



Figure 20. View of proposed scheme from southwest approach from Swords town centre Source: MCORM/ 3DDB, 2025.

3.2.2 Design response: mix of uses and intensities

The strategic location of the scheme on Metro Economic Corridor zoned lands, adjacent to Swords town centre (800m) and its close proximity (400m) to the recently approved Seatown MetroLink station as part of the new MetroLink line, is an opportunity to explore higher density development patterns, in alignment with the recently published Sustainable Residential Development and Compact Settlement Guidelines for Planning Authorities.

Owing to the above and having full regard to comments received by Fingal County Council at preliminary stages of this planning application, the scheme comprises a series of blocks ranging between 1 and 9 storeys north of Mantua Road near the M1 motorway. The urban form of the scheme consists of 5 blocks arranged around a series of courtyards, each of which are stepped in both plan and height . This allows for emphasis in heights around the perimeter of the site while allowing generous light penetration into the open spaces at the heart of the scheme and a high degree of acoustic protection. The stepping in plan and elevation also allows for a greater degree of dual aspect providing units with opportunities for multiple views and greater access to daylight.

The scheme also comprises a childcare facility at ground and first floor in Block A (418m²), and commercial/ retail at ground floor in Block E (701m²), these uses arranged at a prominent location near the principal pedestrian and vehicular entrance to the development at the west of the site.

The development includes a variety of residential units that will attract a wide range of households into the new community. The proposed 289 no. dwelling development features a mix of efficient apartment/ duplex/typologies to achieve a more efficient use of land, in line with current planning and sustainable residential development policy. This consists of 60 no. 1-bedroom units, 200 no. 2-bedroom units and 29 no. 3-bedroom units; a total of 1084 bedspaces.

The combination of the above typologies and dwelling sizes will create a diverse neighbourhood attracting a wide range of tenure. It will also be resilient throughout time in the event that residents need to move to smaller or bigger dwelling during their lives, contributing a greater mix and choice of housing typologies in the immediate area. This ensures inclusivity and adaptability, fostering a cohesive and sustainable community. The residential mix is designed to integrate harmoniously into the existing urban fabric, prioritising accessibility, energy efficiency, and high-quality design standards to enhance residents’ quality of life and contribute to long-term urban sustainability. All of the above result in a suitable net density which balances land use with the prominent location and therefore contributes to an efficient delivery of much-needed housing at a key location within Swords. Please refer to the submitted architect’s Housing Quality Assessment for complete information on the mix and diversity of typologies proposed.

Table 3.1 Density Calculation	
Overall Site Area	1.98ha
Area considered for net density calculation (Removing Commercial/ Childcare)	1.9039ha
Overall total residential	289 dwellings
Net Density	151.79 dwellings per hectare

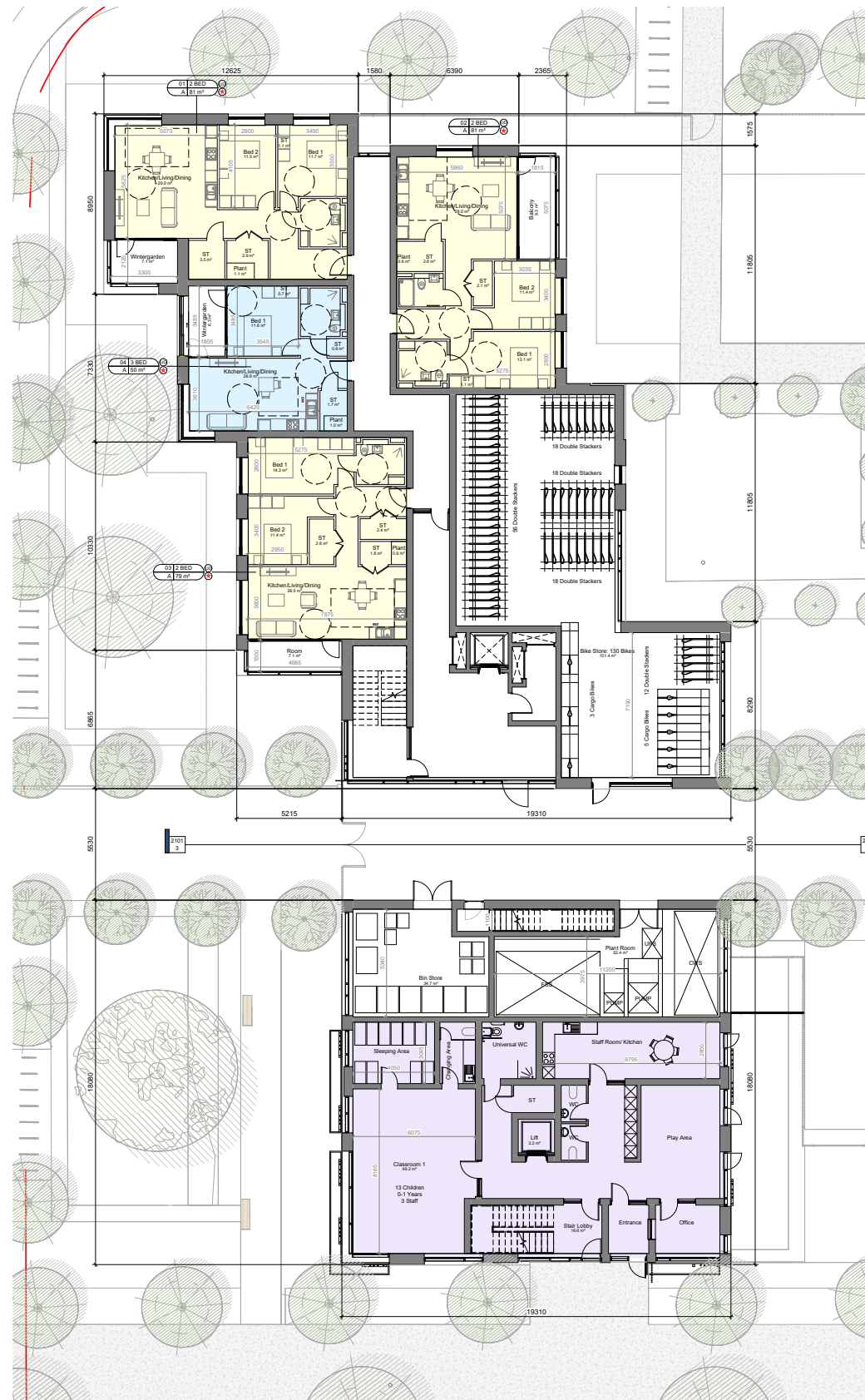


Figure 21. Block A - Ground Floor Plan Source: MCORM, 2026.

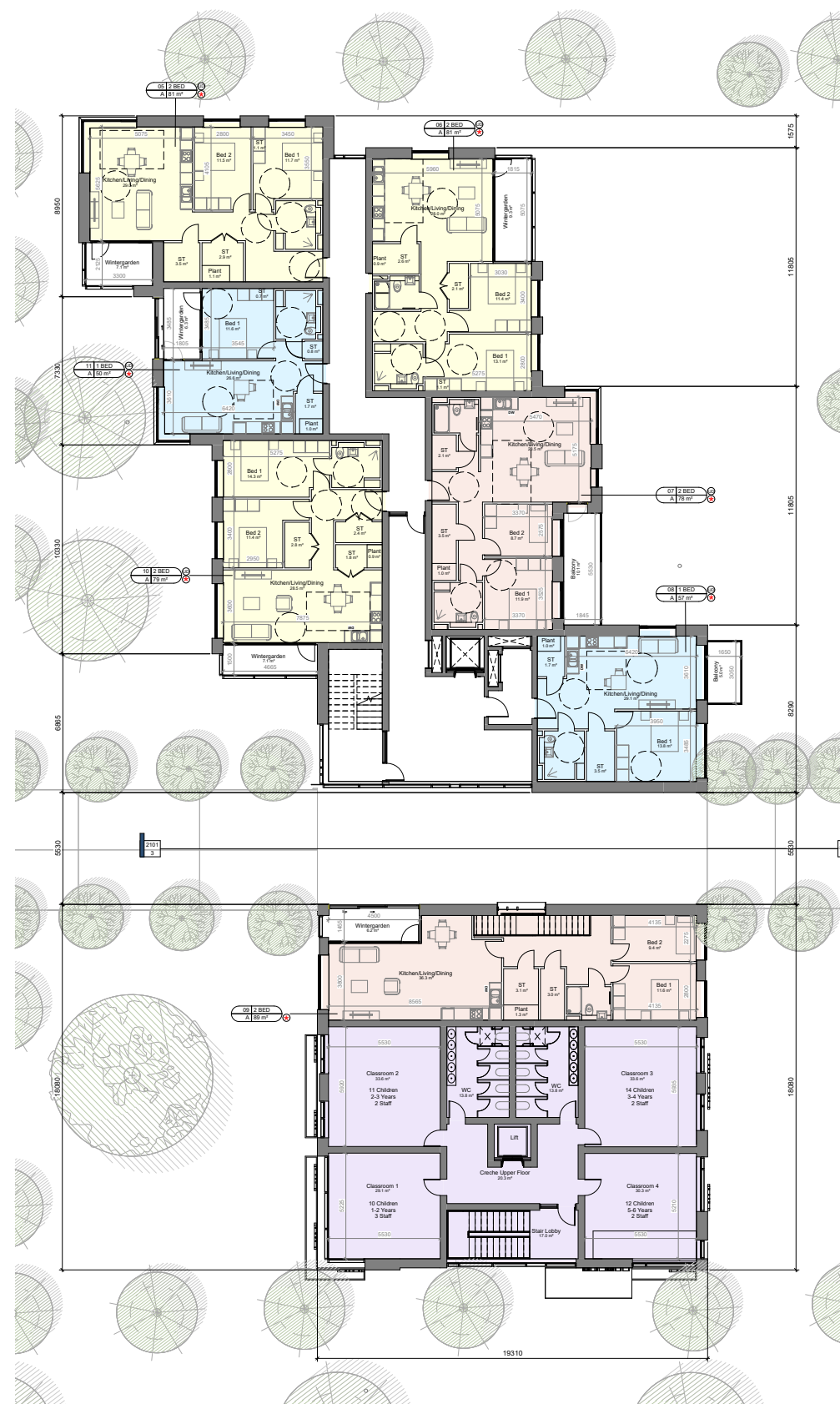
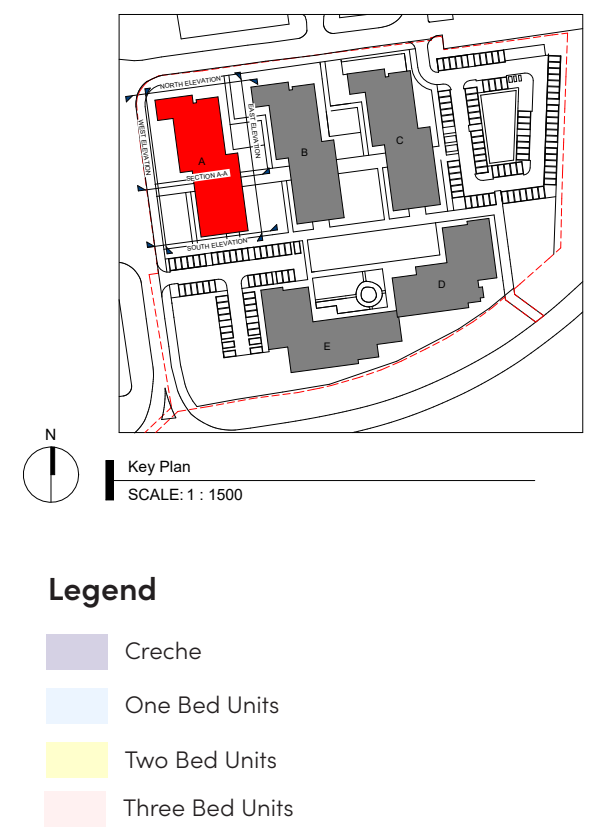


Figure 22. Block A - First Floor Plan Source: MCORM, 2026.



