



Application Form (Form 19)
Large-scale Residential Developments (LRD)

Form to be included with a Large-scale Residential Development (LRD)
planning application to Fingal County Council

BEFORE FILLING OUT THIS FORM PLEASE NOTE THE FOLLOWING
Failure to complete this form or attach the necessary documentation, or the submission of incorrect information or omission of required information will lead to the invalidation of your application. Therefore, please ensure that each section of this form is fully completed and signed, entering n/a (not applicable) where appropriate, and that all necessary documentation is attached to the application form.

DATA PROTECTION

It is the responsibility of persons or entities wishing to use any personal data on a planning application form for direct marketing purposes to be satisfied that they may do so legitimately under the requirements of the Data Protection Acts 1988 to 2018. The Office of the Data Protection Commissioner states that the sending of marketing material to individuals without consent may result in action by the Data Protection Commissioner against the sender including prosecution.

**Supplementary information to accompany an application for a
Large-scale Residential Development**

1. Applicant:

Name of Applicant:	Barta Propco No. 23 Limited
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**2. Contact details of person authorised to operate on behalf of the
Applicant (Applicant or Agent): (Not for Public release)**

Name:	Patricia Thornton, Thornton O'Connor Town Planning
Correspondence Address:	No. 1 Kilmacud Road Upper, Dundrum, Dublin 14, D14 EA89

Telephone:	01 205 1490
Email:	info@toctownplanning.ie
Is the Council to send all correspondence to the above person/agent acting on behalf of applicant? (Please tick appropriate box)	Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>] (Please note that if the answer is "No", all correspondence will be sent to the applicant's address)

4. Site of Proposed Development:

Postal Address/Townland/ Location of the Proposed Development (sufficient to identify the site in question)	A site fronting the Swords to Malahide Road (R106), Mountgorry, Swords, Co. Dublin. The site is bounded to the west by open space, with Seamount View Housing Estate further beyond, to the south by the R106, to the east by an access road to the Applegreen Service Station and to the north by Swords Business Park.	
Ordnance Survey Map Ref. No. (and the Grid Reference where available).	Centre Coordinates: 719263, 746378 Map Sheets: 2994-04, 2994-09, 2994-10, 2994-B	
Where available, please provide the application site boundary, as shown in the submitted plans / drawings, as an ESRI shapefile in the Irish Transverse Mercator (ITM IRENET95) co-ordinate reference system. Alternatively, a CAD file in .dwg format, with all geometry referenced to ITM, may be provided.		
Area of site to which the application relates in hectares:	- 0.8792 Ha (overall site area including surface water drainage network) - 0.8731 Ha (developable site area)	
Site zoning under current Fingal Development Plan:	MRE – Metro Economic Corridor	
Existing use(s) of the site and proposed use(s) of the site:	Existing use: Greenfield Proposed use: Residential & Public Open Space	
Does the application relate to a development in a Strategic Development Zone?	Yes: [<input type="checkbox"/>] No: [<input checked="" type="checkbox"/>]	

5. Applicant's Interest in the Site:

Please tick appropriate box to show applicant's legal interest in the land or structure:	Owner	Occupier	Other
			X
Where legal interest is "Other", please expand further on your interest in the land or structure.			
<p>Bartra Propco No. 23 Limited (Applicant) are the landowner of the developable site (c. 0.8731 Ha). An area measuring c. 0.061 Ha along the access road serving the Applegreen Service Station to the east will facilitate the discharge of the surface water drainage network into the existing manhole. Although this is outside the Applicant's ownership, the Applicant has a legal right of way to facilitate such works along the access road.</p> <p>Please see Appendix B for a Confirmation Letter from Bartra Propco No. 23 Limited regarding their legal rights and easements.</p>			
State Name and Address of the Site Owner: If you are not the legal owner , please note that you are required to supply a letter of consent, signed by the site owner.	<p>The Applicant (Bartra Propco No. 23 Limited, Longphort House, Earls court Centre, Dublin 2) has a legal right of way along the eastern access road. Please see Appendix B for details.</p>		

6. Pre-Application Consultations

(A) Section 247 Consultation with Planning Authority:	
State the date(s) and planning authority reference number(s) of the consultation meeting(s) held with the planning authority under section 247 of the Planning and Development Act 2000:	
Planning Authority reference number:	LRD0025/S1
Meeting date(s):	28th April 2023

(B) LRD Meeting with Planning Authority:	
State the date(s) and reference number(s) of the LRD consultation meeting(s) with Planning Authority:	
Planning Authority reference number:	LRD0025
Meeting date(s):	23rd April 2024
(C) Any Consultation with Prescribed Authorities or the Public:	
Provide details of any other consultations the applicant had with prescribed authorities or with the public:	
Consultation with Irish Water – Please see <i>Engineering Services Report</i> prepared by O'Connor Sutton Reynolds Multidisciplinary Consulting Engineers for details.	

7. Characteristics of Proposed Development:

<p>a) Please provide a brief description of the nature and purpose of the proposed development, including-</p> <ul style="list-style-type: none"> • The number of proposed houses or student accommodation units, as the case may be, and, in the case of student accommodation units, the combined number of bed spaces, and any other uses to which those units may be put, • Proposed services ancillary to residential development, and • Other proposed uses in the development of the land, the zoning of which facilitates such use:
<p>Bartra Propco No. 23 Limited intend to apply for permission for development for a Large-scale Residential Development (LRD) at this c. 0.8731 Ha site fronting the Swords to Malahide Road (R106), Mountgorry, Swords, Co. Dublin. The site is bounded to the west by open space, with Seamount View Housing Estate further beyond, to the south by the R106, to the east by an access road to the Applegreen Service Station and to the north by Swords Business Park.</p> <p>The development's surface water drainage network shall discharge from the site into the existing manhole located along the access road to the east of the site. The development site area and drainage work areas will provide a total application site area of c. 0.8792 Ha.</p>

The proposed development will principally consist of: the construction of 123 No. residential units (55 No. one bed apartments and 68 No. two bed apartments). The development will be provided in a courtyard block arrangement ranging in height from part 4 No. to part 5 No. storeys. The proposed development has a gross floor area of c. 10,291 sq m.

