

COUNCILLOR DEAN MULLIGAN

EMPOWERING SWORDS

A Commitment to Community

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SWORDS AND SURROUNDING AREAS HOUSING DEVELOPMENTS AND PROPOSALS UPDATE

Our housing policies demand a dramatic overhaul. My aspiration is to shift towards a public model that offers equal housing opportunities for all. By equipping residents with the information and tools to engage in the planning system, we aim to amplify voices and ensure everyone's needs are heard and met.

Please note: I am not endorsing any proposed developments or decisions, but rather sharing information and encouraging residents to reach out with their thoughts and concerns.

Fingal County Council Housing Projects – Swords Ward

Mooretown

The proposed Section 179A development in Mooretown, Swords, Co. Dublin, encompasses a total of 274 residential units, offering a mix of housing types to accommodate various needs: 187 houses of different sizes, 50 apartments across two blocks, and 37 own-door duplex/apartment units. Notably, the site includes St. Cronan's Holy Well, situated a considerable distance away from the proposed development area, with no excavation planned nearby, ensuring no adverse impact on the well.

The urban design strategy also considers potential future development areas within the site, highlighting its versatility for accommodating further growth. The site plan provides a comprehensive overview of the proposed residential units, with a net density of 39 units per hectare.

It outlines the distribution of units and delineates the developable area, indicating approximately 7 hectares for the proposed development out of a gross site area of around 9.35 hectares. This plan also acknowledges the potential for future development, with an additional gross site area of approximately 14.53 hectares earmarked for future expansion. Due on site by the end of this year and due for completion in Q4 2026.



SITE PLAN

Residential Units:

- 274 Total units comprising:
 - 187 houses in a mix of 2, 3 & 4 bed units
 - 50 apartments (in 2 blocks) in a mix of 1, 2 & 3 bed units
 - 37 own door duplex / apartments in a mix of 1, 2 & 3 bed units

Future development potential units: circa 300 units

Proposed Net Density:

- 39 units/Ha

Future development potential density: approx. 40units/Ha

Site Area:

Lands at Mooretown gross area:	c.23.88 Ha
Proposed development gross site area:	c. 9.35 Ha
Proposed development developable site area:	c. 7.00 Ha
Future development gross site area:	c. 14.53Ha



Fingal County Council Housing Projects – Swords Ward

Holywell, Swords

This project is out for tender, a proposed mix of 20 1 bed, 29 x 2 bed and 8 x 3 bed units social homes, in the form of apartments in Holywell Swords.

Project Aims: Tender for contractor due to completed asap, with a commencement on site Q3 this year, handover due to be completed by Q3 2026.



North Street, Swords

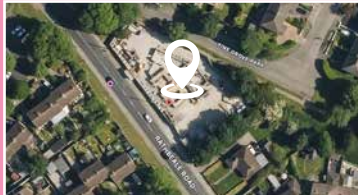
Sheltered elderly accommodation in North Street Swords. Total of 13 units 6 x 1 bedroom and 7 x 2 bedroom units.

Project Aims: Enabling works due complete, on site since last December, due to be completed Q1 2026.



Bowden Court, Swords

The social housing project of 11 apartments is nearing completion, aims to be ready by the end of this year.



Seatown, Swords

Seatown Swords adjoining county hall, 36 x 2 bed apartments on site since January, tender due to be completed with date of completion estimated as Q4 2026.



Woodside, Swords

34 social units proposed in Woodside Swords between Foxwood and Mountgorry, along Clifford's Lane.

Project Aims: Design team appointed. Due on site Q4 2024 and completion estimate Q1 2027.



River Valley Sheltered Accommodation

Dunne Better Build Limited

The Board held a meeting on 11/01/2024 to deliberate on submissions and the Inspector's report regarding a proposed development. The decision resulted in a split verdict:

1 Granted Permission

- Single-storey Parish Centre extension.
- Three-storey 58-unit Sheltered Housing Apartment Building.

Reasons: The location within an established suburban area, zoning objectives permitting community facilities and sheltered accommodation, and the scale of the proposed development align with proper planning and sustainable development principles.

2 Refused Permission:

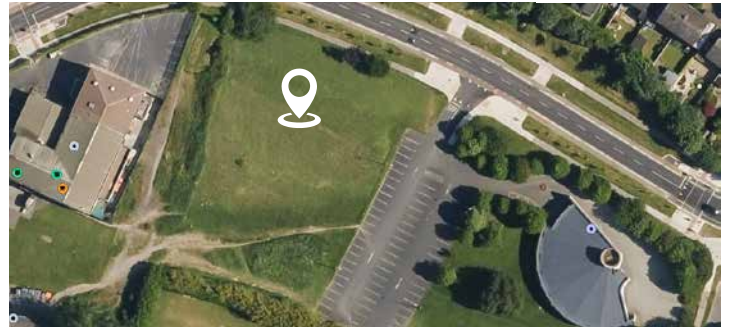
- Two Bedroom Single Storey Detached Parish Priest Accommodation.