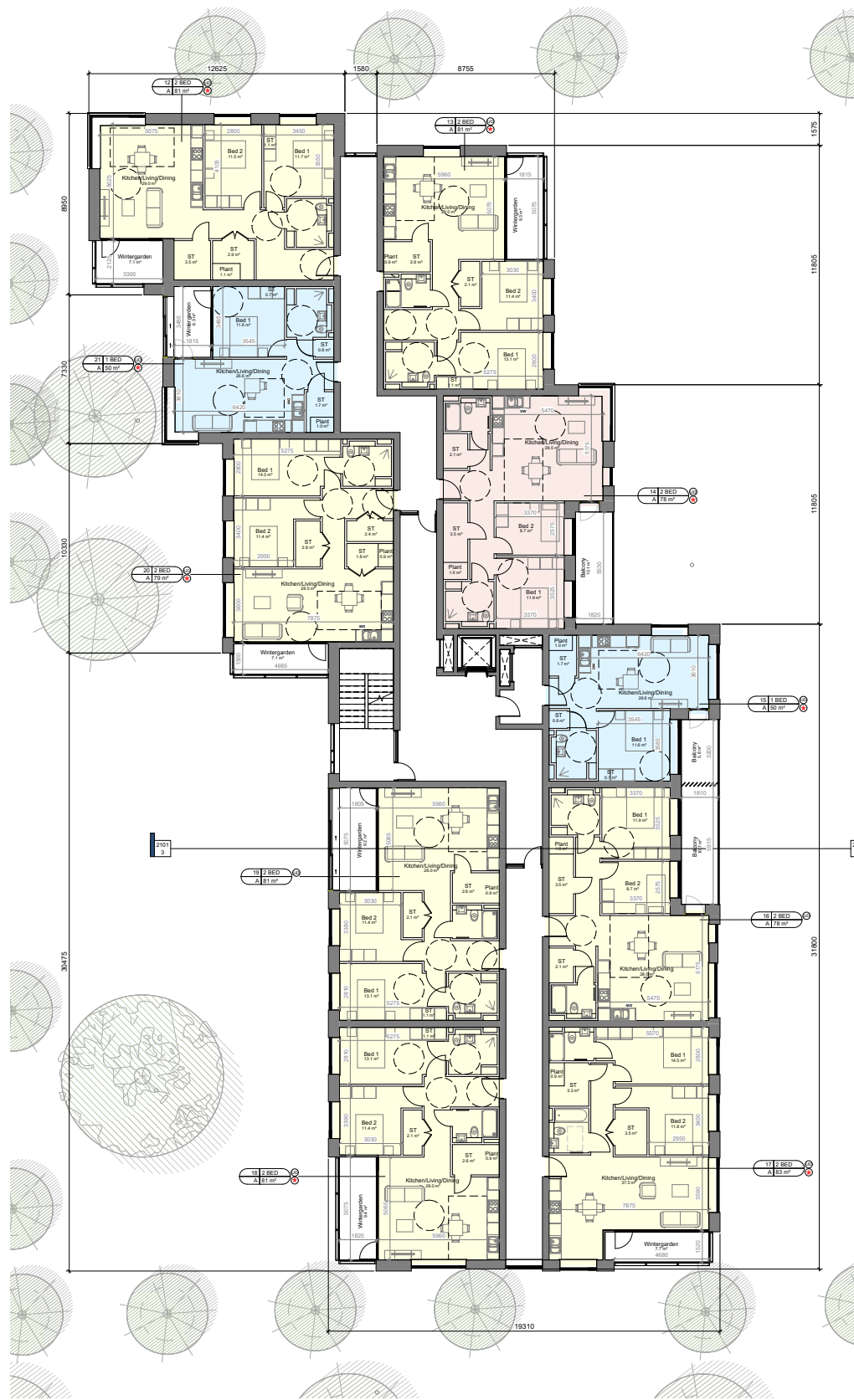


Figure 23. Block A - Second- Fifth Floor Plan Source: MCORM, 2026.

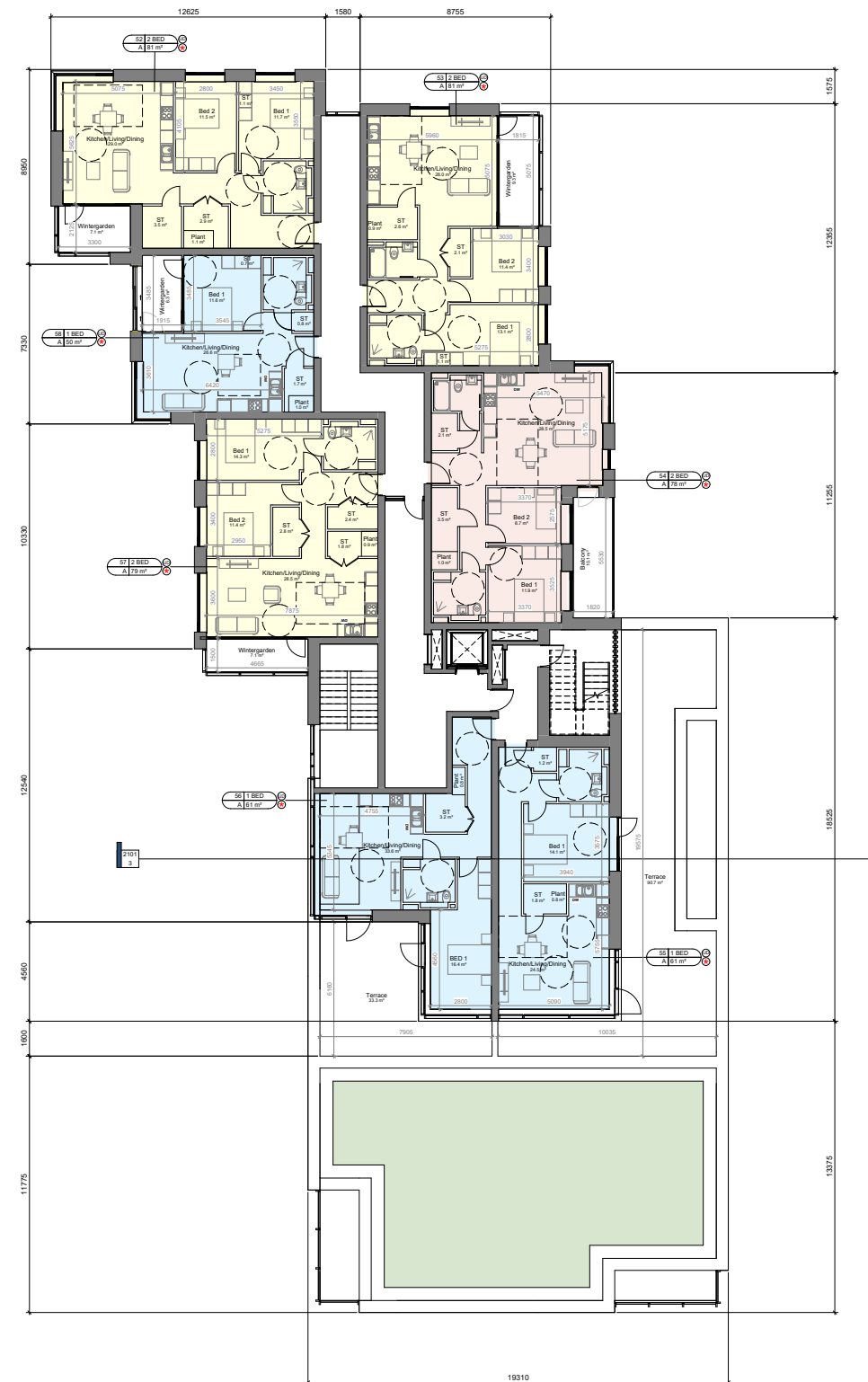
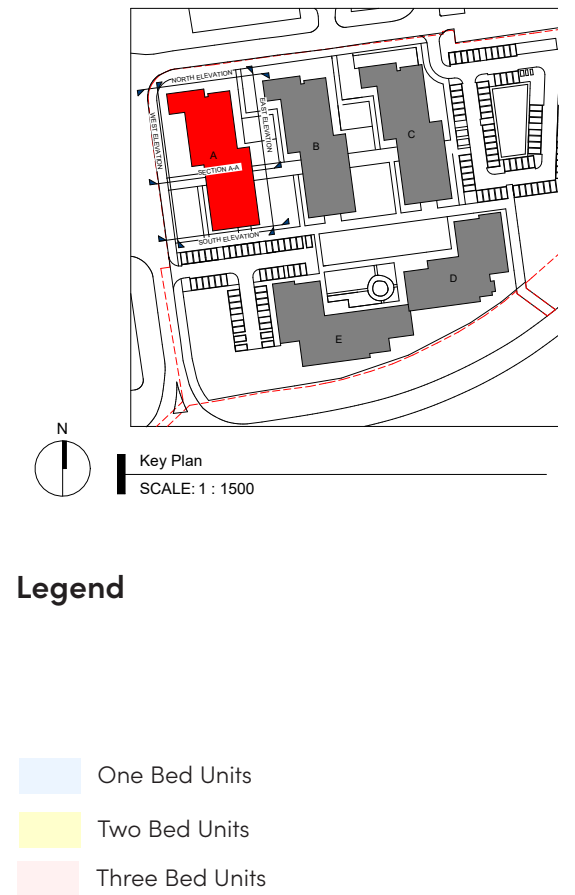


Figure 24. Block A - Sixth Floor Plan Source: MCORM, 2026.