The proposed development will also provide: vehicular access from the access road to the east; 24 No. car parking spaces; bicycle parking spaces; motorcycle parking spaces; pedestrian/cycle entrances at the south-west and north of the site, and along the western boundary connecting into the adjoining open space; a footpath and bicycle path around the south, east and north of the site perimeter and a shared cycle/pedestrian path along the western boundary; balconies and terraces facing all directions; hard and soft landscaping; boundary treatments; green roofs; lift overrun; PV panels; lighting; ESB substation; switchroom; plant; and all associated works above and below ground.

8. Proposed Residential Development

Provide an indicative breakdown of proposed residential content:

Houses– N/A		
Unit Type	No. of Units	Gross floor space in m²
1 bed		
2 bed		
3 bed		
4 bed		
4+ bed		
Total		

Apartments		
Unit Type	No. of Units	Gross floor space in m²
Studio		
1 bed	55	2,739.88 sq m
2 bed	68	5,301.02 sq m
3 bed		
4 bed		
4+ bed		
Total	123	8,040.9 sq m

Student Accommodation – N/A		
Unit Type	No. of Units	Gross floor space in m²
Studio		
1 bed		
2 bed		
3 bed		
4 bed		
4+ bed		
Total		
State total number of residential units in proposed development:		123 No. residential units.

9. LRD Floor Space

Class of Development	Gross Floor Space in m²
(A) State cumulative gross floor space of residential accommodation, in m ² :	10,291 sq m
(B) State the cumulative gross floor space of the development proposed which is disregarded on foot of the LRD floor space definition in section 2 of the Act and provide the details of the different classes of disregarded floor space below:	0 sq m
(i) e.g. Parking of vehicles by persons occupying the proposed development or for purposes incidental to the primary purpose of the development	
(ii) e.g. Childcare	
(iii) e.g. Gym	
(iv)	
(v)	
(C) State the cumulative gross floor space of the non-residential development proposed in m ² including any ancillary non-residential development (excluding disregarded floor space for the purposes of (B) above) and provide the details of the different classes below:	0 sq m
Class of Development	Gross Floor Space in m²

(i) N/A	
(ii)	
(iii)	
(D) State the total LRD Floor space as per the definition in section 2 of the Act ((A) plus (C))	10,291 sq m
	Percentage %
(E) Express (A) as a percentage of (D):	N/A
(F) Express (C) as a percentage of (D):	N/A
(G) Plus (F)	100%

10. Where the Proposed Development Relates to Existing Building(s)/ Structure(s):

State estimated gross floor space of any existing building(s) / structure(s) in m ² :	0 sq m
State estimated gross floor space of any proposed demolition, in m ² :	0 sq m
State estimated gross floor space of any building(s)/structure(s) to be retained in m ² :	0 sq n
State total gross floor space of development in m ² :	10,291 sq m

11. Application Requirements

(a) Is a copy of the page from the newspaper containing the notice relating to the proposed development enclosed with this application?	Enclosed: Yes: [X] No: []
If the answer to above is "Yes", state name(s) of newspaper(s) and date(s) of publication:	Irish Daily Star 25th September 2024
(b) Is a copy of the site notice relating to the proposed development enclosed with this application?	Enclosed: Yes: [X] No: []

If the answer to above is “Yes”, state date on which the site notice(s) was erected:	25th September 2024
Note: The location of the site notice(s) should be shown on the site location map enclosed with this application.	
(c) Is an Environmental Impact Assessment Report (EIAR) required for the proposed development?	Yes: [<input type="checkbox"/>] No: [<input checked="" type="checkbox"/>] Please see accompanying <i>Environmental Impact Assessment Screening Report</i> prepared by Enviroguide Consulting.
If the answer to above is “Yes”, is an EIAR enclosed with this application?	Enclosed: N/A Yes: [<input type="checkbox"/>] No: [<input type="checkbox"/>]
Please provide a copy of the Confirmation Notice obtained from the EIA Portal where an EIAR accompanies the application.	Enclosed: N/A Yes: [<input type="checkbox"/>] No: [<input type="checkbox"/>]
(d) Is the proposed development, in whole or in part, within or close to a European site or Natural Heritage Area?	Yes: [<input type="checkbox"/>] No: [<input checked="" type="checkbox"/>] Please see accompanying <i>Appropriate Assessment Screening Report</i> prepared by Enviroguide Consulting.
(e) Is a Natura Impact Statement (NIS) required for the proposed development?	Yes: [<input type="checkbox"/>] No: [<input checked="" type="checkbox"/>] Please see accompanying <i>Appropriate Assessment Screening Report</i> prepared by Enviroguide Consulting.
If the answer to above is “Yes”, is an NIS enclosed with this application?	Yes: [<input type="checkbox"/>] No: [<input type="checkbox"/>] N/A

(f) Is the proposed development likely to have significant effects on the environment of a Member State of the European Union or a state that is a party to the Transboundary Convention?	Yes: [] No: [X]
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12. Supporting Documents

