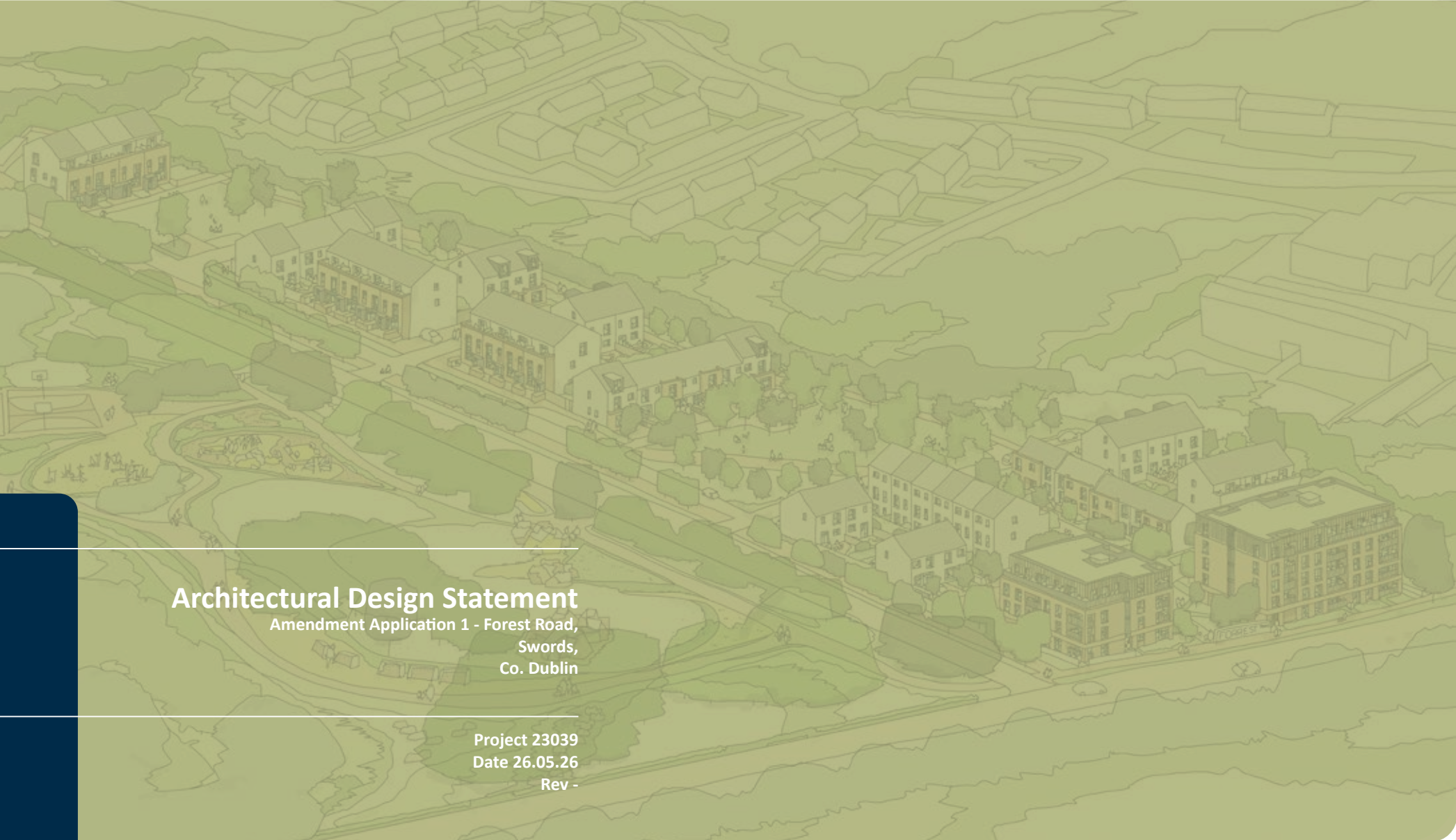


An aerial architectural rendering of a residential development in Swords, Dublin. The drawing shows a cluster of multi-story residential buildings with varying rooflines and facades, interspersed with green spaces, trees, and winding paths. The style is a light green line-art illustration. A dark blue vertical bar is on the left side of the page.