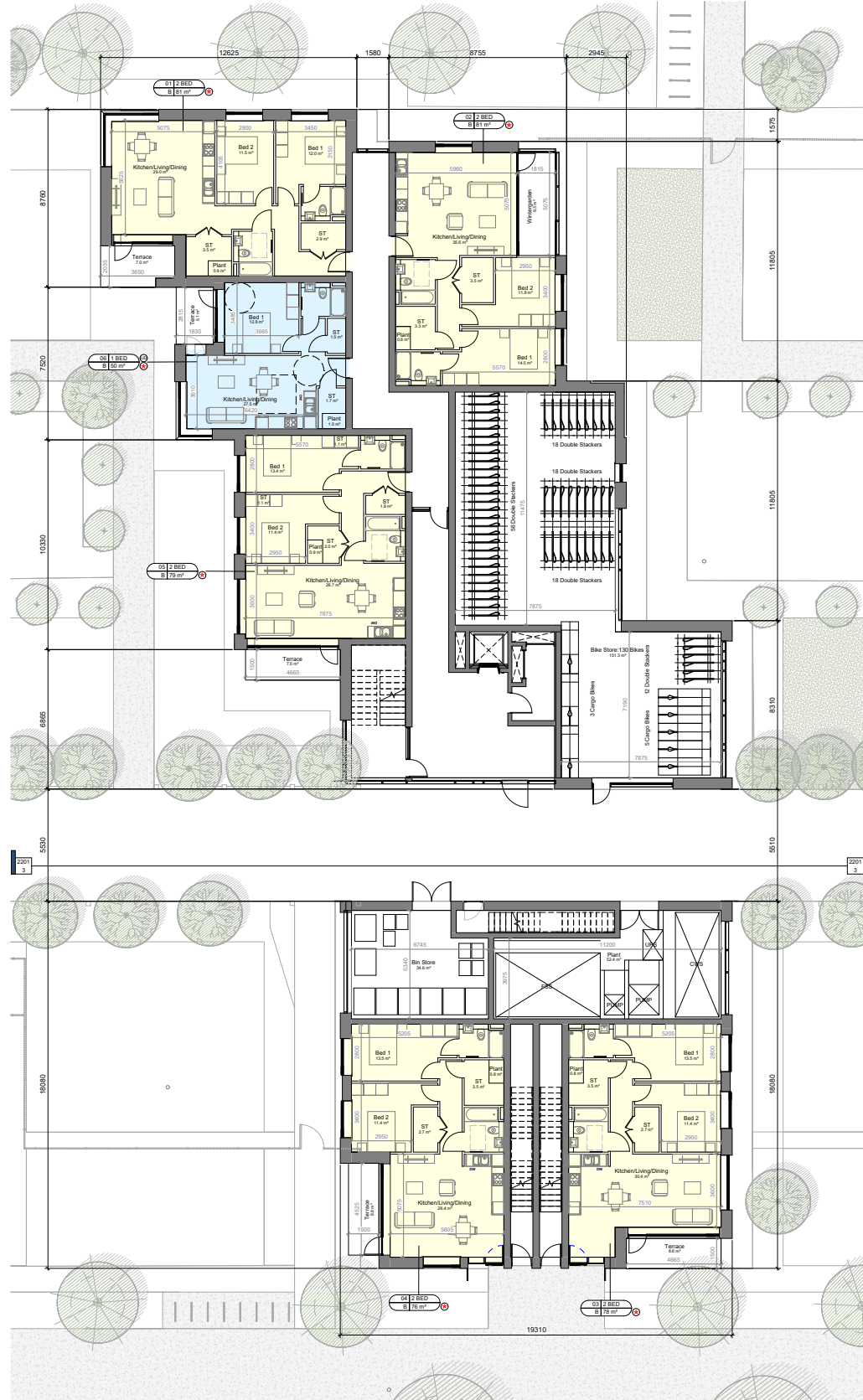


Figure 25. Block B - Ground Floor Plan Source: MCORM, 2026.

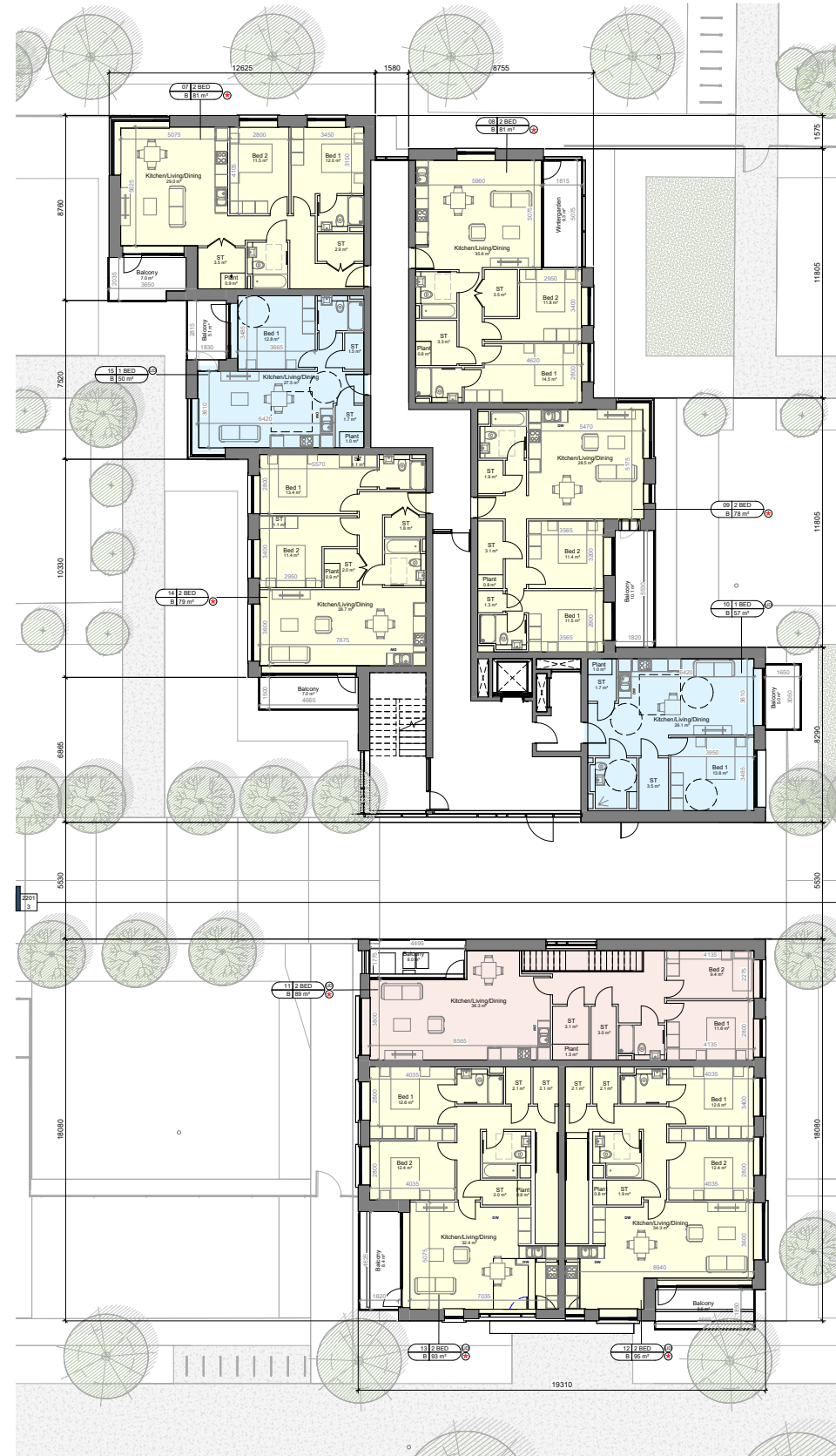


Figure 26. Block B - First Floor Plan Source: MCORM, 2026.



N
Key Plan
SCALE: 1 : 1500

Legend

- One Bed Units
- Two Bed Units
- Three Bed Units
- Three Bed Own-Door Units

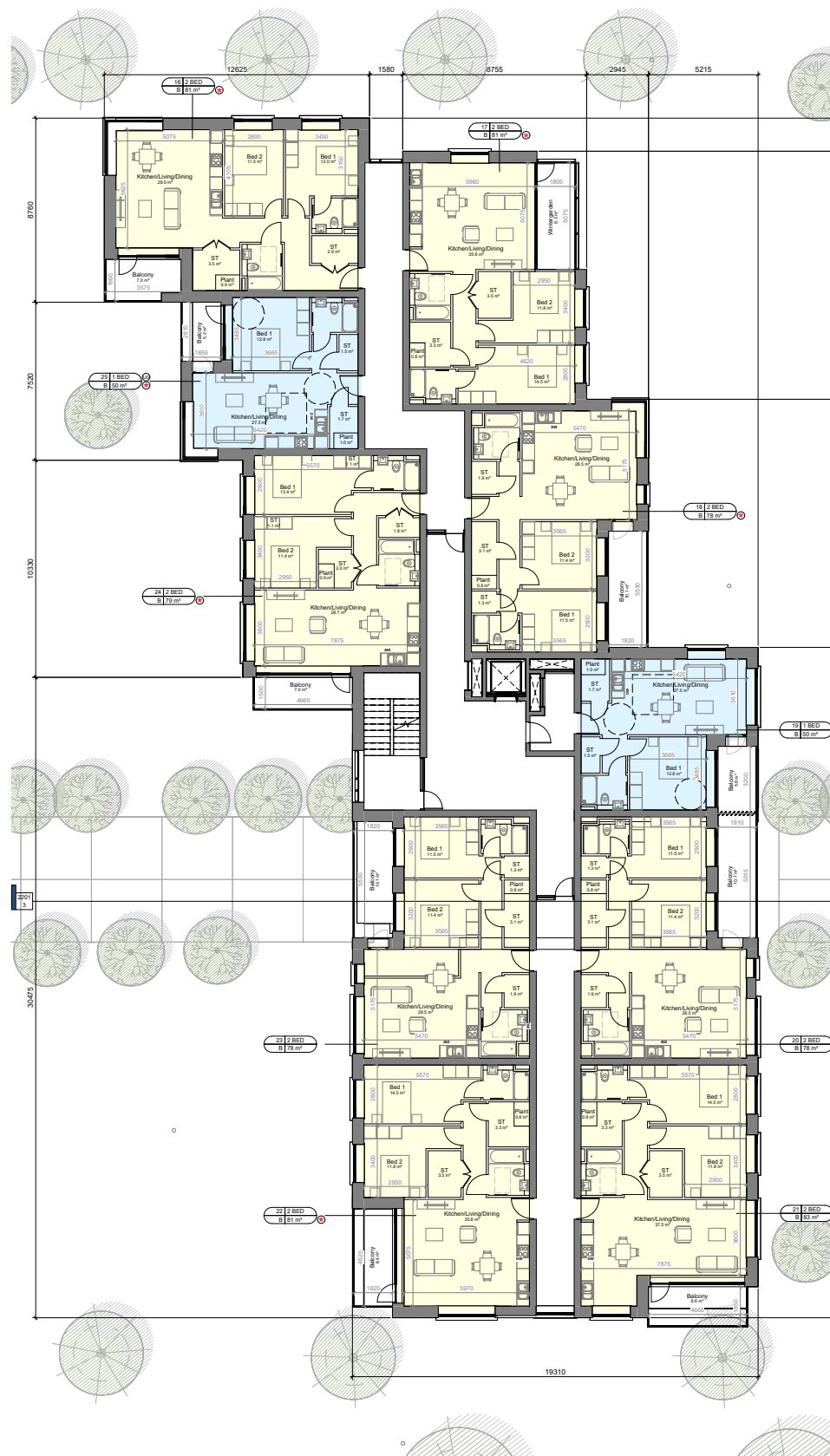


Figure 27. Block B - Second- Fifth Floor Plan Source: MCORM, 2026.