Please provide a brief description of the proposed development, which should include information, drawings or representations on the following:	
Information	Enclosed
a) Site location map sufficient to identify the land, at appropriate scale.	Yes: [X] No: [] Please see accompanying Drawing No. '0502' prepared by Coady Architects.
b) Layout plan of the proposed development, at appropriate scale.	Yes: [X] No: [] Please see accompanying Drawing No. '0503' prepared by Coady Architects.
c) Statement of consistency with the Development Plan	Yes: [X] No: [] Please see accompanying <i>Planning Report and Statement of Consistency</i> prepared by Thornton O'Connor Town Planning.
d) Where the planning authority notified the applicant of its opinion that the documents enclosed with the request for LRD meeting required further consideration and amendment in order to constitute a reasonable basis for an application for permission, a statement of response to the issues set out in the LRD Opinion.	Yes: [X] No: [] Please see accompanying <i>Response to Fingal County Council's Opinion</i> prepared by Thornton O'Connor Town Planning.
e) Where the planning authority notified the applicant that specified additional information should be submitted with any application for permission, a statement setting out that such information accompanies the application.	Yes: [X] No: [] Please see accompanying <i>Response to Fingal County Council's Opinion</i> prepared by

	Thornton O'Connor Town Planning.
Design	
f) A design statement that addresses the sites location and context and the proposed design strategy.	Yes: [X] No: [] Please see accompanying <i>Architectural Design Statement</i> prepared by Coady Architects.
g) A schedule of accommodation that details the number and type of housing units proposed, the individual unit floor areas, bedrooms and bed spaces, private amenity space associated with each unit, the storage space associated with each unit, the principal dimensions and in the case of apartments the aggregate floor area of each room and whether the unit is dual or single aspect.	Yes: [X] No: [] Please see accompanying <i>Schedule of Accommodation</i> prepared by Coady Architects.
Water Services	
h) Where the proposed development has the potential to impact on a public water supply source, irrespective of whether or not a connection to a water/wastewater network is required, this application must be accompanied by evidence of engagement with Irish Water and its outcome.	Yes: [X] No: [] Please see accompanying <i>Engineering Services Report</i> prepared by O'Connor Sutton Reynolds Multidisciplinary Consulting Engineers for details of engagement with Irish Water.
i) A current/valid Confirmation of Feasibility Statement from Irish Water in relation to the proposed development confirming that there is or will be sufficient water network treatment capacity to service the development.	Yes: [X] No: [] Please see Appendix C of the accompanying <i>Engineering Services Report</i> prepared by O'Connor Sutton Reynolds Multidisciplinary Consulting Engineers for the Confirmation of Feasibility from Irish Water.
j) A Statement of Compliance with Irish Water's Standard Details and Codes of Practice for water and/or wastewater infrastructure proposals (designs, layouts, etc.).	Yes: [X] No: [] Please see Appendix I of the accompanying <i>Engineering Services Report</i> prepared by

	O'Connor Sutton Reynolds Multidisciplinary Consulting Engineers for the Statement of Design Acceptance from Irish Water.
k) An indication of timelines and phasing for water demand or wastewater collection requirements, or both, as appropriate.	Yes: [X] No: []
l) Where the proposed development will impact on assets of Irish Water, details of proposals for protection or diversion of such assets.	Yes: [X] No: []
Traffic and Transport	
m) Is a Traffic / Transportation Impact Assessment included with the application, having regard to the relevant Development Plan / Local Area Plan requirements and the Traffic and Transport assessment Guidelines (TII)?	Yes: [X] No: [] Please see accompanying <i>Traffic Assessment & Parking Strategy</i> prepared by O'Connor Sutton Reynolds Multidisciplinary Consulting Engineers.
n) Is a Travel Plan included with the application, having regard to the relevant Development Plan / Local Area Plan requirements?	Yes: [X] No: [] Please see accompanying <i>Mobility Management Plan</i> prepared by O'Connor Sutton Reynolds Multidisciplinary Consulting Engineers.
Taking in Charge	
o) Is it intended that any part of the proposed development will be taken in charge by the planning authority? If the answer is "Yes", please attach site plan clearly showing area(s) intended for taking in charge.	Yes: [X] No: [] Please see accompanying Drawing No. '0525' prepared by Coady Architects
Maps Plans and Drawings	
p) List in a schedule accompanying this application all maps, plans and drawings enclosed with the application, stating title, scale and number.	Yes: [X] No: [] Please see Appendix C of this Application Form for a list of all Drawings submitted. Please refer to the <i>Planning Report and</i>

	<p><i>Statement of Consistency</i> prepared by Thornton O'Connor Town Planning for a list of all Reports/Documents submitted.</p>
Universal Design	
<p>q) Please provide a statement as to how the proposed development has sought to comply with the principles of Universal Design (to encourage access and use of the development regardless of age, size, ability or disability). For assistance and general information on such matters please refer for example to the National Disability Authority's "Building for Everyone: A Universal Design Approach" and "Universal Design Guidelines for Homes in Ireland" at www.universaldesign.ie</p>	<p>Yes: [X] No: []</p> <p>Please see Section 4.4 of the accompanying <i>Architectural Design Statement</i> prepared by Coady Architects.</p>

13. Large-scale Residential Development Details

Note: If the answer to any of the below statements is "Yes", please submit a brief statement in support of your application.

<p>a) Are details of housing density, plot ratio, site coverage, building heights, proposed layout and aspect enclosed with the application?</p>	<p>Yes: [X] No: []</p> <p>Please see accompanying <i>Schedule of Accommodation</i> and Drawing Nos. '0503', '0512', '0513' & '0514' prepared by Coady Architects.</p>
<p>b) Are details of public and private open space provision, landscaping, play facilities, pedestrian permeability, vehicular access and parking provision, where relevant, enclosed with the application?</p>	<p>Yes: [X] No: []</p> <p>Please see accompanying <i>Landscape Report</i> prepared by Áit Urbanism + Landscape and the <i>Traffic Assessment & Parking Strategy</i> prepared by O'Connor Sutton Reynolds Multidisciplinary Consulting Engineers.</p>

