



# GREENFIELDS SWORDS LRD

Mantua Road, Swords, Co. Dublin

Job number: 24012

|                                                                                   |                                                              |                                                                                        |
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## ARCHITECTURAL AND URBAN DESIGN STATEMENT

May 2026



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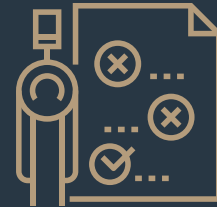
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# 1 INTRODUCTION





Description:  
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Digital Landscape Model (DLM)

Publisher / Source:  
=====

Tailte Éireann

Data Source / Reference:  
=====

PRIME2

File Format:  
=====

Autodesk AutoCAD (DWG\_R2013)

File Name:  
=====

v\_50438804\_1.dwg

Clip Extent / Area of Interest (AOI):  
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LLX,LLY= 718590.8939,746898.7913  
LRX,LRX= 719420.8939,746898.7913  
ULX,ULY= 718590.8939,747513.7913  
URX,URY= 719420.8939,747513.7913

Projection / Spatial Reference:  
=====

Projection= IRENET95\_Irish\_Transverse\_Mercator

Centre Point Coordinates:  
=====

X,Y= 719005.8939,747206.2913

Reference Index:  
=====

Map Series | Map Sheets  
1:1,000 | 2994-04  
1:1,000 | 2925-24  
1:2,500 | 2925-D  
1:2,500 | 2994-B

Data Extraction Date:  
=====

Date= 10-Dec-2024

Source Data Release:  
=====

DCMLS Release V1.181.119

Product Version:  
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Ní hionann bóthar, bealach nó cosán a bheith ar an léarscáil seo agus fianaise ar chéad sli.

Ní thaispeánann an léarscáil topagrafach seo teorainneacha réadmhaoiní dlíthiúla, agus ní léiríonn sé úinéireacht ar ghnéithe fisiceacha. de mhaoin riamh, ná úinéireacht de ghnéithe fisiciúla.

### 1.1 PURPOSE OF THIS DOCUMENT

This report is intended to provide an overview and architectural and urban design statement for a proposed scheme consisting of 289 residential units with commercial and creche uses located on a greenfield site at Mantua Road, Greenfields, Swords, Co. Dublin.

Our Design Rationale for the proposed development is set out in this document in the form of an Architectural and Urban Design Statement including an appraisal to the current planning framework and appropriate density, analysis of site characteristics and development proposal in terms of concept and strategy, movements and connections, housing mix, green and blue infrastructure and built form, among other design particulars.

### 1.2 DESCRIPTION OF THE PROPOSED DEVELOPMENT

The proposed development consists of a mixed-use development that constitutes a ‘Large-Scale Residential Development’ (LRD) at this site of 2.22 Ha principally located at Swords Business Park, Swords, Co. Dublin. The site is principally bound: to the north by an access road and ancillary car park to serve Swords Business Park; to the east by the M1 Motorway; to the south by Mantua Road; and to the west by an access road to serve Swords Business Park. The application site also extends to include parts of: the access road to the north and west for footpath, landscape and foul drainage connection works; Mantua Road to the west for foul drainage connection works; and the green strip to the south at Mantua Road for a pedestrian and cyclist connection.

Permission is sought for a mixed-use development with a gross floor area of 30,358 sq m and principally comprised in 5 No. blocks (A–E), with heights ranging from 1 No. to 9 No. storeys. The proposed block heights are as follows: Block A is 6 No. to 7 No. storeys; Block B is 6 No. to 7 No. storeys; Block C is 6 No. to 7 No. storeys; Block D is 6 No. to 9 No. storeys; and Block E is 1 No. to 9 No. storeys. The development consists of: 289 No. residential apartments (60 No. 1-bed, 200 No. 2-bed and 29 No. 3-bed); retail/ commercial unit (701 sq m); and crèche (418 sq m) with outdoor play area (42 sq m).