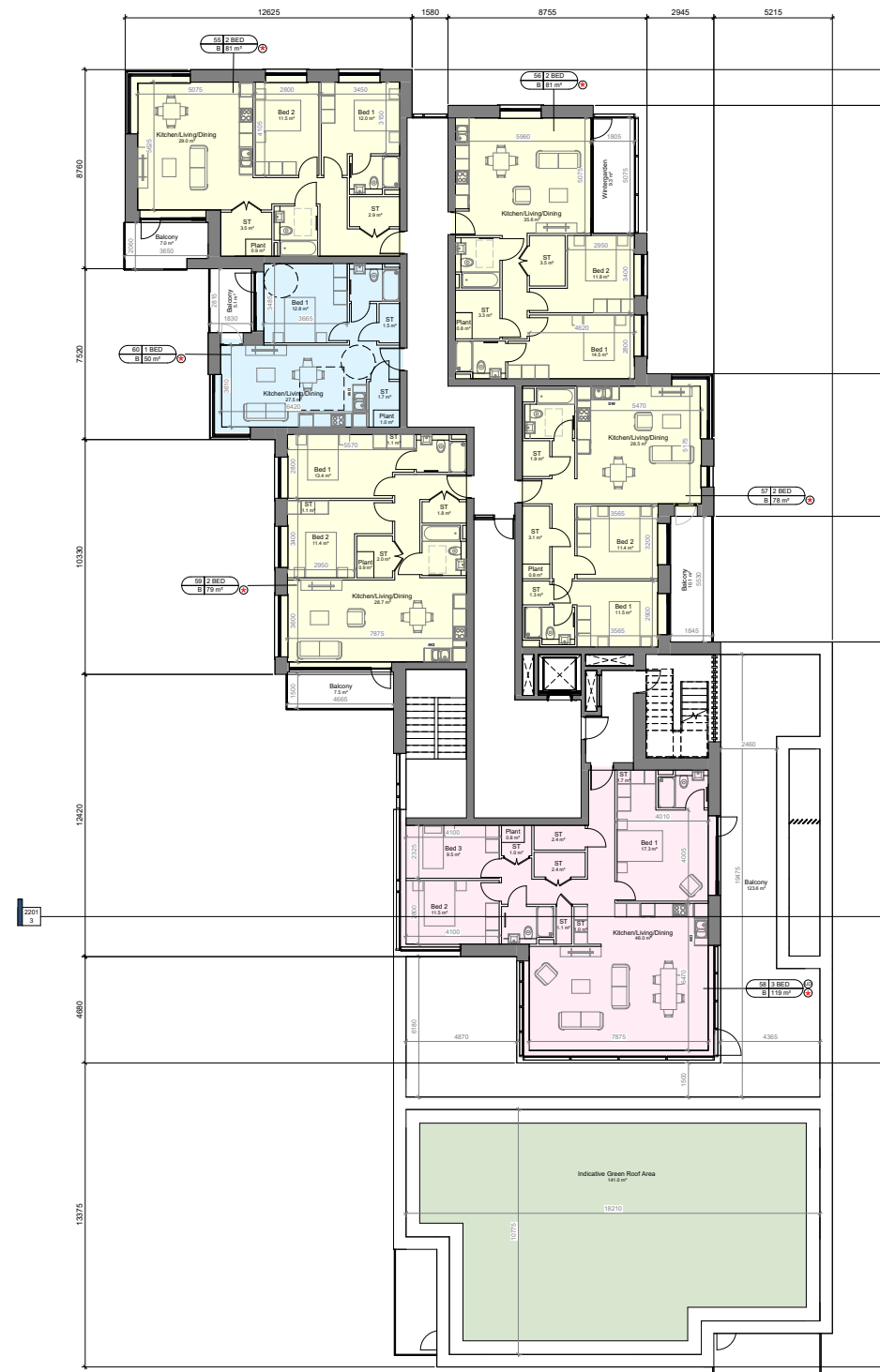
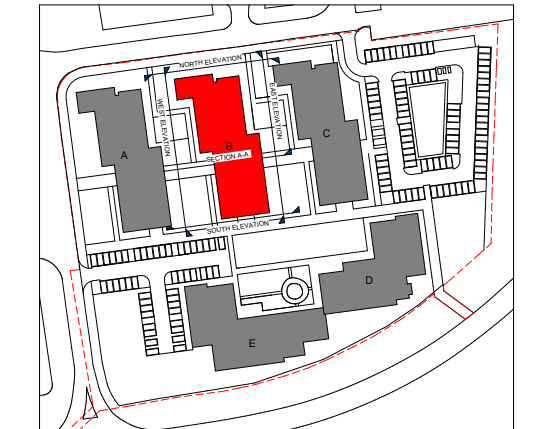


Figure 28. Block B - Sixth Floor Plan Source: MCORM, 2026.



N
Key Plan
SCALE: 1 : 1500

Legend

- One Bed Units
- Two Bed Units
- Three Bed Units

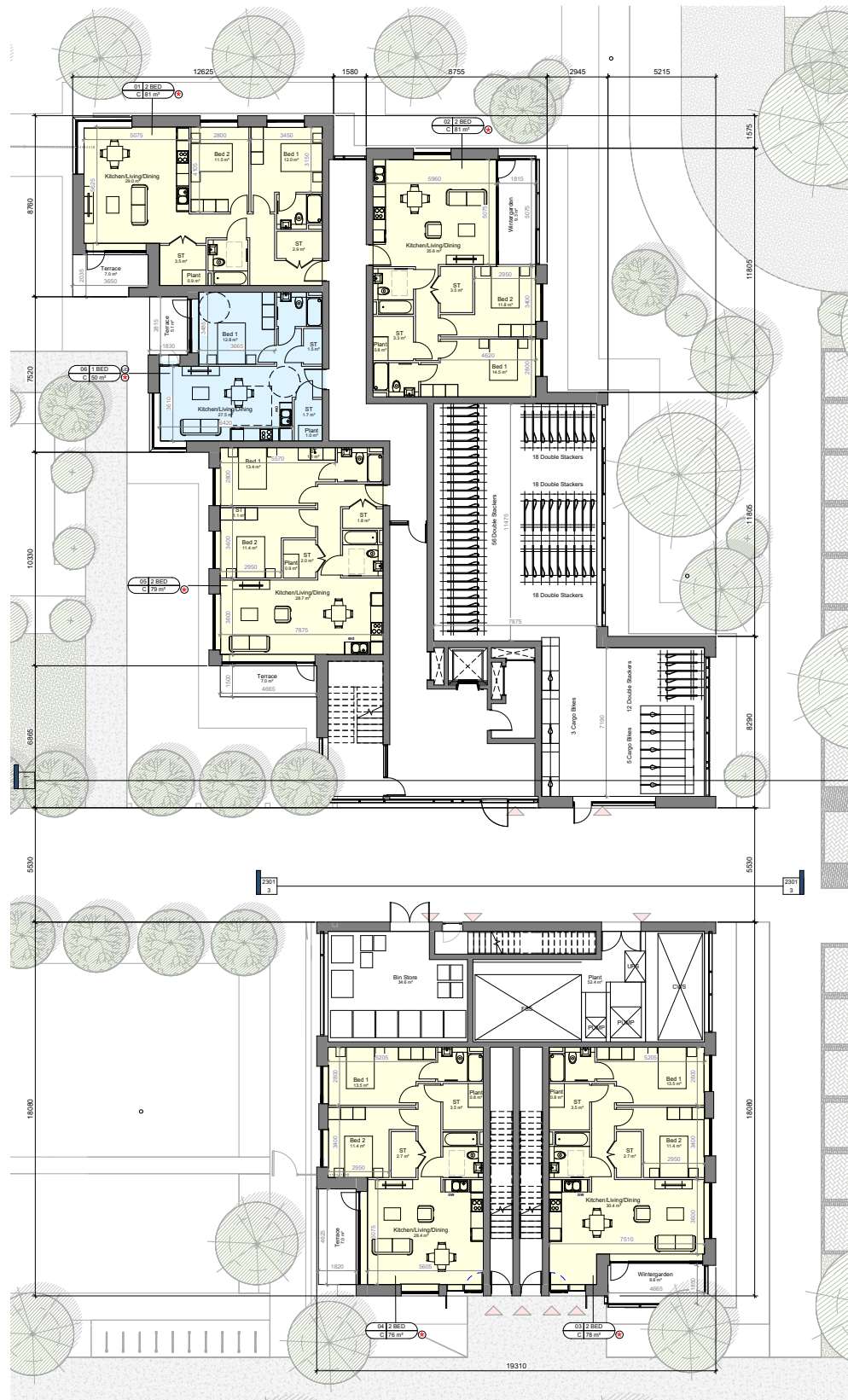


Figure 29. Block C – Ground Floor Plan Source: MCORM, 2026.

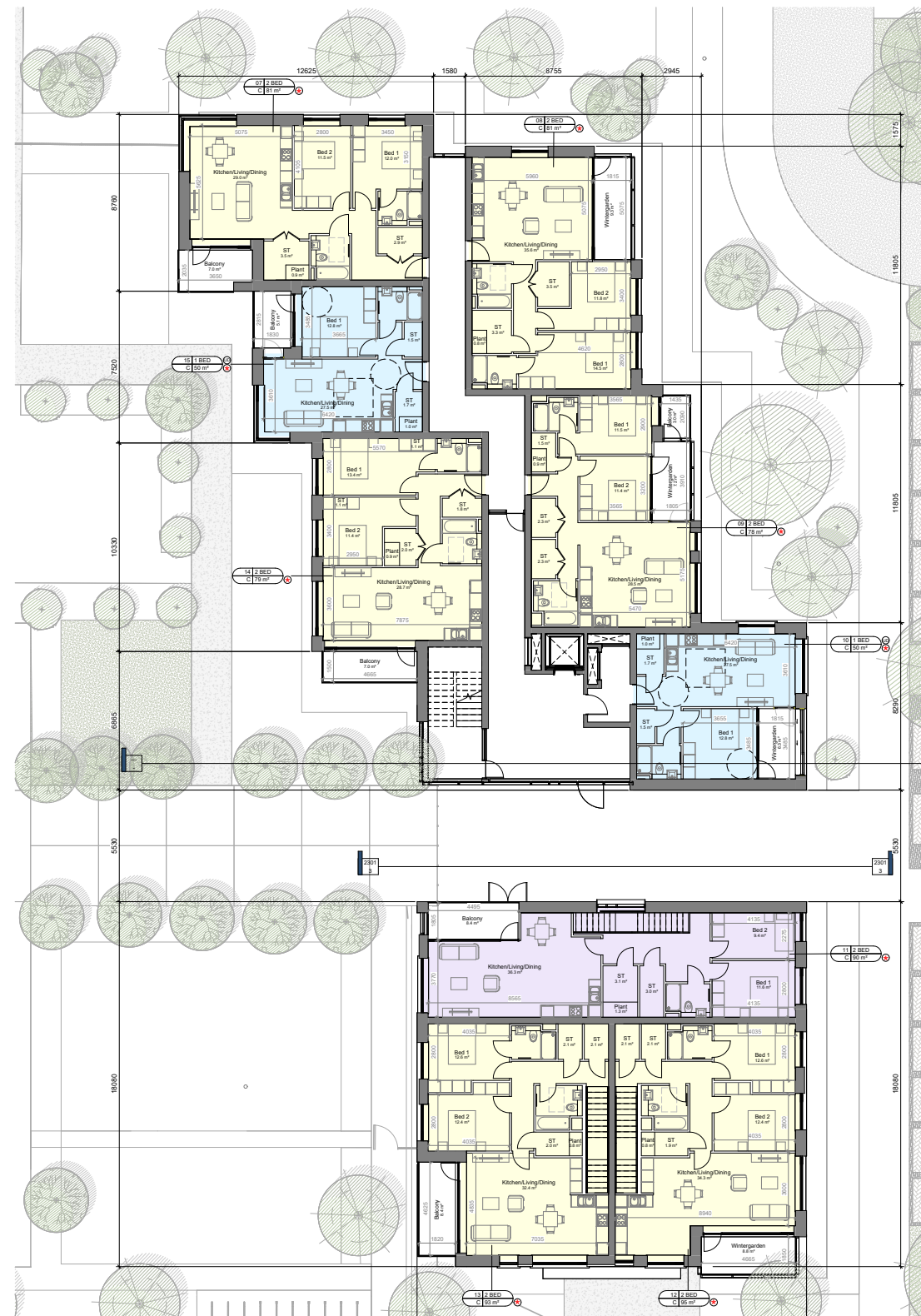
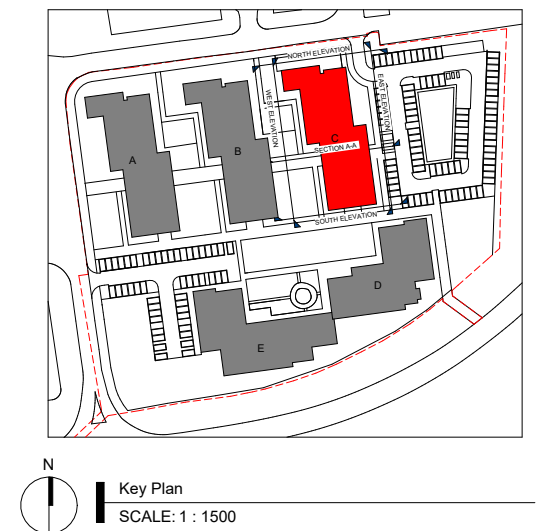


Figure 30. Block C – First Floor Plan Source: MCORM, 2026.