<p>c) Are details of any proposals to address or, where relevant, integrate the proposed development with surrounding land uses enclosed with the application?</p>	<p>Yes: [X] No: []</p> <p>Please see accompanying <i>Planning Report and Statement of Consistency</i> prepared by Thornton O'Connor Town Planning and <i>Architectural Design Statement</i> prepared by Coady Architects.</p>
<p>d) Are details of any proposals to provide for services infrastructure other than water, such as cabling (including broadband provision) and any phasing proposals enclosed with the application?</p>	<p>Yes: [X] No: []</p> <p>Please see accompanying <i>External Public Lighting Report</i> and Drawing Nos. 'MSH-JVT-ZZ-SI-DR-E-6000', MSH-JVT-ZZ-SI-DR-E-6001' & MSH-JVT-ZZ-SI-DR-E-6002' prepared by J.V. Tierney & Co.</p> <p>Development will be completed in a single phase.</p>
<p>e) Does the proposed development involve the demolition of a Protected Structure(s), in whole or in part?</p> <p>If "Yes", an explanation as to the need for the demolition of a Protected Structure(s) should be enclosed with this application.</p>	<p>Yes: [] No: [X]</p>
<p>f) Do any statutory notices (e.g. Fire Safety, Enforcement, Dangerous Buildings, Derelict Sites, Building Control, etc.) apply to the site and/or any building thereon? If "Yes", enclose details with this application.</p>	<p>Yes: [] No: [X]</p>
<p>g) Is information specified by the planning authority as necessary for inclusion in any application for permission for the proposed LRD, so included?</p> <p>If "Yes", give details of the specified information accompanying this application.</p>	<p>Yes: [X] No: []</p> <p>Please see accompanying <i>Response to Fingal County Council's Opinion</i> prepared by Thornton O'Connor Town Planning.</p>

14. Person Responsible for Preparation of Drawings and Plans:

Name:	Jesus Aguilar
Company:	Coady Architects

15. Services:

Proposed Source of Water Supply:

Please indicate as appropriate:

(a) Existing Connection: [] New Connection: [X]

(b) Public Mains: [X]

Group Water Scheme: [] Name of Scheme: _____

Private Well: []

Other (please specify): _____

Proposed Wastewater Management / Treatment:

Please indicate as appropriate:

(a) Existing Connection: [] New Connection: [X]

(b) Public Sewer: [X]

Conventional septic tank system: []

Other on-site treatment system: [] Please specify: _____

Where the disposal of wastewater for the proposed development is other than to a public sewer, provide information on the on-site treatment system proposed and evidence as to the suitability of the site for the system proposed:

Proposed Surface Water Disposal:	
Please indicate as appropriate:	
(a) Public Sewer/Drain: <input checked="" type="checkbox"/> [X]	
Soakpit: <input type="checkbox"/> []	
Watercourse: <input type="checkbox"/> []	
Other: <input type="checkbox"/> [] Please specify: _____	
Irish Water Requirements:	
<p>Please submit a current / valid Confirmation of Feasibility statement (COF) from Irish Water in response to a Pre-Connection Enquiry (PCE) in relation to <u>the proposed development</u>. (i.e. evidence that Irish Water has determined that it is feasible to provide a water and/or wastewater service and that there is capacity to connect to an Irish Water Network).</p>	<p>Enclosed:</p> <p>Yes: <input checked="" type="checkbox"/> [X] No: <input type="checkbox"/> []</p> <p>Please see Appendix C of the accompanying <i>Engineering Services Report</i> prepared by O'Connor Sutton Reynolds Multidisciplinary Consulting Engineers for the Confirmation of Feasibility from Irish Water.</p>
Traffic and Transportation and Associated Infrastructure:	
<p>Please submit a statement on how the proposed development would address traffic and transportation issues, including road infrastructure, traffic generation, pedestrian and cyclist linkages and safety, public transport availability and capacity, and where applicable, issues regarding scoping of a Traffic / Transportation Impact Assessment.</p>	<p>Enclosed:</p> <p>Yes: <input checked="" type="checkbox"/> [X] No: <input type="checkbox"/> []</p> <p>Please see accompanying <i>Traffic Assessment & Parking Strategy</i> and the <i>Mobility Management Plan</i> prepared by O'Connor Sutton</p>

	Reynolds Multidisciplinary Consulting Engineers.
Please submit a statement indicating, in the applicant's opinion, the proposal is consistent with the Design Manual for Urban Roads and Streets (Department of Transport, Tourism and Sport & Department of Environment, Community and Local Government, 2013).	Enclosed: Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/> Please see accompanying <i>DMURS Statement of Consistency</i> prepared by O'Connor Sutton Reynolds Multidisciplinary Consulting Engineers.

16. Request Fee:

Fee Payable:	€15,990 Class 14 (b): €130 x 123 No. units
Is the required fee enclosed with the request?	Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/> See proof of payment for the application fee attached as Appendix D to this Form.

17. I hereby declare that, to the best of my knowledge and belief, the information given in this form is correct and accurate and fully compliant with the Planning and Development Act 2000, as amended, and the Regulations made thereunder.