Permission is also sought for: new multi-modal site entrance to the west; minor relocation of existing northern site entrance to the east; internal road, cycle and footpath network; 132 No. car parking spaces; 13 no. motorcycle parking spaces; cycle parking; hard and soft landscaping, including public open space, communal amenity space (at-grade and as roof gardens atop Block D and Block E) and incidental open space; private amenity space as balconies and terraces facing all directions; public lighting; bin stores; plant rooms; 2 No. sub-stations; green roofs; rooftop plant, PV panels, telecommunications infrastructure, lift overruns and automatic opening vents; and all associated works above and below ground.

In addition to the description above, this document provides outlines how the development aligns with applicable current policy and technical guidance, assesses the scheme with full regard to the Design Checklist – Key Indicators of Quality Urban Design & Placemaking set on Appendix D of the Sustainable Residential Development and Compact Settlement.

Figure 1. Site Location Map, Source: Tailte Eireann (2025).

### 1.3 DESIGN STANDARDS: NATIONAL POLICY & TECHNICAL GUIDANCE

MCORM Architecture and Urban Design have prepared this design statement to demonstrate how the proposed development has had full regard to applicable national and local policy, relevant technical guidance documents and best practice criteria, which are outlined below:

#### NATIONAL & REGIONAL PLANS & GUIDANCE

- The First Revision of the **National Planning Framework (NPF)** adopted in April 2025 (following consultation on July 2024 Draft), raises Ireland's projected population to 6.1 million by 2040 and sets a national delivery target of 50,000–60,000 homes annually. It reinforces the role of compact, transit-connected settlements, and places new obligations on planning authorities to enable delivery at scale in serviced locations.
- **Fingal County Development Plan 2023 – 2029**, adopted in February 2023, reaffirms Swords as a primary growth town within the metropolitan area, with the lands in Greenfields retained for high-density mixed-use development. The plan aligns with national objectives for compact growth, public transport integration, and the intensification of key development nodes such as Greenfields. The lands remain zoned under Metro and Rail Economic Corridor objectives, allowing for employment, residential, community and ancillary retail uses. Current applicable zoning map is provided overleaf.
- **Regional Spatial and Economic Strategy (RSES) 2019–2031**
- **The planning decision of An Coimisiún Pleanála to grant approval for the Metrolink scheme** issued 2nd October 2025. Its approval provides definite certainty for the site to be considered a key mix-use hub including high-density plan-led and transit-oriented development within the Dublin Metropolitan Area setting the context for the future "Seatown" Metrolink station, c. 400m from the site.