Legend

- One Bed Units
- Two Bed Units
- Three Bed Units
- Three Bed Own-Door Units

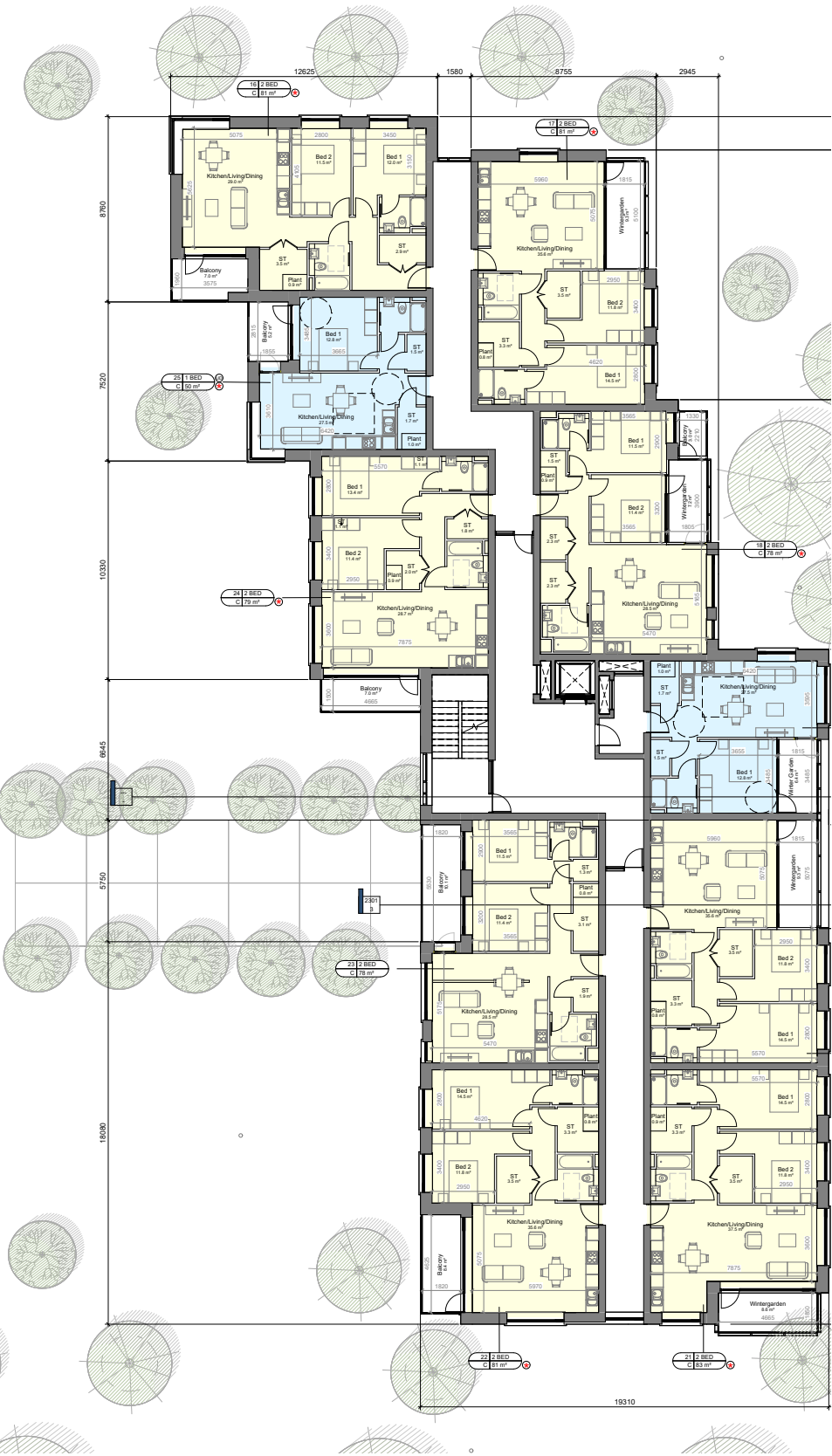


Figure 31. Block C - Second- Fifth Floor Plan Source: MCORM, 2026.

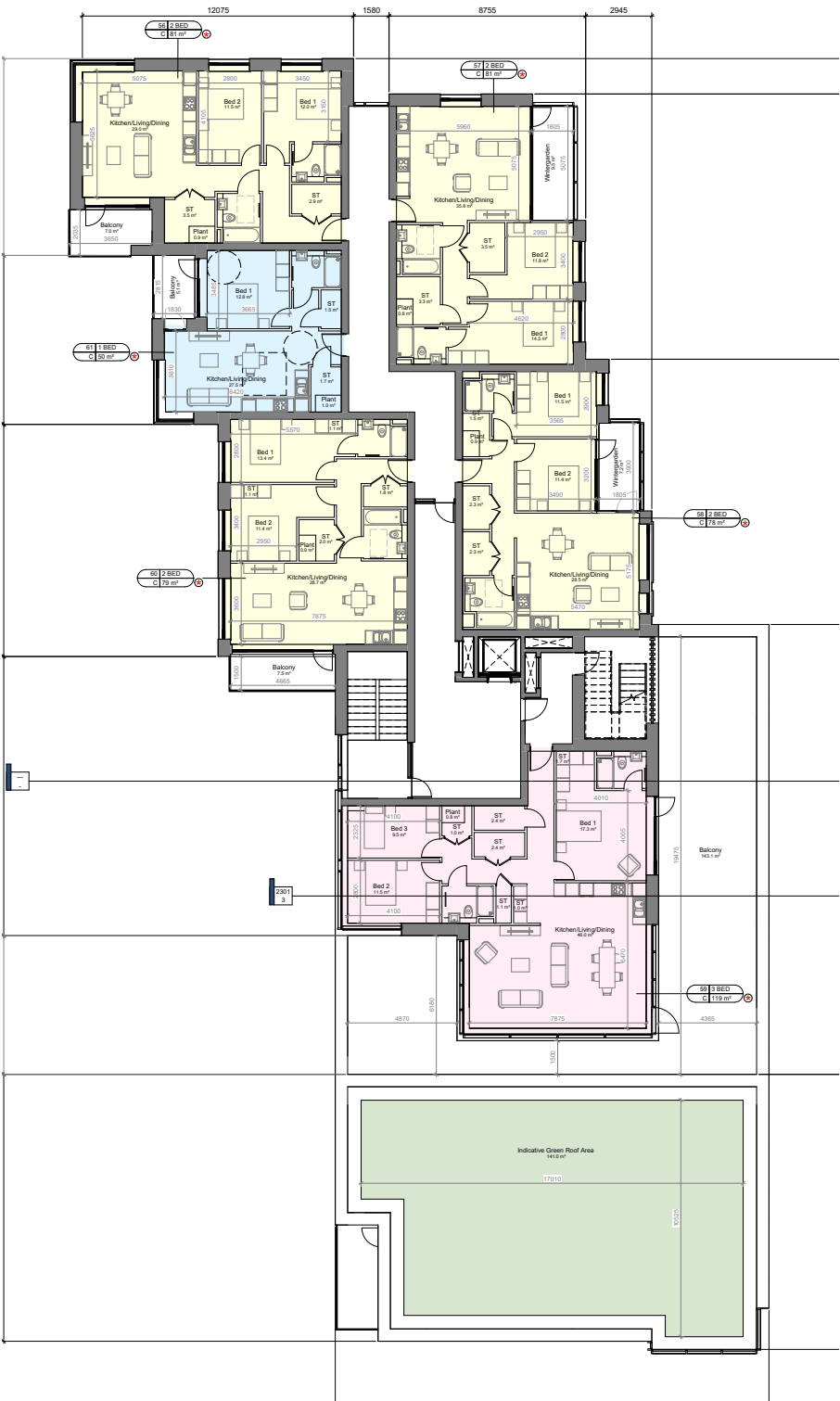


Figure 32. Block C - Sixth Floor Plan Source: MCORM, 2026.



N
Key Plan
SCALE: 1 : 1500

Legend

- One Bed Units
- Two Bed Units
- Three Bed Units

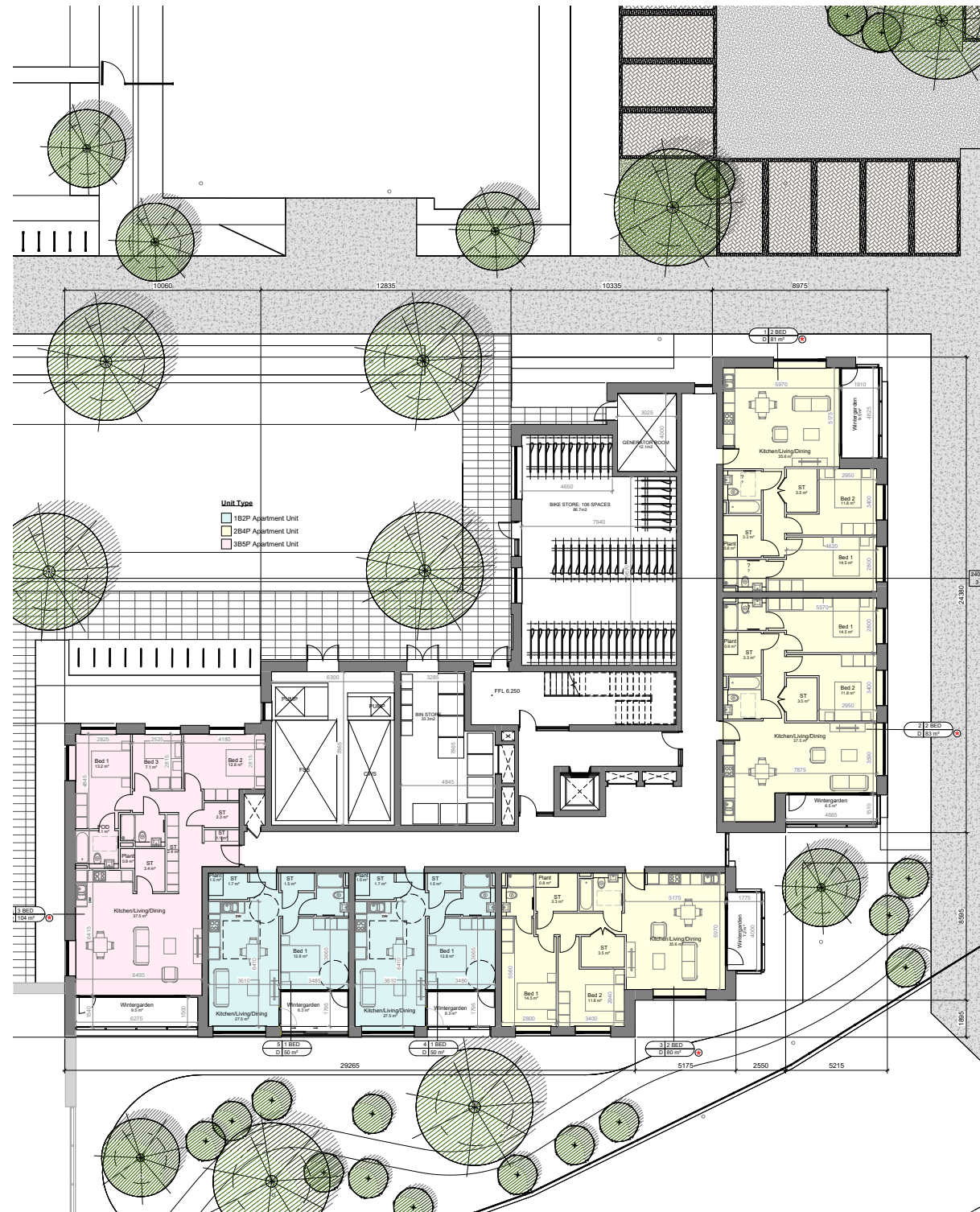


Figure 33. Block D- Ground Floor Plan Source: MCORM, 2026.