Signed: (Applicant or agent as appropriate)	<i>Patricie Thornton</i>
Date:	26th September 2024

Planning Authority (Official Use only)

Planning Reference	
Planning Authority Stamp:	

Contact Details- (Not to be Published)

Applicant(s):

First Name:	Bartra Propco No. 23 Limited
Surname:	
Address Line 1:	Longphort House
Address Line 2:	Earlsfort Centre
Address Line 3:	
Town / City:	Dublin 2
County:	Dublin
Country:	Ireland
Eircode:	D02 WK40
E-mail address (if any):	
Primary Telephone Number:	012440644
Other / Mobile Number (if any):	

Where the Applicant(s) is a Company:

Name(s) of Company Director(s):	Mike Flannery
Company Registration Number (CRO):	725700
Contact Name:	PJ Lyons
Primary Telephone Number:	012440644
Other / Mobile Number (if any):	
E-mail address:	pjlyons@bartra.ie

Person/Agent (if any) acting on behalf of the Applicant(s):

First Name:	Patricia
Surname:	Thornton
Address Line 1:	Thornton O'Connor Town Planning
Address Line 2:	No. 1 Kilmacud Road Upper
Address Line 3:	Dundrum
Town / City:	
County:	Dublin 14
Country:	Ireland
Eircode:	D14 EA89
E-mail address (if any):	info@toctownplanning.ie
Primary Telephone Number:	012051490
Other / Mobile Number (if any):	

Person responsible for preparation of maps, plans and drawings:

First Name:	Jesus
Surname:	Aguilar
Address Line 1:	Coady Architects

Address Line 2:	Mount Pleasant Business Centre
Address Line 3:	Ranelagh
Town / City:	
County:	Dublin 6
Country:	Ireland
Eircode:	D06 X7P8
E-mail address (if any):	jesus.aguilar@coady.ie
Primary Telephone Number:	014976766
Other / Mobile Number (if any):	

Contact for arranging entry on site, if required:

Name:	Patricia Thornton
Mobile Number:	012051490
E-mail address:	info@toctownplanning.ie

APPENDIX A – Details of S. 247 Pre-Planning Meeting & S. 32C LRD Meeting with Fingal County Council.

	S. 247 Pre-Planning Meeting	S. 32C LRD Meeting
Reference Number:	LRD0025/S1	LRD0025
Meeting Details:	Meeting held online – Microsoft Teams.	Meeting held online – Microsoft Teams.
Meeting Date:	28 th April 2023	23 rd April 2024
FCC Attendees:	<ul style="list-style-type: none"> • Malachy Bradley • Andrew Davidson • Cormac McGee • Linda Lally • Aoife Dunne • Darragh Sheedy • Patrick Conway • Rian Glynn • Gemma Carr • Shane Comaskey. 	<ul style="list-style-type: none"> • Malachy Bradley • Andrew Davidson • Camille Bleytou • Cormac McGee • Darragh Sheedy • Marina Rennicks • Gemma Carr • Shane Comaskey.
Applicant & Design Team Representatives:	<ul style="list-style-type: none"> • Patricia Thornton • Thomas Sexton • Myrto Dowling • Patrick Raggett • Jonathon Dowling • Hazel Jones (Applicant) 	<ul style="list-style-type: none"> • Patricia Thornton • Elaine Hudson • Thomas Sexton • Daibhí Mac Somhnaill • Mark Eaton • Jesus Aguilar • Patrick Raggett • Hazel Jones (Applicant) • Eugen Van Jaarsveld (Applicant) • PJ Lyons (Applicant)

**APPENDIX B – Confirmation Letter from Bartra Propco No. 23 Limited
Regarding Legal Rights and Easements Over Access Road to East.**

Planning Department
Fingal County Council
County Hall
Main Street
Swords
Co. Dublin
K67 X8Y2

25 September 2024

Re: Letter of Consent re a Site Fronting Swords Road, Mountgorry, Swords, County Dublin.

Dear Sirs,

I hereby confirm that Bartra Propco No. 23 Limited has legal rights and easements over the lands shaded pink on the OS Map (attached as Appendix A to this letter) to carry out works proposed within this planning application.

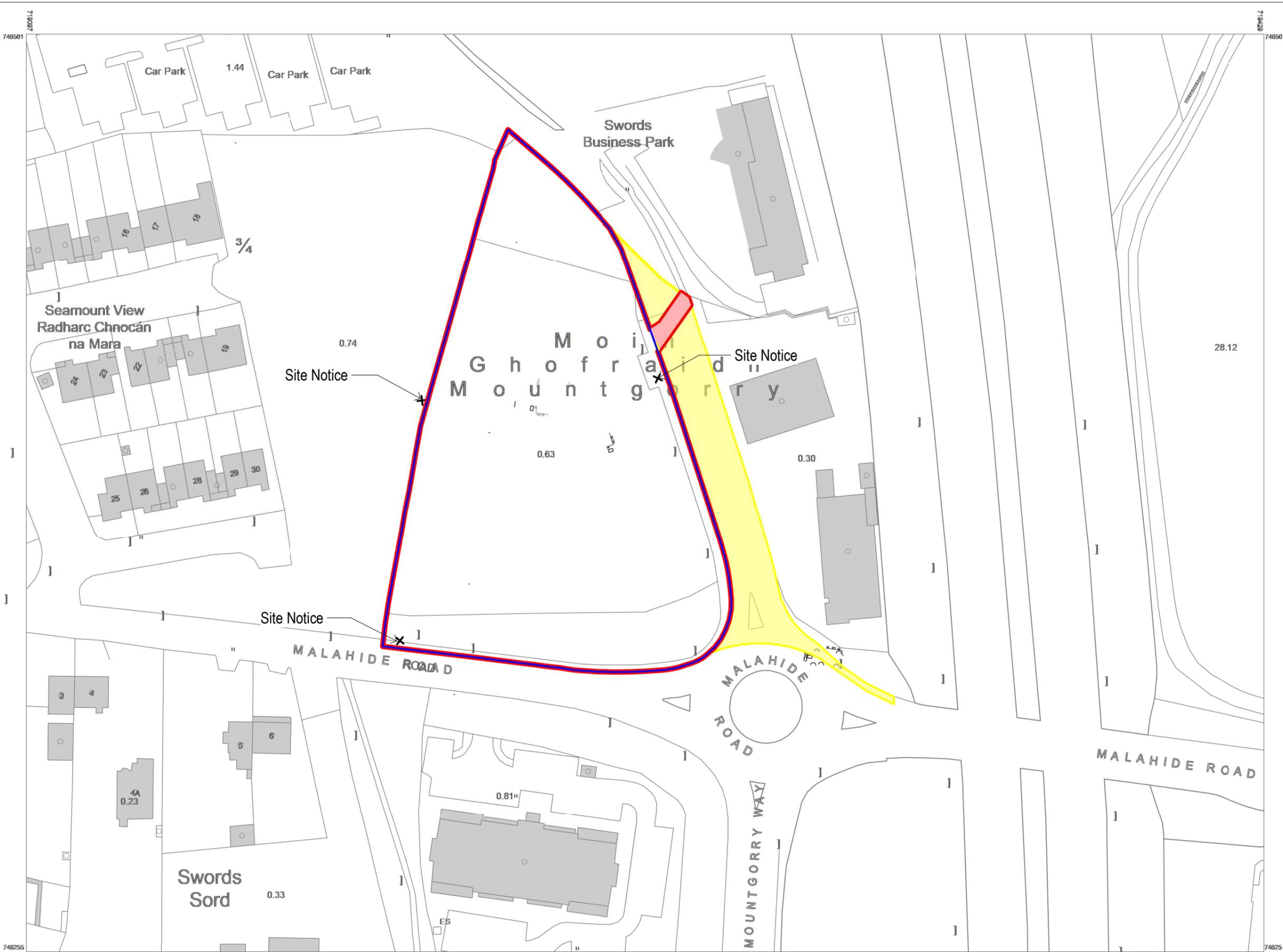
Please see Appendix B for a copy of the map that was included in the Contract for Sale for the acquisition of the site where the site ownership boundary and wayleave area are shown in more proper detail.