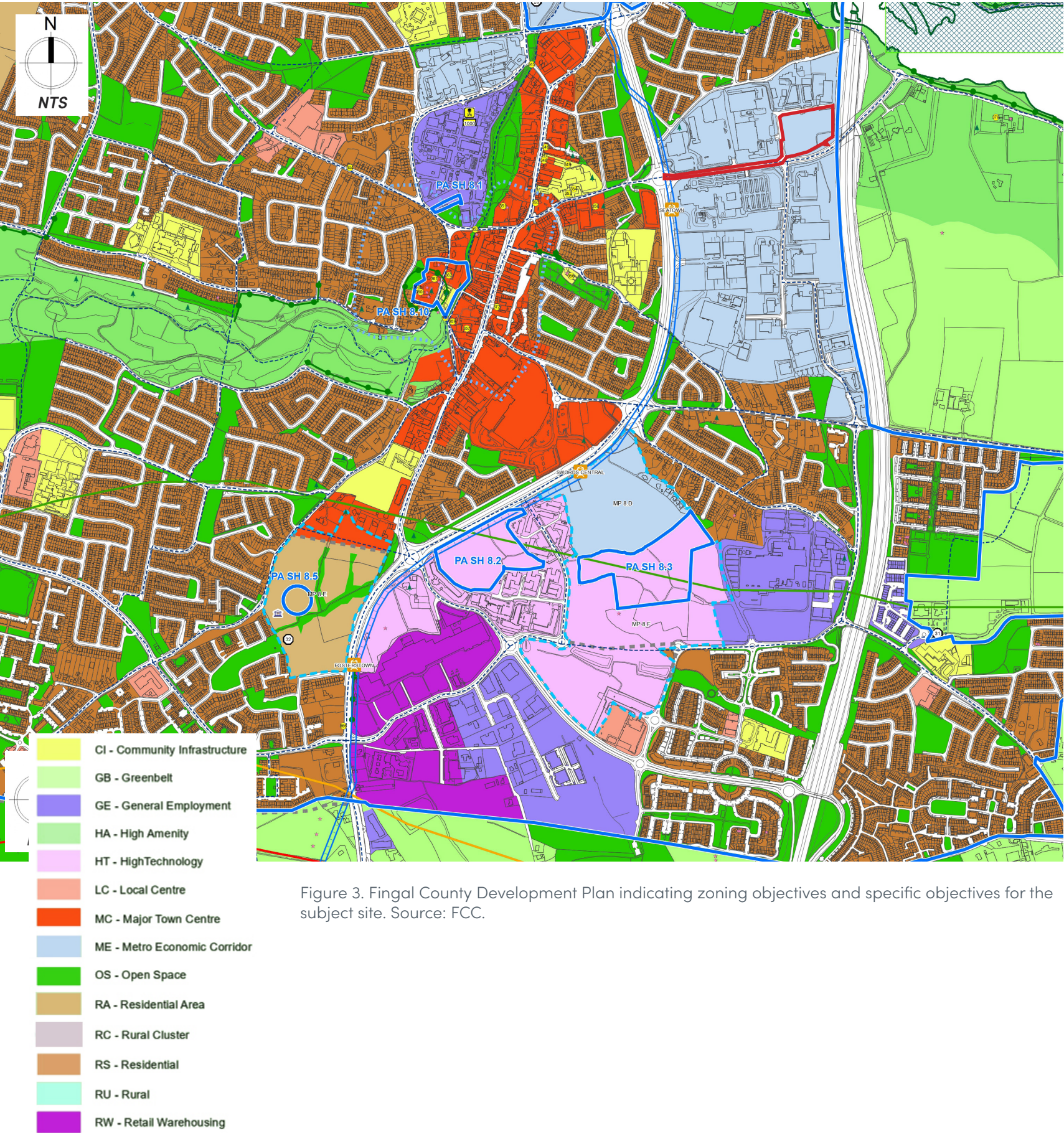
#### MINISTERIAL GUIDELINES

- The **Sustainable Urban Housing: Design Standards for New Apartments (2025)**, published July 2025, respond to changing demographics and urban living patterns. They allow greater flexibility in apartment mix, typology and design – particularly in high-accessibility areas – while upholding standards of residential quality, sustainability and amenity.
- **Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities (2024)**. These Section 28 Guidelines replaced the 2009 Sustainable Residential Development guidance. They promote a design- and delivery-led planning approach, focused on density, integration with public transport, open space quality, and the creation of 10-minute neighbourhoods. They introduce Specific Planning Policy Requirements (SPPRs) for local authorities and developers, aimed at securing compact, high-quality growth.
- **Urban Development and Building Heights – Guidelines for Planning Authorities (2018)**
- **Design Manual for Urban Roads and Streets (2019)**
- **Childcare Facilities, Guidelines for Planning Authorities (2001)**

Please refer to Thornton O'Connor Town Planning reports accompanying this planning application for further information on planning context and compliance.



Figure 2. Key Indicators of Quality Design & Placemaking. Source: Department Housing, Local Government and Heritage, 2024.



### 1.4 PLANNING FRAMEWORK - ZONING

Settlement Hierarchy – Tier 2 Key Towns; Swords

The development site lies to the east of Swords town centre and is located within the following zoned lands – MRE - Metro and Rail Economic Corridor

*Objective- Facilitate opportunities for high density mixed use employment and commercial development and support the provision of an appropriate quantum of residential development within the Metro and Rail Economic Corridor.*

*Vision- Provide for an area of compact, high intensity/density, employment generating activity with associated commercial and residential development which focuses on the MetroLink, or rail or light rail stations within settings of exemplary urban design, public realm streets and places, which are permeable, secure and within a high-quality green landscape. Landmark buildings will provide strong quality architectural features, which respect and enhance the character of the area into which they sit. The designated areas will form sustainable districts which possess a high degree of connectivity and accessibility and will be developed in a phased manner subject to the necessary provision of social and physical infrastructure.*

Please refer to Thornton O'Connor Town Planning reports accompanying this planning application for further information on planning context and compliance.