Reasons: The proposed use contravenes zoning objectives for residential development, setting an undesirable.

precedent for similar accommodation within the area. The Board disagreed with the Inspector's recommendation, considering the proposal inconsistent with existing land use policies.

Conditions were outlined for the approved developments, covering aspects such as construction, management, waste, parking, and environmental considerations. Additionally, requirements for financial contributions, protection of existing trees, and compliance with development plans were specified to ensure adherence to statutory regulations and sustainable development practices. Due on site by the end of this year.

Please see my public meeting video on this planning application here:



STRATEGIC HOUSING DEVELOPMENT UPDATES

Whilst I am delighted to see the back of this fast-track planning process, which eroded public consultation and removed the local authorities' statutory function as planning authorities for large scale planning developments. We as a community are still facing into the consequences of this planning process, I campaigned tirelessly to support public engagement and inform the public about these plans to aid a difficult consultation process.

An Bord Pleanála Decisions: North Swords

313302 – Oldtown SHD – Glenveagh

Lands to the north of Rathbeale Road and to the west of and north of Miller's Avenue and Glen Ellan Road, Oldtown, Swords, Co. Dublin.



Permission was granted for the development based on considerations including the site's zoning objective, policies in the Fingal County Development Plan, design, existing development patterns, national housing plans, and environmental impact assessments. The decision also required compliance with specified conditions regarding site plans, ecological mitigation, amendments to the proposed development, landscaping, bicycle parking, tree retention, phasing plan, materials used, signage, public art, road network standards, and mobility management.

Please see my public meeting video on this planning application here:



313337 – Holybanks SHD – Cairn Homes

The SHD application for the Estuary West Lands at Holybanks, Swords, proposed a 7-year permission for the construction of 621 residential units (118 houses and 503 apartments), along with a crèche and associated site works. However, due to serious delays with An Bord Pleanála (ABP), no decision was made, and the application was subsequently withdrawn.

In its place, a new Large Residential Development (LRD) application has been submitted, proposing 640 residential units with adjustments in height, density, and layout.

Public Meeting from SHD and updated info can be found here:



An Bord Pleanála Decisions: South Swords

308366 – Fostertown Phase One – MKN Developers

Judicial Review: ABP conceded developer to bring case in June.



The Board has acknowledged that the developer engaged in project splitting, as the environmental assessment only covered phase one of a larger project that requires a full Environmental Impact Assessment. This is a positive development. The High Court has heard the case and quashed the original planning decision (ABP-308366-20). The case has now been reactivated under the new case number (ABP-320806-24), and An Bord Pleanála will take the High Court ruling into consideration when reassessing the original application. The developer cannot defend their previous actions, and the Board will issue a new decision based solely on this reassessment. While this is significant progress, we are still awaiting the final outcome.

Public meeting was held in person only in Peacocks River Valley. No video available.

313331 – Fostertown North SHD – J Murphy

Development: Refused



The Board refused permission for the development surrounding Boromimhe Willows, Pines, Laurels, Elms to the north and Birches due to concerns about its visual impact, inadequate public spaces, and potential traffic hazards particularly with bus connects plans for R125, aligning with the Inspector's recommendation and relevant planning guidelines. The decision also considered the need for infrastructure improvements outlined in the Fingal Development Plan i.e. bus connects comes first.

Please see my public meeting video on this planning application here:



314253 – Pinnock Hill SHD – Castlestar (Swords)

Permission Granted.



204 units were granted permission of the 219 applied for this is opposite Boromimhe Elms:

The conditions for the development include adherence to specified plans and amendments, implementation of ecological mitigation measures, submission of a phasing scheme, preservation of archaeological heritage, agreement on public lighting and protection of a historic milestone, landscaping requirements, and protection of existing vegetation. These conditions aim to ensure compliance with regulations, protect the environment, and enhance the visual and residential quality of the area.

318046 – Holytree House SHD – Clondev Properties

The development at Holytree House, Nevinstown, Swords, Co. Dublin has been granted permission by Fingal County Council for the demolition of an existing dwelling and the construction of 85 apartments, subject to conditions.

Clondev Properties Limited appealed two of these conditions: a €217,164.59 financial contribution for a shortfall in public open space (Condition 20) and a €39,996 contribution for a shortfall in playground facilities (Condition 22). The appeal argued that these contributions were excessive or improperly applied. The inspector recommended retaining the open space contribution (Condition 20) but removing the playground contribution (Condition 22), as it was not properly supported by the Development Contribution Scheme.

313223 – Lord Mayors Site – Jacko Investments

Granted permission – *Judicial Review withdrawn.*

Granted permission currently for sale with Planning permission for 134 no. apartments. The councillors are all in agreement that we would love this site to be pursued for a public (affordable) housing project now that permission is granted and the site is for sale.

Please see my public meeting video on this planning application here:



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DUBLIN FINGAL EAST, GENERAL ELECTION



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SCAN QR CODE
TO SIGN UP TO MY
NEWSLETTER