

**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 Limited, intend to apply to An Bord Pleanála for permission for a strategic housing development at the Site of The Former Lord Mayor's Public House, Main Street, Swords, Co. Dublin (K67W8N4).

The development will consist of:

(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. three-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 397sqm and 301sqm and accommodating Class 1, 2 and 8 uses as per the Planning and Development Regulations, 2001-2019, as amended); a 242sqm 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.

The application contains a statement setting out how the proposal will be consistent with the objectives of the Fingal Development Plan 2017-2023.

A Natura impact statement has been prepared in respect of the proposed development.

The application together with a Natura impact statement 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.mainstreetswordsshhd.com](http://www.mainstreetswordsshhd.com).

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, 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's website: [www.pleanala.ie](http://www.pleanala.ie) or on the Citizens Information Service website: [www.citizensinformation.ie](http://www.citizensinformation.ie).

Signed: Kevin Hughes, Hughes Planning and Development Consultants, 70 Pearse Street, Dublin 2 (Agent)

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