#### Legend

- Indicative Site Application boundary
- MRE Zoning- Metro and Rail Economic Corridor
- Development Boundary-On this Map only, the Swords Development Boundary also represents the extent of the Area of the Swords (LAP 8.B)
- Indicative Route for Metrolink
- Metro Stop- Seatown

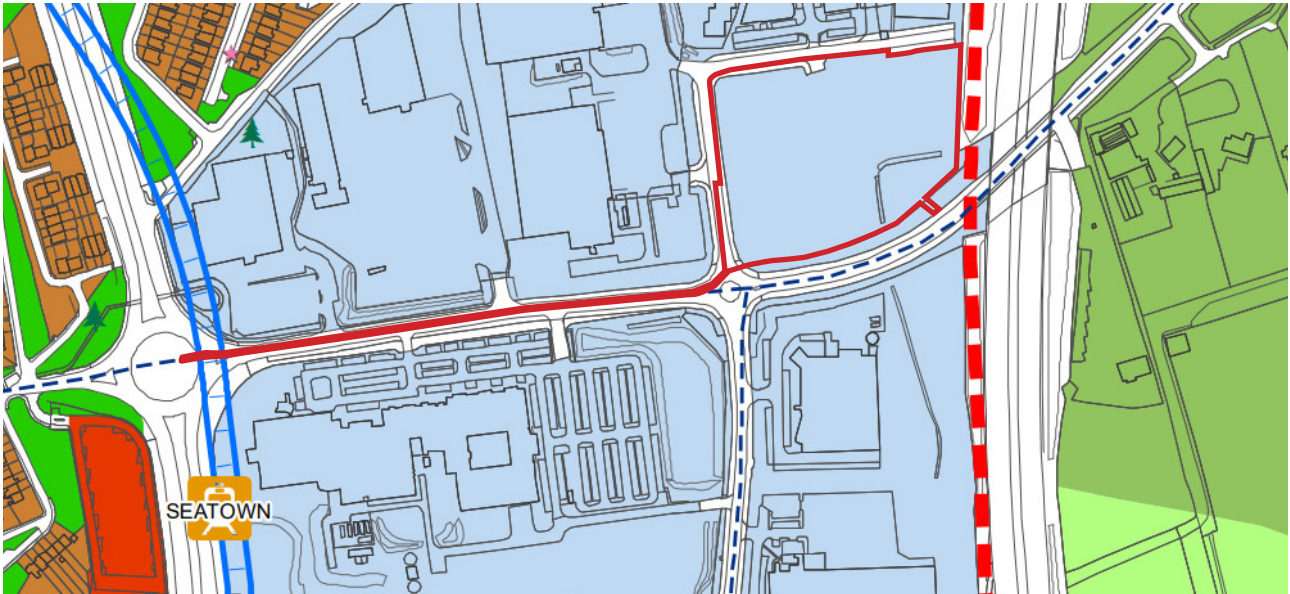


Figure 4. Map Extract from Fingal Development Plan 2023-2029 Sheet No. 8

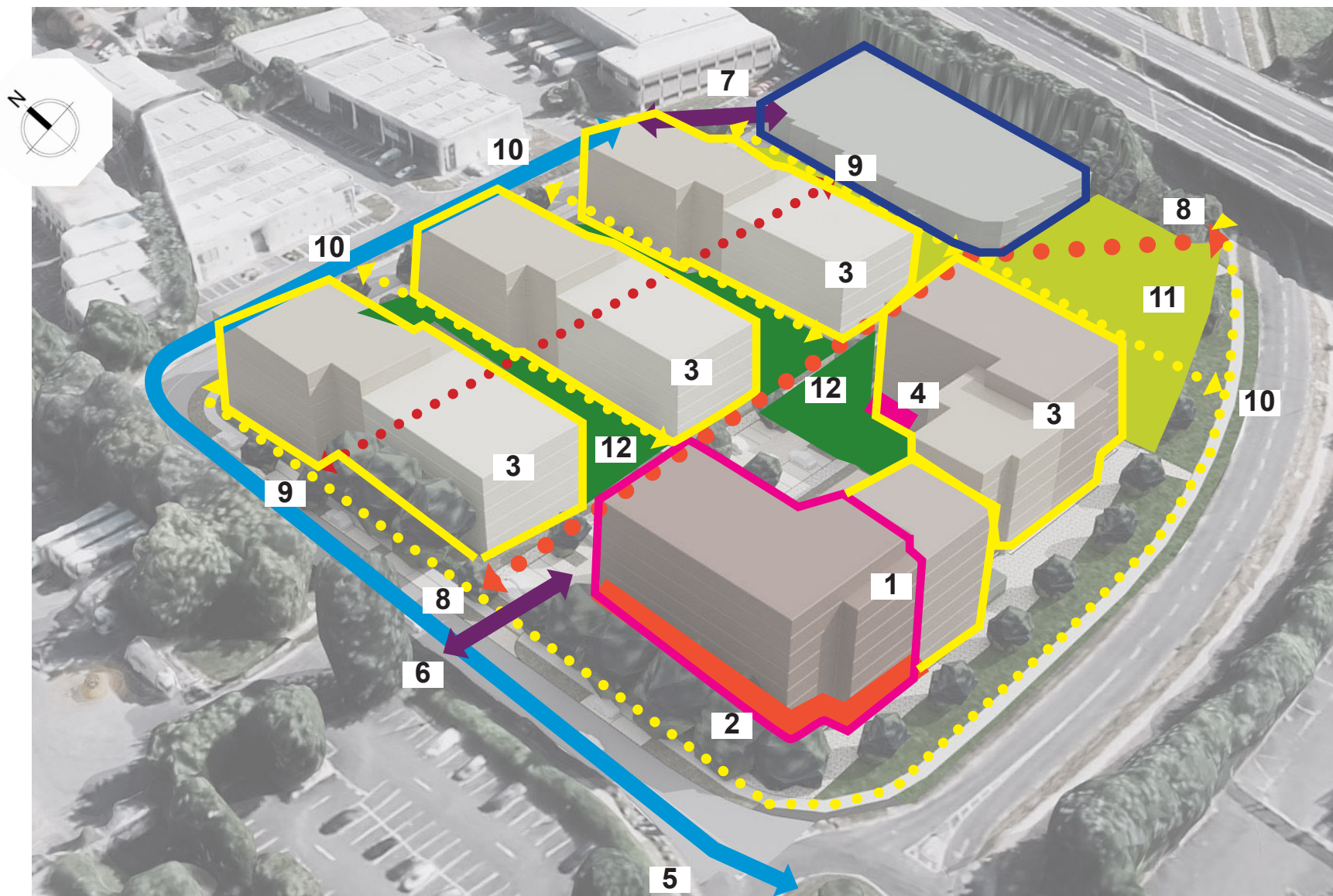


Figure 5. Site Strategy Massing as presented to Fingal Co. Co. at the Section 247 meeting 16th April 2025.

1. Landmark Block at entrance corner to Site
2. Active ground floor commercial use in Landmark Block at prominent corner
3. Residential Component with favourable orientation
4. Childcare provision overlooking open space
5. Principal vehicular access with on-street parking
6. Vehicular access to commercial/ childcare parking and service/ delivery access to commercial
7. Vehicular Access to Mobility Hub Parking
8. Pedestrian/ Cycle Route through scheme providing access to all blocks and cycle parking in mobility hub, and further through open space with potential connection at east end onto Mantua Road toward the Estuary Road
9. Pedestrian spine route passing through Blocks 1, 2 and 3 providing convenient access to the Mobility Hub
10. North-South Pedestrian routes through supervised landscaped Courtyard Spaces
11. Public Open Space
12. Semi-Private Communal Space

