



Senior Executive Officer,  
Planning Department,  
Fingal County Council,  
County Hall,  
Main Street,  
Townparks,  
Swords,  
Co. Dublin.

26<sup>th</sup> February 2020

**Re: Strategic Housing Development Planning Application made to An Bord Pleanála in respect of proposed development at The Lord Mayor's Public House, Main Street, Swords, Co. Dublin.**

Dear Sir/Madam,

Hughes Planning and Development Consultants, 70 Pearse Street, Dublin 2, have been instructed by our client, Jacko Investments, to submit a planning application to An Bord Pleanála for a Strategic Housing Development at The Lord Mayor's Public House, Main Street, Swords, Co. Dublin.

The proposed development is described in the public notice as follows:

*'(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 providing a total of 172 no. residential apartments (comprising 67 no. one-bed units, 101 no. two-bed units and 4 no. two-bed units) in 4 no. four-seven storey blocks over basement. Each apartment has associated private open space in the form of a ground floor terrace or a balcony and has access to 3 no. communal amenity spaces (totalling 296sqm), including a communal gym (77sqm), and a ground floor level landscaped courtyard. The development is served by an underground carpark (accessed from Church Road) providing a total of 132 no. parking spaces (including 6 no. mobility impaired user parking spaces and 5 no. car club parking spaces), and 408 no. bicycle spaces (336 no. resident spaces at basement level and 72 no. visitor spaces at ground floor level in the central courtyard); (iii) 2 no. commercial units (comprising 394sqm and 296sqm and accommodating Class 1, 2 and 8 uses as per the Planning and Development Regulations, 2001-2019, as amended); a 235sqm creche and 87sqm café at ground floor level; (iv) removal of existing culverts, installation of new culverts to facilitate pedestrian and vehicular access and diversion of the Glebe Stream on site; and (v) associated site and infrastructural works are also proposed which include: foul and surface water drainage; attenuation tanks; lighting; landscaping; boundary fences; plant areas; ESB substations; internal hard landscaping, including footpaths and street furniture; and all associated site development works.'*

Pursuant to the requirements of the Planning and Development (Strategic Housing Development) Regulations 2017 and the Planning and Development (Housing) and Residential Tenancies Act 2016, 6 no. hard copies and 1 no. digital copy of the planning application are enclosed for your information. The application may also be inspected online at the following website set up by the applicant: [www.mainstreetswordsshd.com](http://www.mainstreetswordsshd.com)

Should you have any questions, please do not hesitate to contact the undersigned.

Yours sincerely,

Kevin Hughes MIPI MRTPI  
Director for HPDC