Figure 34. Block D- First - Fifth Floor Plan Source: MCORM, 2026.



Legend

- One Bed Units
- Two Bed Units
- Three Bed Units

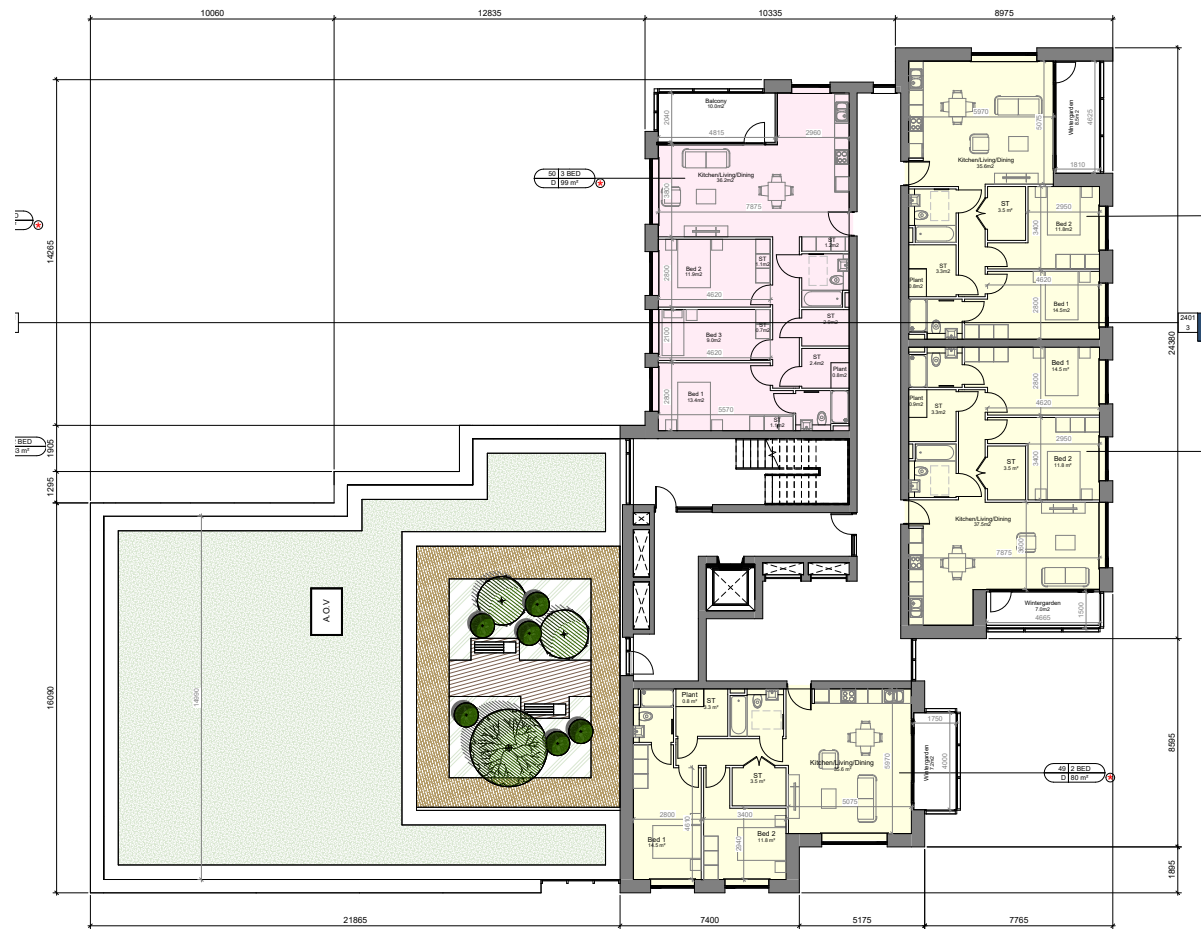


Figure 35. Block D- Sixth Floor Plan Source: MCORM, 2026.

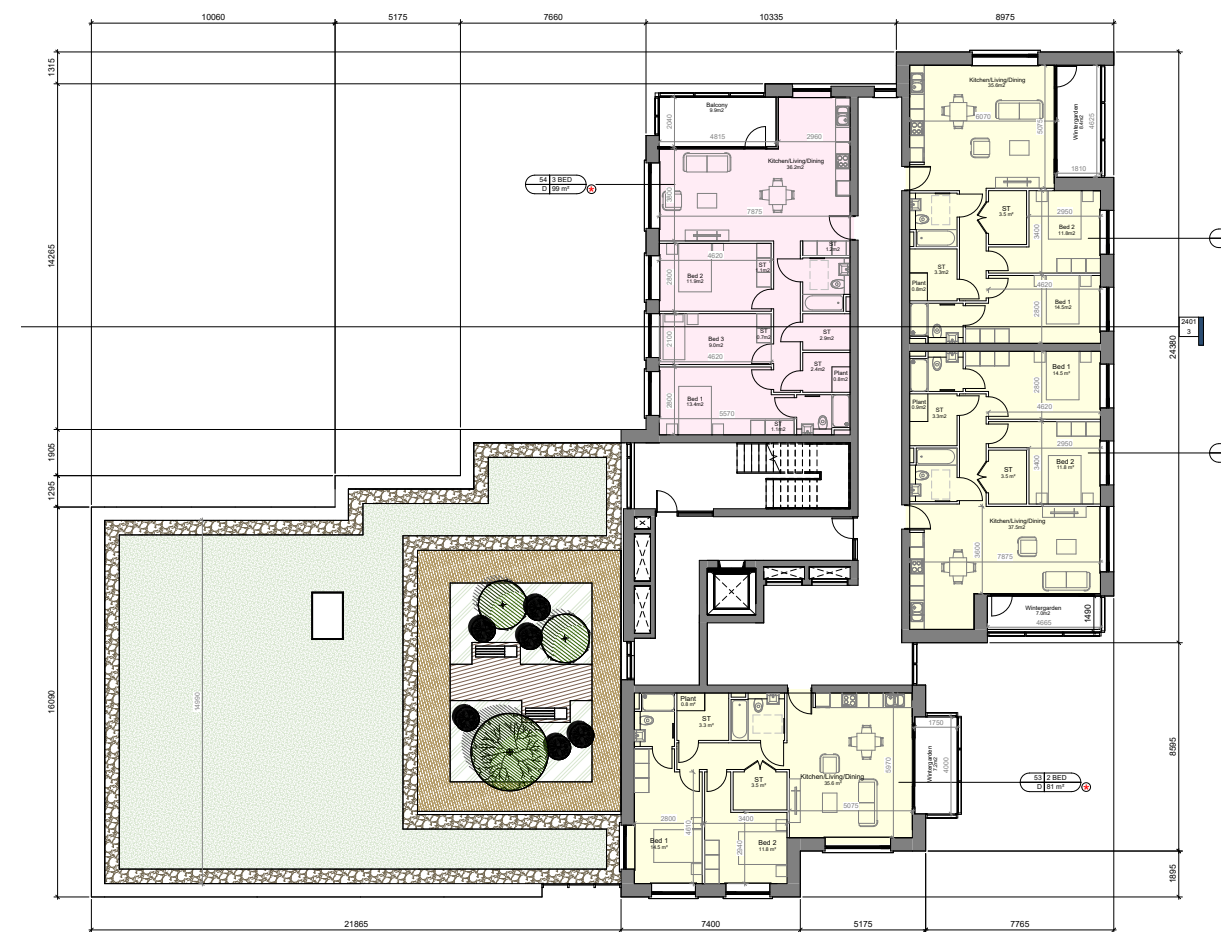
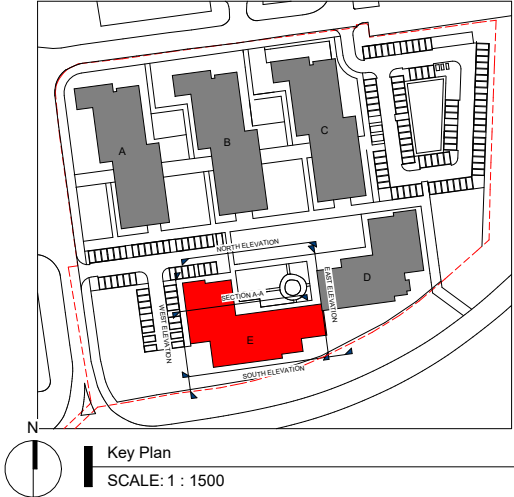
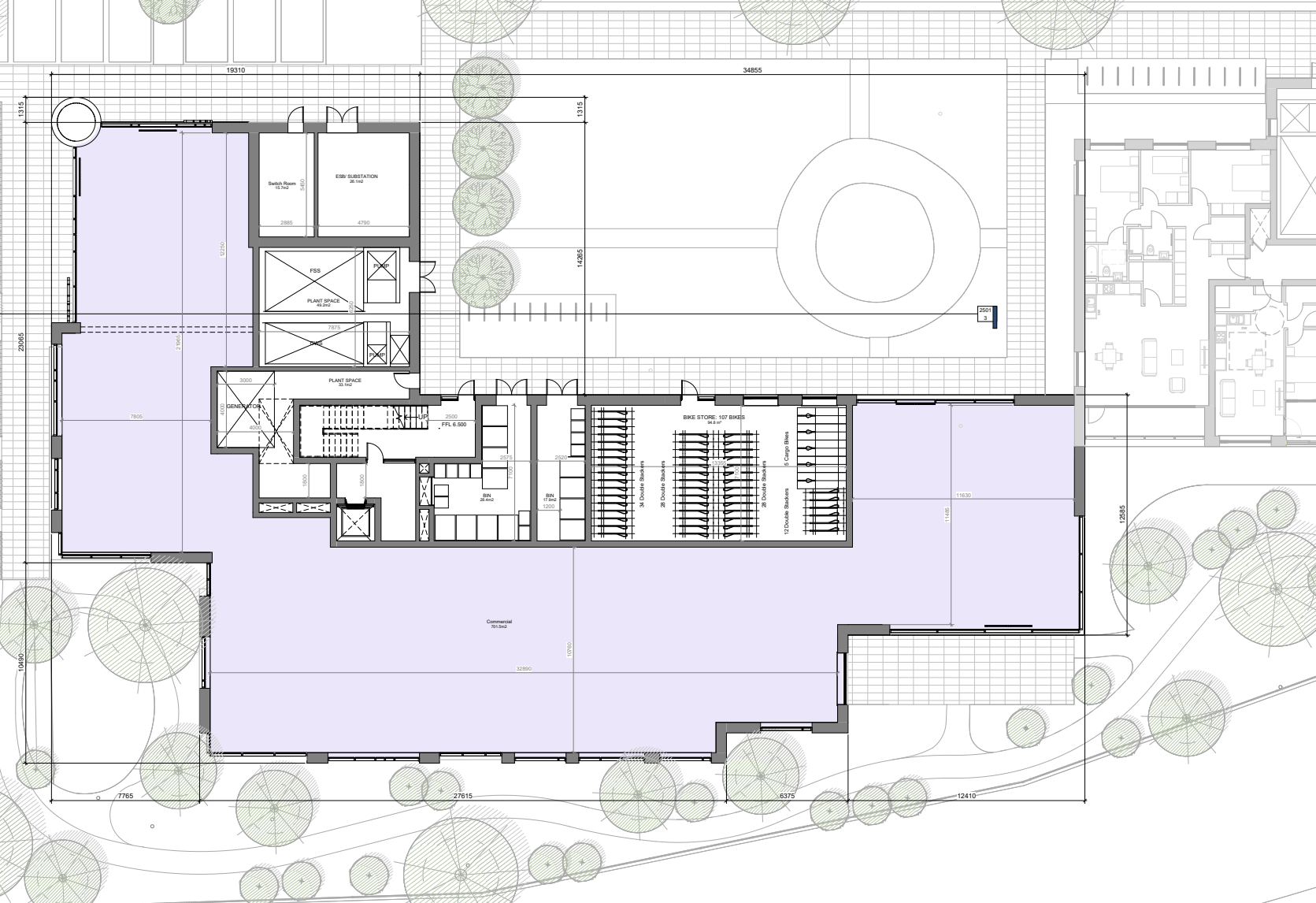