## 1.5 PLANNING HISTORY- S247 Stage

We note that a detailed analysis of the planning history and context is set out in the Planning Documents prepared by Thornton O'Connor Town Planning. Summarised below are the key planning steps and dates in which meetings were held with Fingal County Council to date:

- An initial S.247 pre-planning consultation meeting was held with Fingal County Council on the 16th April 2025.
- This informed the design development of the proposed scheme that was subsequently submitted in November 2025 forming the basis of the LRD meeting on 18th December 2025 (Stage 2).
- The stage 2 scheme incorporated the following -
- The removal of the separate mobility hub and parking relocated to a landscaped undercroft adjacent to Apartment Block C.
- The Creche facility has been relocated from the eastern part of the site to the ground and first floor level of Block A, so as to have a greater and more prominent presence at the eastern entrance to the site, complementing the commercial uses in Block E opposite.
- The Block locations had just particularly along the eastern and southeastern boundaries in order to maximise the retention of the existing mature trees on the site.
- The Block layouts, in particular Block D revised to provide more enclosure to the open spaces within the development to increase their quantum in terms of reducing the noise impact from adjoining traffic and preserving an existing tree within the central open space.



Figure 6. Plan Layout as presented to Fingal Co. Co. at the Section 247 meeting 16th April 2025.



Figure 7.

1. Car parking in undercroft
2. Landscaped open space to podium of car park undercroft
3. Creche located at ground and first floor level Block A
4. Blocks D and E moved further east to create open space at southwestern corner of site to conserve existing trees
5. Long Term Bicycle Parking distributed across all 5 blocks

## 1.6 PLANNING HISTORY Stage 2, LRD Opinion

- Following the LRD meeting, the Opinion issued on 19th January 2026, which has informed the updated design as part of this planning application (Stage 3)
- The undercroft parking and associated podium landscaped open space has been omitted, due in part to the acoustic considerations of this location.
- The car parking at this location has been reconfigured to become at-grade parking with landscaping and attenuation feature.
- The removal of the undercroft opens up the ground level of Block C to improve passive supervision of the space to the east.
- The open space relocated/ reassigned to the central space between the blocks.
- Pedestrian route linking blocks A, B and C has been doubled in height where it passes beneath these blocks.
- Wintergardens introduced to the blocks around the perimeter of the scheme to address acoustic concerns.



Figure 8. Site Layout Plan typical upper level as submitted at Stage 2 forming basis for LRD Opinion

