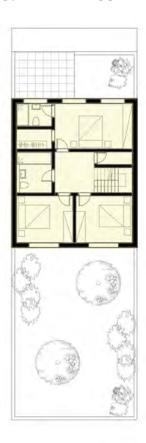
AXO



GROUND FLOOR



SECOND FLOOR



FIRST FLOOR

TYPOLOGY 2

House over car park (parking serves apartments and houses)



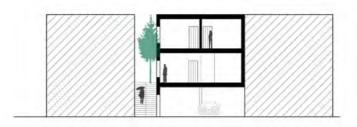




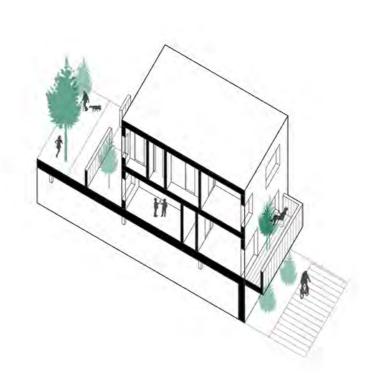
NO. OF UNITS - 1

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.

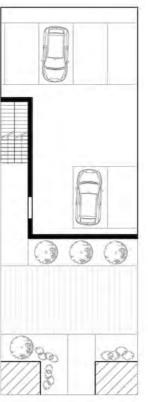
NOTE:



SECTION



AXO



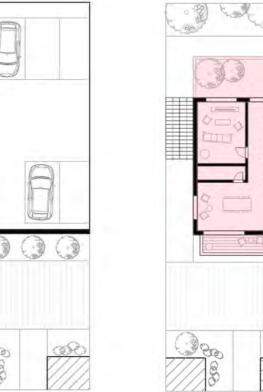
This document is for discussion purpose only. All figures shown are an approximate estimation and are subject to further design development, accurate site survey and services (drainages, ESB, gas, etc.) and potential existing site restrictions (flooding, trees preservation, traffic, fire etc.). Please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

any proposed concept layout in this document is subject to full planning permission being granted.

GROUND FLOOR



SECOND FLOOR



FIRST FLOOR

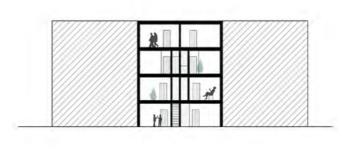
TYPOLOGY 3

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:



SECTION

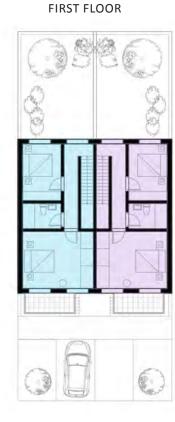


This document is for discussion purpose only. All figures shown are an approximate estimation and are subject to further design development, accurate site survey and services (drainages, ESB, gas, etc.) and potential existing site restrictions (flooding, trees preservation, traffic, fire etc.). Please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

any proposed concept layout in this document is subject to full planning permission being granted.







THIRD FLOOR

SECOND FLOOR





All drawings are copyright of Urban Agency

TITOLOGI 4

Apartment Type 1



Apartment Type 1b

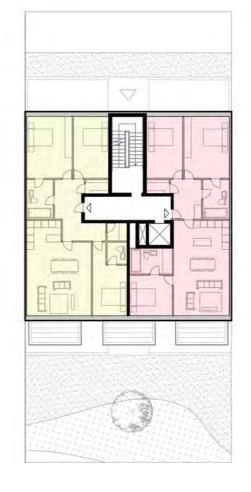


Apartment Type 2a



Apartment Type 2b

NOTE:



Apartment Type 3

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.



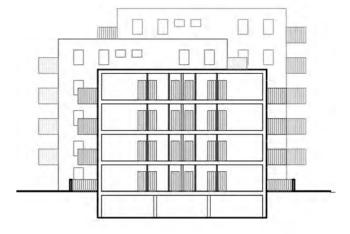
Apartments Section











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.

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 - 5 / 6 UNIT TYPE - 1, 2, 3, 4 bed mix HEIGHT - 3 - 9 storeys PARKING SPACES -Underground resident and ground level visitor parking.

balconies.







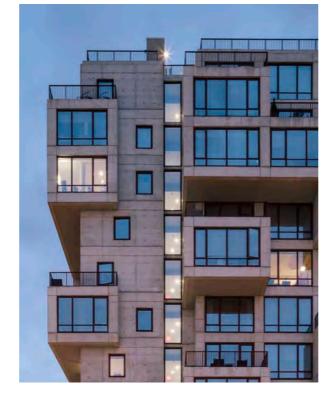
Apartment Type 5a



Apartment Type 5b





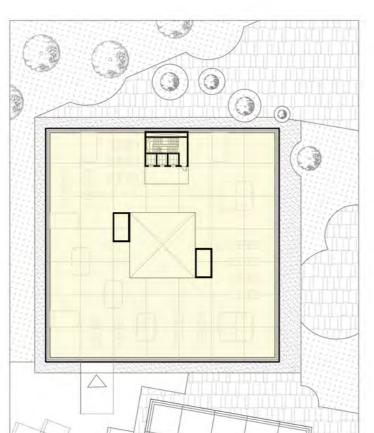




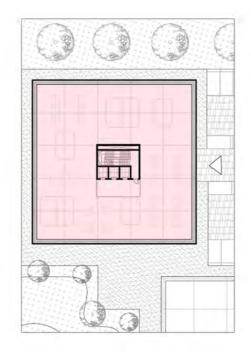
NOTE:

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.

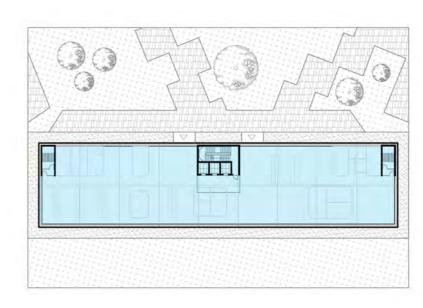
Office Type 1



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

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.

All drawings are copyright of Urban Agency