Yours faithfully



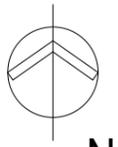
Pat Fox
General Counsel

APPENDIX A – OS MAP Submitted for LRD Application (Drawing No. '0502' by Coady Architects).



Notes:
 Do not scale from this drawing.
 Use figured dimensions only.
 All errors and omissions to be reported to the Architect.
 This drawing to be read in conjunction with relevant consultant's drawings.
 All dimensions are in millimeters and all levels are in meters to match Datums unless otherwise noted.
 Contractor Design responsibility
 It is noted that there are many elements within the works that require contractor design, and will be subject to certification as part of BCAR - see Preliminary Inspection Plan for clarity on certification required.
 © This drawing or design may not be reproduced without permission.

- LEGEND:**
- Area of Application (Red Boundary Line)
 - Lands in the Applicant's Ownership (Blue Boundary Line)
 - Wayleave shown in yellow
 - Drainage Works Area 61 m²
 - ✕ Position of Site Notice



CENTRE COORDINATES:
 ITM 719263,746378

PUBLISHED: 30/03/2023
ORDER NO.: 50326279_1

MAP SERIES:
 1:1,000 2994-04
 1:1,000 2994-09
 1:1,000 2994-10
 1:2,500 2994-B

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 =====
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The representation on this map of a road, track or footpath is not evidence of the existence of a right of way.

Ordnance Survey maps never show legal property boundaries, nor do they show ownership of physical features.

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Rev	Description	Date	By
1	Frozen Drawing Submission	14-02-2024	SC
2	Client Comments Incorporated	21-02-2024	SC
3	Final Pre-Planning Submission	04-03-2024	SC
4	Issued for information	08-08-2024	BL
5	Issued for planning	23-08-2024	BL

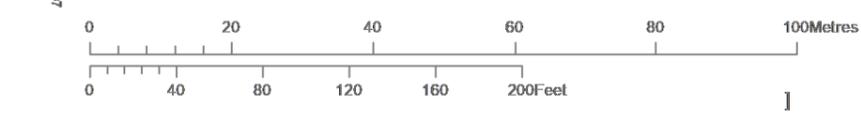
Project:
 Mountgorry Swords Residential Apartments

Client:
 Bartra Propco 23 Limited

Title:
 Site Location Plan

Drawing / Document Name:						
Project Number	Project	Originator	Volume	Level	Type	Role
2808	MOU-COA-ZZZ-ZZZ-DR-AR					0502
Sustainability Status : Code - Description						Revision:
P3 - For Statutory submission - Planning Permission						5
Scale @ A3	Drawn:	Checked:	Date:			
1 : 1000	Shane Coppinger	Jesus Aguilar	14-02-2024			

COADY ARCHITECTS
 Mt Pleasant Business Ctr, Ranelagh, Dublin 6, D06 X7P8
 Unit 9A Cran Point, Main St, Dransmore, Co. Galway, H91 Y9K6
 01 497 6766 | 081 768 325 | admin@coady.ie | www.coady.ie



OUTPUT SCALE: 1:1,000

CAPTURE RESOLUTION:
 The map objects are only accurate to the resolution at which they were captured.
 Output scale is not indicative of data capture scale.
 Further information is available at:
 www.osi.ie; search 'Capture Resolution'

LEGEND:
 To view the legend visit
 www.osi.ie and search for
 'Large Scale Legend'

1 Site Location Plan
 1 : 1000

APPENDIX B – OS MAP Included in the Contract for Sale for the Acquisition of the Site.



Urban/Rural PLACE Map

Surveyed 1976-1992
Revised 2016
Levelled 1978-1992

FOLIO NUMBER DN117104F

746507

719429

ITM CENTRE PT. COORDS.
719263,746384

DESCRIPTION

MAP SHEETS

1:2500
2994-B

1:1000
2994-04 2994-09
2994-10



Arna thionsú agus arna fhoilsiú ag Suirbhéireacht Ordanáis Éireann, Páirc an Fhionnuisce, Baile Átha Cliath 8, Éire. Compiled and published by Ordnance Survey Ireland, Phoenix Park, Dublin 8, Ireland.