Architectural Design Statement

Amendment Application 1 - Forest Road,
Swords,
Co. Dublin

Project 23039
Date 26.05.26
Rev -

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1. Executive Summary

1.1 Project Description

Golden Port Homes Limited, intend to apply for permission for a Large-scale Residential Development on lands at Forest Road, Swords, Co. Dublin. The proposed development will consist of amendments to the previously permitted development, granted under Reg. Ref. LRD0057/S3, and will comprise of amendments to the following 10 no. houses and 17 no. duplex units:

1. Amendments to house types B from a 2-storey 3-bedroom mid-terrace unit, to 3-storey, 4-bedroom, mid terrace units with associated elevational changes (2 no. houses in total);
2. Amendments to house types C from a 2-storey 3-bedroom unit, to 3-storey, 3-bedroom unit with associated elevational changes (4 no. houses in total);
3. Amendments to house types E from a 2-storey 3-bedroom unit, to 3-storey, 3-bedroom unit with associated elevational changes (4 no. houses in total);
4. Amendments to the entrance to the ground floor Duplex Unit Types 1, 2, & 3 to provide the entrance at the rear in lieu of the entrance to the front with associated elevational changes to all duplex units (21 no. units in total);
5. Amendments to public open space, including modifications to paths and mounding;
6. Provision of a new underground pumping station with ancillary landscaping, infrastructure and vehicular access.
7. All associated site and infrastructure work, along with landscaping, necessary to facilitate the proposed development.



Proposed Site Layout (Amended areas outlined in purple)

2. Planning History & Context

2.1 Recent Planning History

The parent permission of this application, known as Forrest Road, forms an application for 108 houses, duplexes and apartments, and its associated open space and infrastructure. The reference is:

1. Forrest Road - LRD0057.S3E

The application received a decision to grant permission subject to conditions.

The parent permission was lodged on 23rd June 2025 (Fingal Reg. Reg LRD0057/S3E) for 109 residential units. This submission was subject to an Additional Information request. Following further discussion with Fingal, a revised scheme for 108 units was submitted under AI. Fingal subsequently issued a Notification of a Decision to Grant Permission for this application (30th October 2025). The decision was not appealed.



Artist's Illustration of the permitted scheme

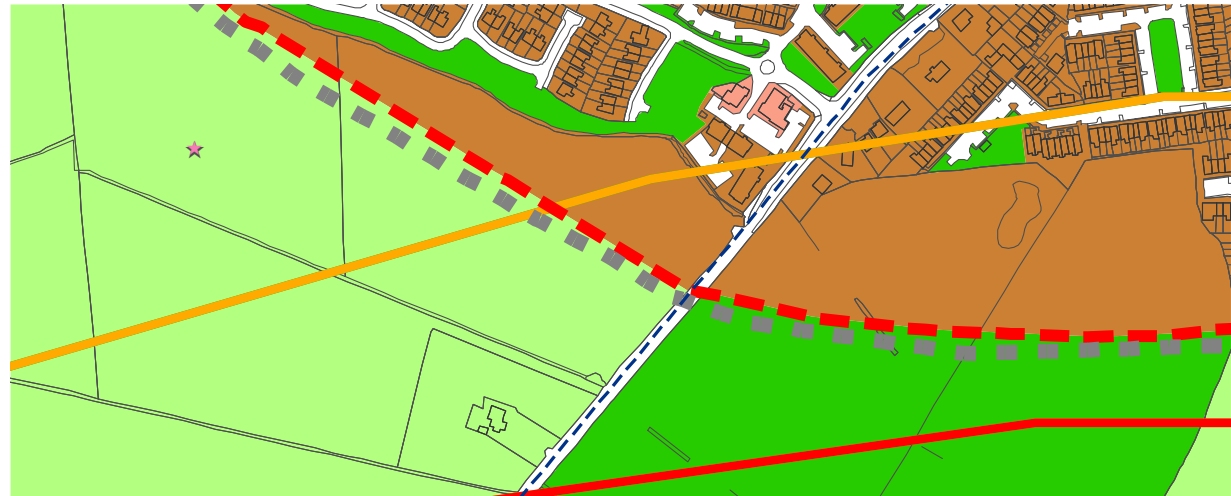
2.2 Planning Context

The lands at Forrest Road are subject to the Final County Council Development Plan 2023-2029. The current Fingal County Council Development Plan has zoned the subject site as The site is zoned RS - Residential (coloured brown) and GB - Greenbelt (light green). The application site covers both zones. The permitted scheme and this amendment application both comply with the current Development Plan standards.

