



Figure 55. CGI showing the southwestern corner of the development; Block A to the left in the background and Block E to the right in the foreground. Source: 3DDB, 2026.



Figure 56. CGI showing the proposed scheme on the eastern approach along Mantua Road. Source: 3DDB 2026.

3.4.2 Interface of buildings and the public realm

The proposed development provide a strong streetscape to the site and its edges to the surrounding context.

The scheme is setback from the edge of Mantua Road to the south given the existing wayleave corridor.

The blocks present an urban edge to this interface of varying height, as well as along its western edge both of which is softened by the existing screen of mature tree planting.

To the north the composition of the repeating three blocks A, B and C form a rigorous and new urban edge to the street with glimpses of and access to the courtyards between each.

New public realm is created within the development between the five blocks, with pedestrian routes running continuously between and through the blocks at ground level.

Efforts have been made to design the interface between buildings and the public realm to promote accessibility and usability while maximising passive surveillance and frontage. Footpaths, seating areas, and landscaping aim to enhance the pedestrian experience and encourage interaction among residents and visitors.

We refer to Cunnane Stratton Reynolds Land Planning & Design report and drawings accompanying this planning application for further detail on public realm design.



Figure 57. CGI showing the massing and height of the 5 blocks in the scheme viewed from the north east. Source: MCORM, 2026.



Figure 58. CGI showing the scheme as approached from the south in its current context Source: 3DDB, 2026.



Figure 59. CGI showing the northern facades of blocks B and C viewed from the existing business park. Source: 3DDB 2026.

3.4.3 Integration with existing and emerging context

The character of the existing context currently primarily consists of single and 2-storey structures, commensurate with the area's previous industrial employment zoning, yet contrasting with the current objective of planning policy and its Metro Economic Corridor zoning.

The proposed development seeks to create a new context that respects the existing receiving environment and responds to the intent of the Metro and Rail Economic Corridor zoning in acting as a catalyst in creating a genuine mixed-use residential and business district at the gateway to both Swords and Dublin.



Figure 60. CGI showing the massing and height of the 5 blocks in the scheme viewed from the south east. Source: MCORM, 2026.



Figure 61. CGI of Blocks A, B and C facing south into the central open space with communal open spaces in between the blocks. Source: 3DDB, 2026.



Figure 62. Detail of the private amenity in the development; Balconies ,left and wintergardens, right; Colour scheme to tie in with the glazing Source: 3DDB, 2026.

3.4.4 Distinctiveness and Character

- A coherent palette of high-quality materials is proposed to create a simple, calm, elegant and modern aesthetic for the new development that can be delivered using modern building techniques.
- The development has been designed so that the quality of materiality can be appreciated within the scheme itself and that its massing and proportion will be clearly represented when read from a distance, such as from the adjacent motorway approaching Dublin from the north or from the Broadmeadow estuary to the east., in other words various elements have been carefully considered and used within the scheme from the macro to the detailed level.



Figure 63. View of proposed development from north along M1 motorway Source: 3DDB, 2026.



Figure 64. View of proposed development from northeast at the Broadmeadow River estuary. Source: 3DDB, 2026.