

STRATEGIC HOUSING DEVELOPMENT

LORD MAYOR'S SITE

7 STOREYS – 4 BLOCKS

A major 172-unit development is currently on display for the Lord Mayor's site, using a fast-track planning process, which bypasses the Council and reduces the public's right to have a say.

This process, introduced by the last government to, supposedly, accelerate the delivery of larger housing projects, applies only to proposals in excess of 100 units.

So, while housing is needed and developing a site near the village makes sense, the fact that the scheme is predominately one and two bedroom units, is not reflective of the housing demand in the area. This has given rise to speculation that the figures are being manipulated to avail of the fast track scheme and limit the public's input.

This is not good enough! This is our community - the consequences will be lasting in terms of the traffic impact, future development of the Ward Rivervalley Park, and sustainable development of our area.

Please have you say!



Cllr. Dean Mulligan

MAKE A SUBMISSION OR OBSERVATION:

This must be hand delivered with a fee of €20 to a member of An Bord Pleanala staff at 64, Marlborough Street, Dublin 1 by 5pm on Wednesday April 1st.

KEY CONCERNS REGARDING THIS PROPOSAL

Please review these plans and have you say! Don't wait until it's too late!

View the plans today on <http://www.mainstreetswordshd.com>

Contact An Bord Plenala with your observation before April 1st at 5pm.

Number of units:

Unit numbers		Communal Amenity		Commercial / Retail	
1 Bed	67	Movie / Games room	87sqm	Retail Unit 01	118sqm
2 Bed	101	Gym	77sqm	Retail Unit 02	167sqm
3 Bed	4	Storage	136sqm	Creche	242sqm
				Café	87sqm
Total	172		300sqm		614sqm

- This represents a serious overdevelopment of the site. The size of each unit is small, only slightly above the minimum requirements. This makes them unattractive for downsizing and would appear to be aimed at the private rental sector when Swords needs quality units for downsizing and quality family homes.

Road access: Movement and Transportation

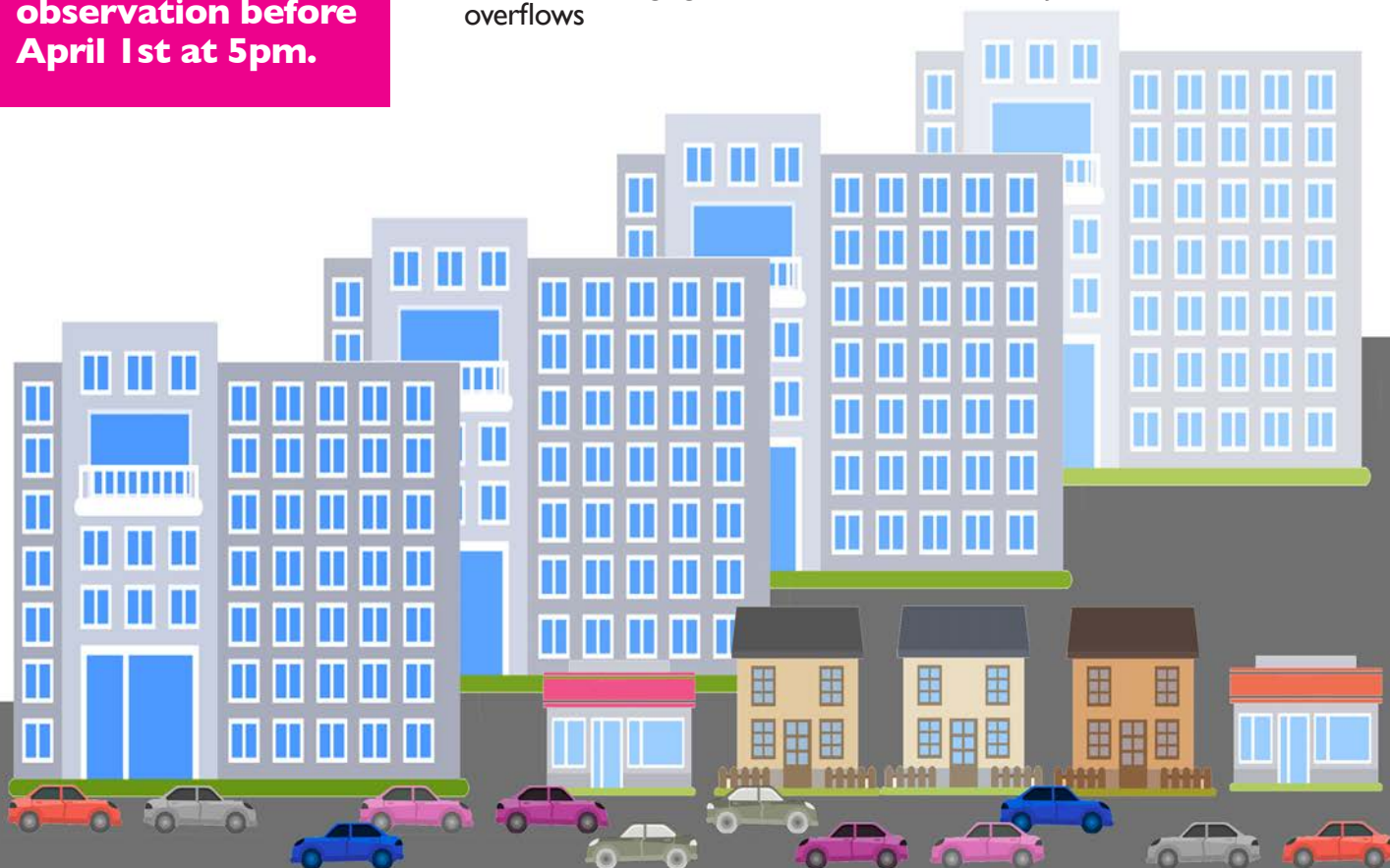
- Church Road is a major thoroughfare for Swords Manor, and all estates off the Brackenstown Road to get to and from the village. To develop 172 new units, exiting and entering this site at peak times is lunacy.
- The reservation of 400 bike spaces but only 132 car spaces does not make any sense. It will lead to surplus parking on nearby streets, when congestion in this area has already increased following the completion of the care home. Meanwhile, the indicative cycle track in the Development Plan is obliterated by the proposal.

The Ward RiverValley Park

- This development contradicts the longstanding objective to open up the entrance to the Ward Rivervalley Park for the benefit of everyone in Swords. Instead, it creates a narrow access point, hidden behind an apartment complex.
- Views and ambience in the park will be severely affected by the location of a tower block
- No examination of the heritage of the site has taken place.

Floodplain Land

- There are changing levels on the site where the Jacko river flows and overflows



For more information on this issue or for help and advice on any issue contact Councillor Dean Mulligan 087-9666260. Address: 29, Rivervalley Rise, Swords. Email: dean.mulligan@cllr.fingal.ie