Figure 36. Block D- Seventh-Eighth Floor Plan Source: MCORM, 2026.



Legend

- One Bed Units
- Two Bed Units
- Three Bed Units



Legend

- Commercial
- One Bed Units
- Two Bed Units
- Three Bed Units

Figure 37. Block E- Ground Floor Plan Source: MCORM, 2026



Figure 38. Block E- First Floor Plan Source: MCORM, 2026

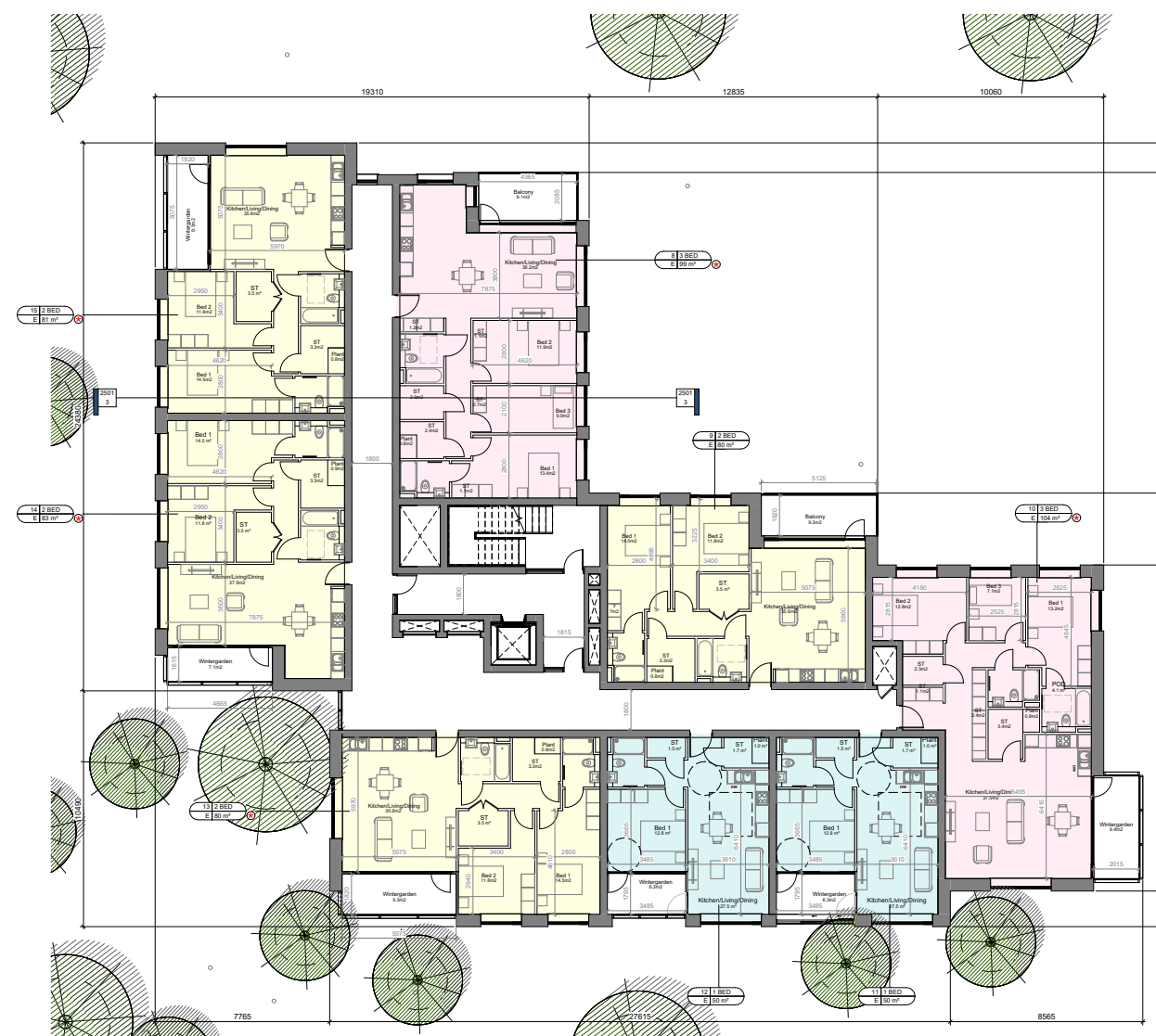


Figure 39. Block E- Second- Fifth Floor Plan Source: MCORM, 2026



Legend

- Commercial
- One Bed Units
- Two Bed Units
- Three Bed Units

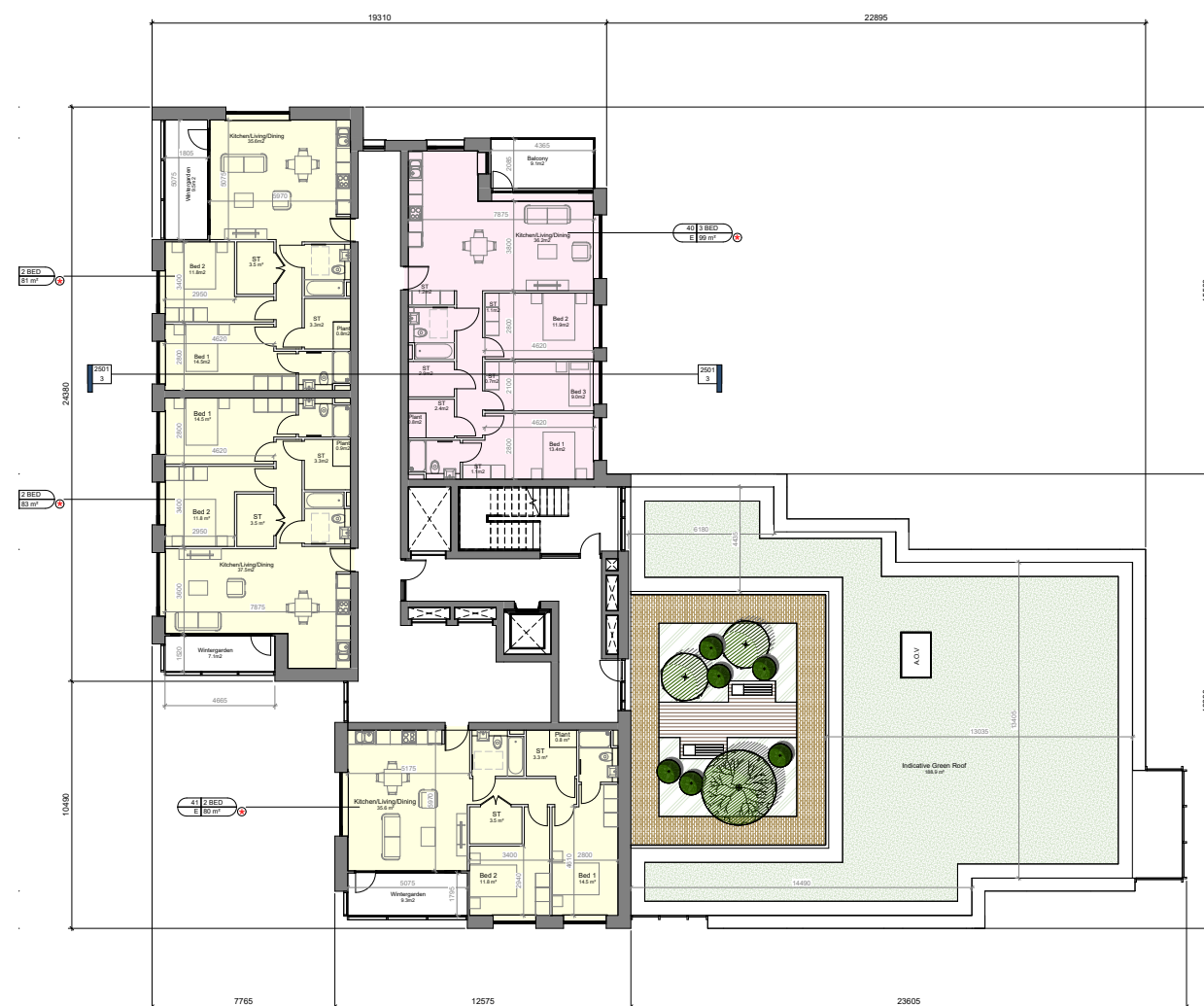


Figure 40. Block E- Sixth Floor Plan Source: MCORM, 2026.