2.3 Sustainable Residential Development and Compact Settlement Giudelines for Planning Authorities

The Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities released in January 2024 set national planning policy and guidance in relation to the planning and development of urban and rural settlements, with a focus on sustainable residential development and the creation of compact settlements.

The proposed amendment at Forrest Road to Reg. Ref. LRD0057.S3E complies with these guidelines.



CI - Community Infrastructure	Provide for and protect civic, religious, community, education, health care and social infrastructure
GB - Greenbelt	Protect and provide for a Greenbelt
GE - General Employment	Provide opportunities for general enterprise and employment
HA - High Amenity	Protect and enhance high amenity areas
HT - High Technology	Provide for office, research and development and high technology/high technology manufacturing type employment in a high quality built and landscaped environment
LC - Local Centre	Protect, provide for and/or improve local centre facilities
MC - Major Town Centre	Protect, provide for and/or improve major town centre facilities
MRE - Metro and Rail Economic Corridor	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.
OS - Open Space	Preserve and provide for open space and recreational amenities
RA - Residential Area	Provide for new residential communities subject to the provision of the necessary social and physical infrastructure
RC - Rural Cluster	Provide for small scale infill development serving local needs while maintaining the rural nature of the cluster
RS - Residential	Provide for residential development and protect and improve residential amenity
RU - Rural	Protect and promote in a balanced way, the development of agriculture and rural-related enterprise, biodiversity, the rural landscape, and the built and cultural heritage
RW - Retail Warehousing	Provide for retail warehousing development

Extract from Sheet 8 of the Zoning Map

3. Proposed Development

3.1 Proposed Development

The permitted accommodation to be amended is comprised of:

Amendments to 2 no. house type B from a 2-storey 3-bedroom mid terrace unit, to a 3-storey, 4-bedroom, mid terrace unit with associated elevational changes, all on the same footprint.

Amendments to 4 no. house type C from a 2-storey 3-bedroom semi-detached unit, to a 3-storey, 3-bedroom + study semi-detached unit with associated elevational changes, all on the same footprint.

Amendments to 4 no. house types E from a 2-storey 3-bedroom unit, to 3-storey, 3-bedroom + study unit with associated elevational changes, all on the same footprint.

Amendments to the ground floor duplex unit type (21 units) to move the front door into the communal open space and adding brick to the ground floor rear elevation.

Provision of a new underground pumping station with ancillary infrastructure and access, which requires amendments to public open space, including modifications to paths and mounding.

The following aspects of the permitted scheme are unchanged by the proposals:

- Design of the apartment buildings
- House types A and D
- The disposition of open space within the site
- The access from Forrest Road and design of the new distributor road
- The proposed cycle paths
- The proposed pedestrian amenity and landscaping strategy along the northern boundary



Artist's Illustration of the permitted scheme

3.2 House Type B

House type B is to be amended to add an extra storey comprising a master bedroom, ensuite and storage.

The amended house type keeps the same language of render and brick, and borrows the dormer from House type D to bring light and head height into the second floor bedroom. The eaves height is raised to bring it in line with House Type D for a consistent elevation.

The house type blends in seamlessly with the adjoining units and results in minimal elevational changes to the street. This is demonstrated in the adjoining contiguous elevation which shows the proposed amended streetscape and the permitted version below.

Separation distances remain as permitted. The back garden area remains 57.2m², which is compliant with SSPR 2 of the 'Sustainable and Compact Settlement Guidelines'.



The ground floor layout has been amended to maximise the available floor area for living space, and to put the bathroom and utility in the deepest part of the plan where there is less daylight.