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Gach cead ar cosnamh. Ni ceadmhach aon chuid den fhoilseachán seo a chóipeáil, a atáirgeadh nó a tharchur in aon fhoirm ná ar aon bhealach gan cead i scríbhinn roimh ré ó úinéirí an chóipchirt. All rights reserved. No part of this publication may be copied, reproduced or transmitted in any form or by any means without the prior written permission of the copyright owners.

Ni hionann bóthar, bealach nó cosán a bheith ar an léarscáil seo agus fianaise ar chead sli. The representation on this map of a road, track or footpath is not evidence of the existence of a right of way.

Ni thaispeánann léarscail de chuid Ordanáis Shuirbhéireacht na hÉireann teorann phointe dleathúil de mhaoin riamh, ná úinéireacht de ghnéithe fisiciúla. Ordnance Survey maps never show legal property boundaries, nor do they show ownership of physical features.

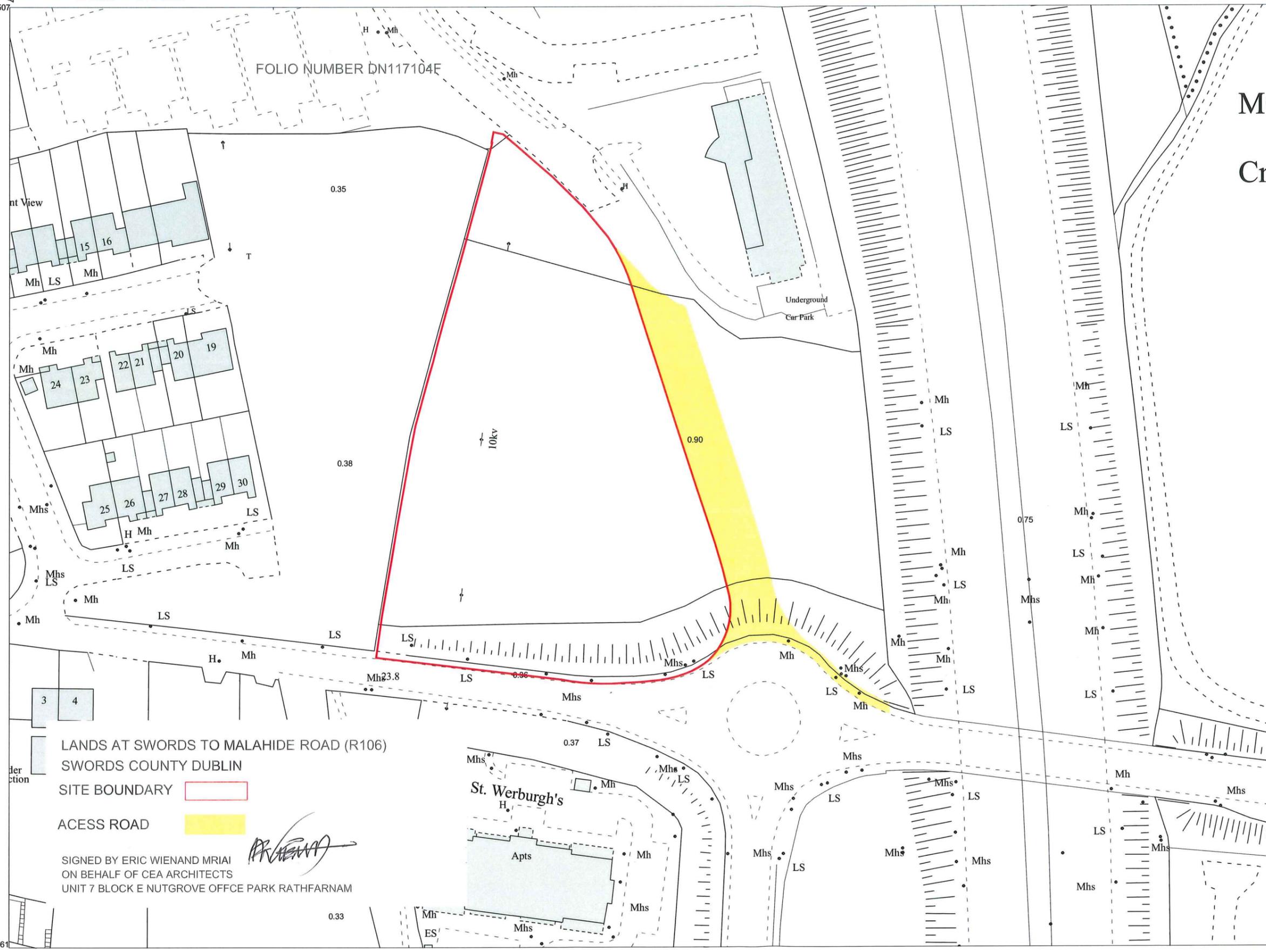
© Suirbhéireacht Ordanáis Éireann, 2017
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746507

719097

746261

719097



LANDS AT SWORDS TO MALAHIDE ROAD (R106)

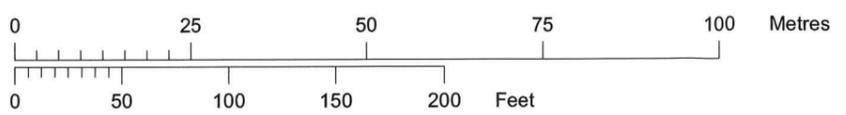
SWORDS COUNTY DUBLIN

SITE BOUNDARY

ACCESS ROAD

SIGNED BY ERIC WIENAND MRIAI
ON BEHALF OF CEA ARCHITECTS
UNIT 7 BLOCK E NUTGROVE OFFICE PARK RATHFARNHAM

Scale:- 1:1,000
Scála:- 1:1,000



Plot Ref. No. 19745147_1_1
Plot Date 27-APR-2017

746261

719429



APPENDIX C – List of Drawings Enclosed.