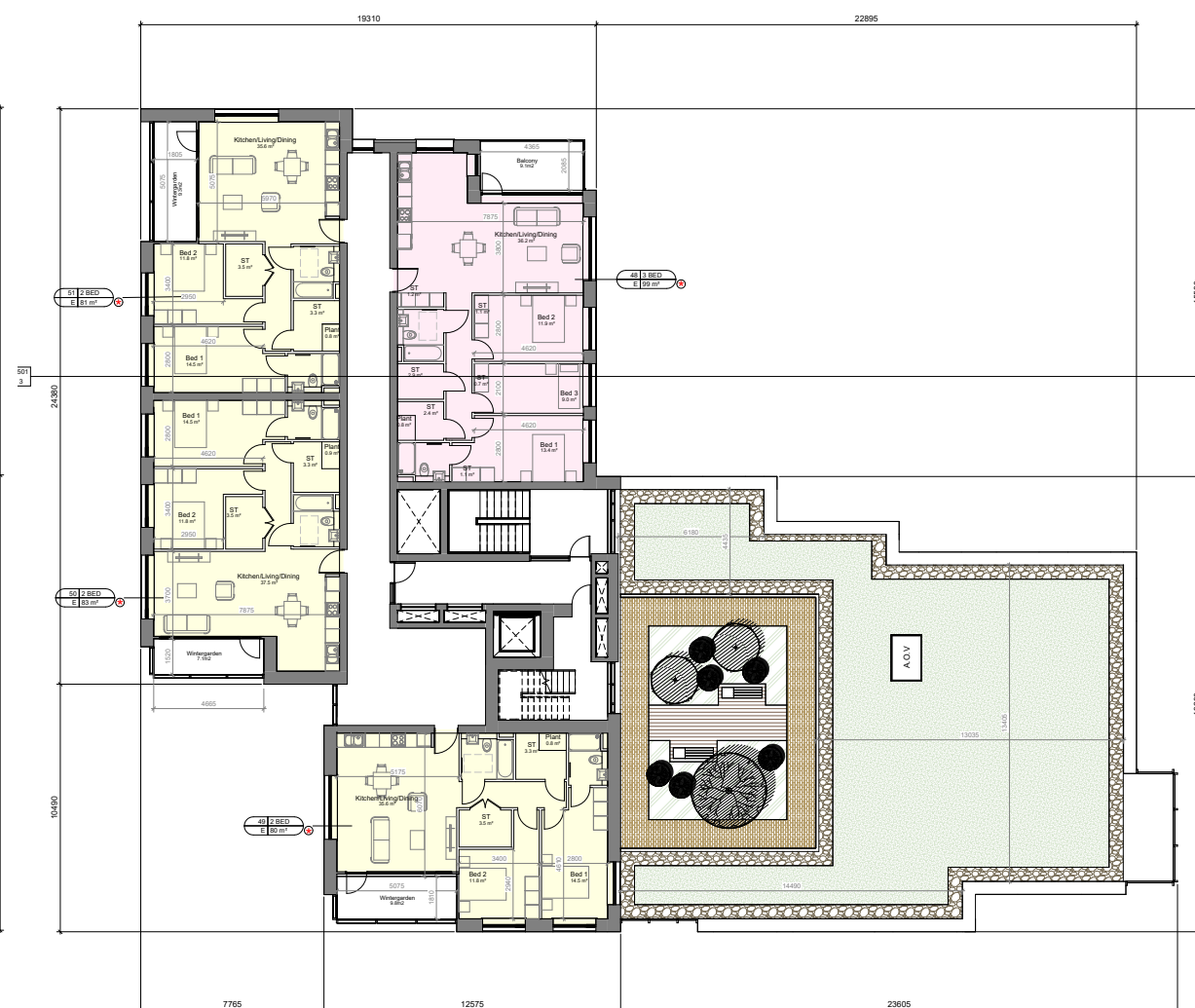


Figure 41. Block E- Seventh-Eighth Floor Plan Source: MCORM, 2026.



Legend

- One Bed Units
- Two Bed Units
- Three Bed Units

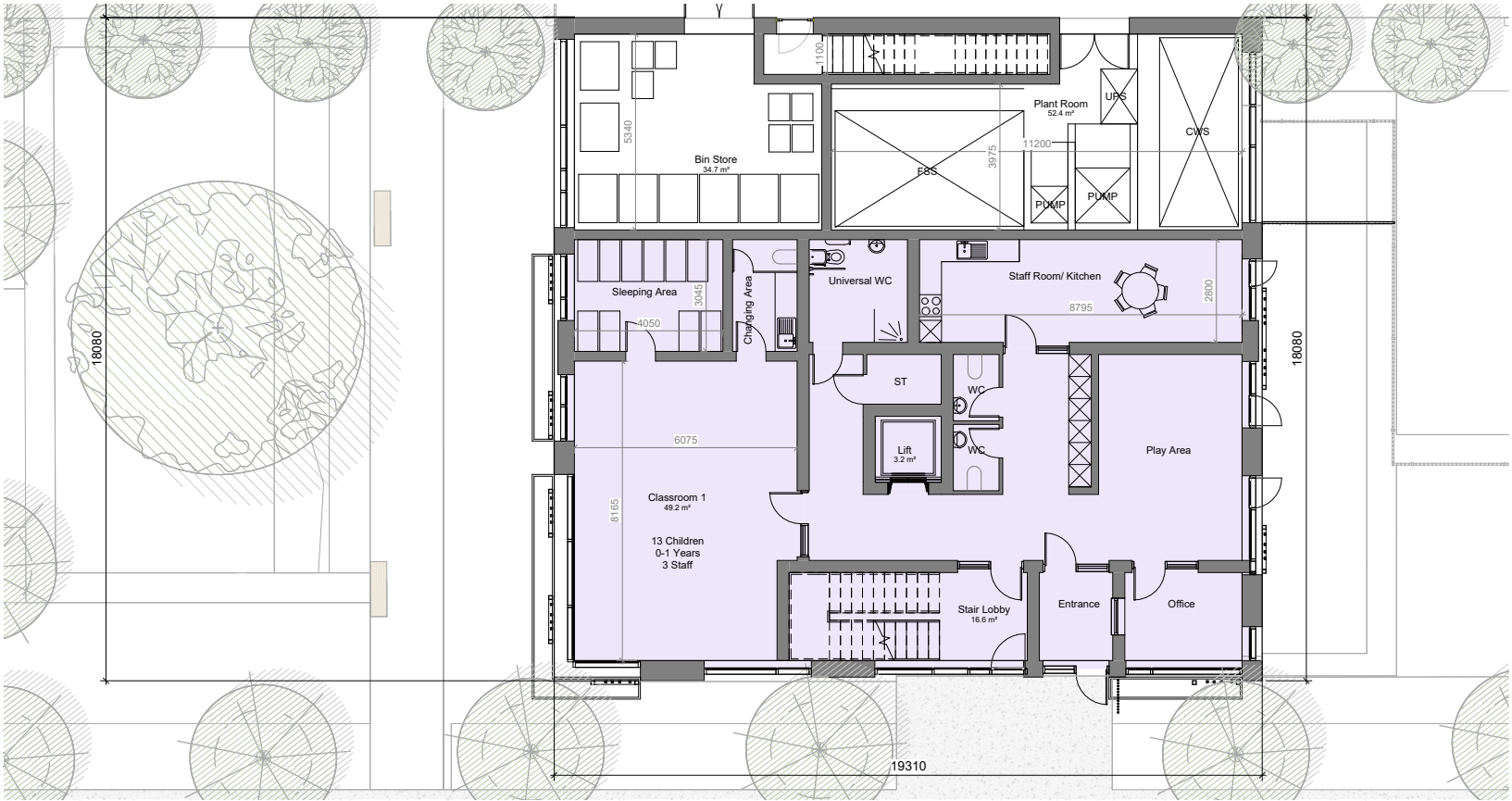


Figure 42. Ground Floor Level Creche, Block A Source: MCORM, 2026.

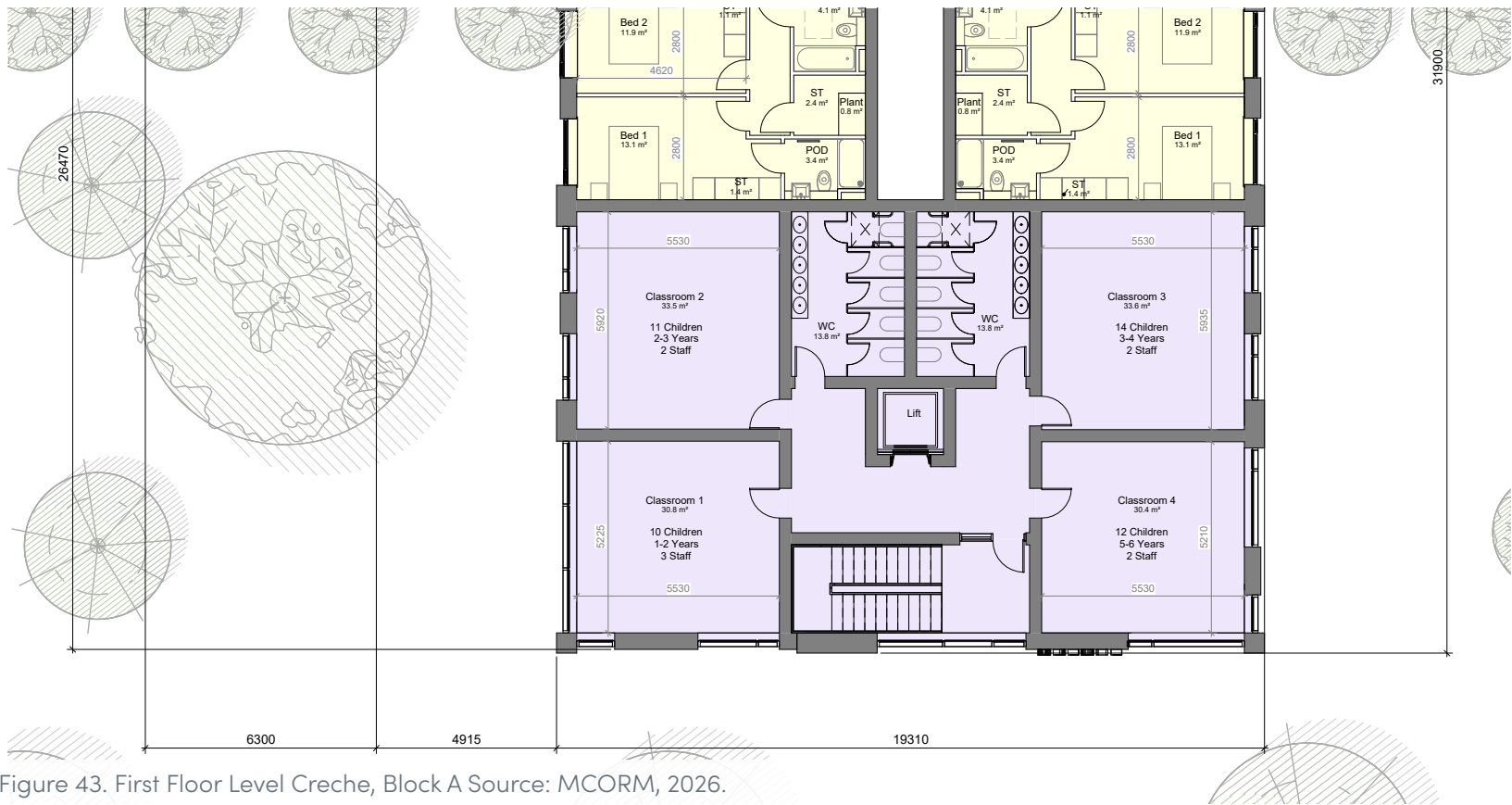


Figure 43. First Floor Level Creche, Block A Source: MCORM, 2026.

3.2.3 Childcare Facilities

The proposed creche is located at the ground and first floors of Block A at the main entrance to the development proposed layout providing active frontage to the proposed development at a prominent location.

The childcare facility has an east-facing external play area in close proximity to the communal open space between blocks A and B providing outdoor play facilities for a wide range of ages.

The design for the proposed creche has had regard to the following documents:

- DEHLG Childcare Facilities – Guidelines for Planning Authorities 2001
- We like this place – National Children’s Nurseries Association (Ireland) in 2002

Key creche data:

Room	Required No. of Adults	Per No. of Children	No. of Children	Required Area per Child (m ²)	Room Area Required (m ²)	Room Area Pro-vided (m ²)	Total Adults
Room 1; 0-1 Year	1	3	13	3.7	48.1	48.1	16
Room 2; 1-2 Years	1	5	10	2.8	28	28.9	6
Room 3; 2-3 Years	1	5	11	2.8	30.8	32.7	7
Room 4; 2-3 Years	1	7	14	2.8	39.2	32.7	5
Room 5; 5-6 Years	1	7	12	2.32	27.84	28.9	4
Gross Internal Floor Area Creche level 0						209	m ²
Gross Internal Floor Area Creche level 1						209	m ²
Total Gross Internal Floor Area Creche						418	m ²
Creche Outdoor Area						42	m ²