## 2 SITE CONTEXT



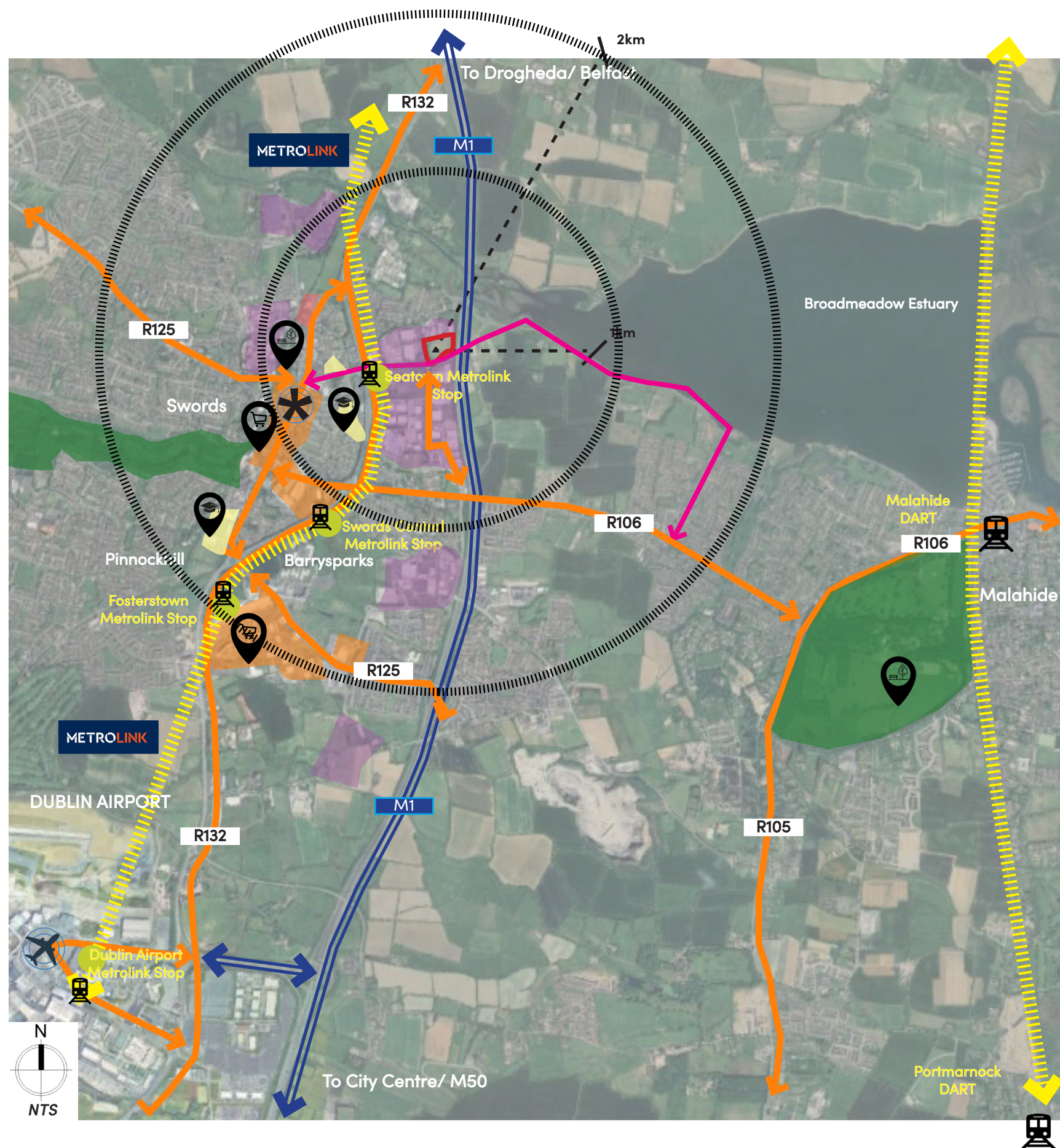


Figure 9. Diagram showing the relationship of the subject site with Swords town centre and environs. Source: MCORM, 2025.

## 2.1 SITE CONTEXT

- The lands at Greenfields, Swords, consist of c. 1.98 hectares. This landholding is strategically located to the east of Swords town centre, a visual landmark at the 'Gateway' to Swords itself as well as a marker on the northern approach to the metropolitan area of Dublin from the north when viewed from the M1 motorway.
- There is direct access to the R132 road 400m to the east of the site providing excellent access to Dublin Airport and City and the national road network (M50 and M1) beyond.
- The future Metrolink infrastructure which has been recently approved is located nearby, with a station namely "Seaton" 400m from the site.
- The site and its immediate context are zoned "Metro and Rail Economic Corridor" (MRE) to facilitate high density mixed use development.
- The lands in the immediate vicinity currently consist of mostly industrial type units, built in a piecemeal fashion, a legacy of the area's previous industrial zoning that promoted a narrow range of uses. Zoning- G1 "To facilitate opportunities for general industrial employment and related uses in industrial areas". These lands were previously peripheral in nature in Swords, but the evolving infrastructural and zoning context acknowledges its more prominent location.
- This proposed development seeks to introduce the mix as envisaged in the MRE zoning objective, and is considered as the first site that responds to this zoning in this quarter of Swords.
- It is anticipated that the delivery of this particular development at this location will act as a catalyst for future mixed-use in the immediate area, making more efficient use of the land, providing critical mass and complementing the delivery of high-frequency Metro services as these are being delivered.

### Legend

- Subject site
- Swords Town Centre
- Railway- DART/ Future Metrolink
- Regional roads
- Main access & egress points
- M1 (E01) National Motorway
- "15-minute-city" perimeter - 1km radius
- Green infrastructure/main public open spaces
- Places of employment
- Retail
- Community, recreational and educational