ARCHITECTURAL DRAWINGS BY COADY ARCHITECTS			
Drawing No.	Drawing Title	Scale	Size
0502	Site Location Plan	1:1,000	A3
0503	Site Layout Plan	1:500	A1
Combined Site Layout Plans			
0501	Existing Site Plan	1:200	A1
0524	Proposed Open Space	1:500	A1
0525	Taking in Charge	1:500	A1
0520	Site Layout Plan – Ground Floor	1:200	A1
Combined Floor Plans			
0504	Gross Floor Area By Level	1:500	A1
0505	Gross Floor Internal Area Schedule	1:500	A1
0506	GA Plan – 00 – Ground Floor	1:200	A1
0507	GA Plan – 01 – First Floor	1:200	A1
0508	GA Plan – 02 – Second Floor	1:200	A1
0509	GA Plan – 03 – Third Floor	1:200	A1
0510	GA Plan – 04 – Fourth Floor	1:200	A1
0511	GA Plan – RF – Roof Level	1:200	A1
0515	Apartment Layout Type Plans Sheet 1	1:50	A1
0516	Apartment Layout Type Plans Sheet 2	1:50	A1
0521	Apartment Layout Type Plans Sheet 3	1:50	A1
0522	Apartment Layout Type Plans Sheet 4	1:50	A1
0523	Bike Store Layout	1:50	A1
Combined Elevations and Sections			
0512	North, South, East & West Elevations	1:200	A1
0513	North, South, East & West Courtyard Elevations	1:200	A1
0514	North, South, East & West Contextual Elevations	1:200	A1
Combined Part V Plans			
0517	GA Plan – 00 – Ground Floor – Part V	1:200	A1
0518	GA Plan – 01 – First Floor – Part V	1:200	A1
0526	GA Plan – 02 – Second Floor – Part V	1:200	A1
0527	GA Plan – 03 – Third Floor – Part V	1:200	A1

ENGINEERING DRAWINGS BY OCSC CONSULTING ENGINEERS			
Drawing Number	Drawing Title	Scale	Size
B1054-OCSC-XX-XX-DR-C-0500	Proposed Drainage Layout	1:250	A1
B1054-OCSC-XX-XX-DR-C-0510	Proposed Wastewater Long Sections	1:500	A1
B1054-OCSC-XX-XX-DR-C-0511	Proposed Surface Water Long Sections	1:500	A1
B1054-OCSC-XX-XX-DR-C-0550	Proposed Watermain Layout	1:200	A1

TRAFFIC DRAWINGS BY OCSC CONSULTING ENGINEERS			
Drawing Number	Drawing Title	Scale	Size
B1054-OCSC-XX-XX-DR-C-0110	Roads General Arrangement	1:200	A1
B1054-OCSC-XX-XX-DR-C-0111	Road Buildup	1:10	A1
B1054-OCSC-XX-XX-DR-C-0115	Visibility Splay at Junction	1:100	A1

B1054-OCSC-XX-XX-DR-C-0140	Swept Path Analysis Large Car Ingress & Egress	1:200	A1
B1054-OCSC-XX-XX-DR-C-0141	Autotrack Swept Path Analysis Refuse Truck at Entrance	1:100	A1
B1054-OCSC-XX-XX-DR-C-0142	Autotrack Swept Path Analysis Fire Tender	1:100	A1
B1054-OCSC-XX-XX-DR-C-0143	Autotrack Swept Path Analysis Delivery Van	1:100	A1

LANDSCAPE DRAWINGS BY ÁIT URBANISM + LANDSCAPE

Drawing Number	Drawing Title	Scale	Size
23FG03-DR-0200	Landscape Masterplan	1:250	A1
23FG03-DR-0210	Landscape Masterplan with Combined Services	1:250	A1
23FG03-DR-0500	Boundary Treatments	As Shown	A1
23FG03-DR-0401	Landscape Sections 1 of 5	1:100	A3
23FG03-DR-0402	Landscape Sections 2 of 5	1:100	A3
23FG03-DR-0403	Landscape Sections 3 of 5	1:100	A3
23FG03-DR-0404	Landscape Sections 4 of 5	1:100	A3
23FG03-DR-0405	Landscape Sections 5 of 5	1:100	A3

LIGHTING DRAWING BY J.V. TIERNEY & CO

Drawing Number	Drawing Title	Scale	Size
MOU-JVT-ZZ-SI-DR-E-6000	Electrical Services Existing ESBN Utility Services	1:250	AoL
MOU-JVT-ZZ-SI-DR-E-6001	Electrical Services ESBN Utility Services Proposed Alteration	1:20	AoL
MOU-JVT-ZZ-SI-DR-E-6002	Electrical Services Public Lighting	1:250	A1L

ARBORICULTURAL DRAWINGS BY CMK HORT & ARB LTD.

Drawing Number	Drawing Title	Scale	Size
101	Arboricultural Assessment & Constraints	1:250	A2
102	Arboricultural Impact	1:250	A2
103	Tree Protection	1:250	A2

APPENDIX D – Proof of Application Fee Payment.

Payment Details

Payment Reference No. 213289323

Printed On
Wednesday, September 18, 2024
04:43:45 PM

Pay From > BPRPCO 23 MOUNTGORRY , BALLSBRIDGE DUBLIN 4 ,
27255118

Pay To > FINGAL COUNTY COUNCIL ,
IBANIE95AIBK93252306987582

Payment Details > €15,990.00 on 18/09/2024, SEPA Payment

Payment Currency:	EUR
Payment Type:	Standard
Payment Amount:	15,990.00
Payment Date:	18/09/2024
End to End Reference:	MOUNTGORRY LRD
Payment Message:	

Status > Payment Processed