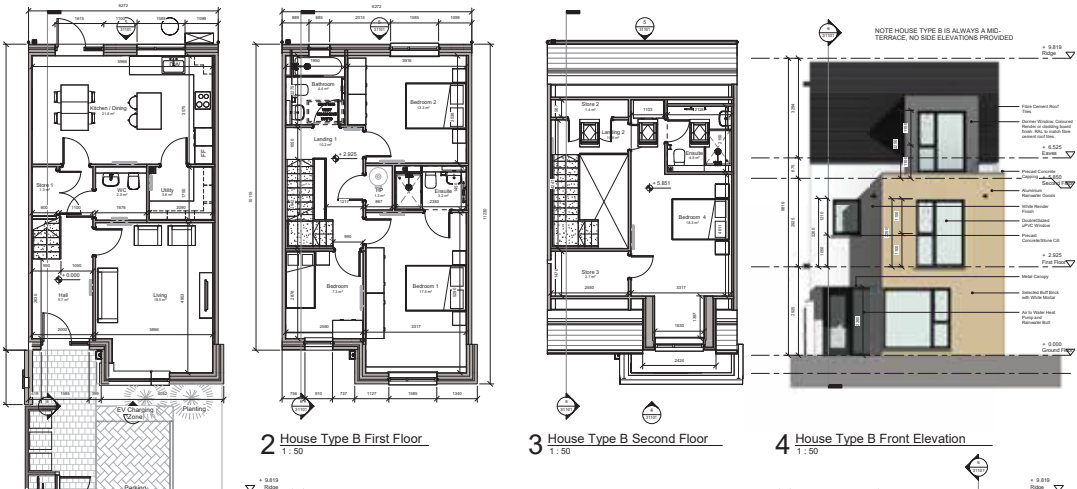
The first floor bedrooms and bathrooms remain unchanged. A new stair connects the first floor to the second floor, where there is a new master bedroom, storage and ensuite. The dormer window brings in light, extra head height and an emergency escape route. 3 no. rooflights to the rear provide more daylight.

Proposed Areas

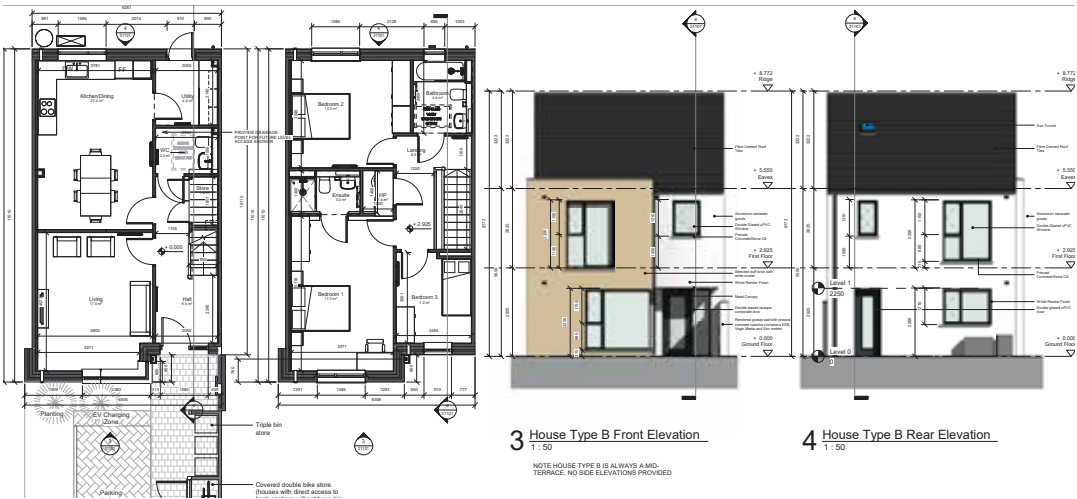
GIA - House Type B	
Level	Area
Second Floor	40.9 m²
Ground Floor	59.5 m²
First Floor	59.5 m²
	160.0 m²

Permitted Areas

GIA - House Type B	
Level	Area
Ground Floor	58.8 m²
First Floor	58.7 m²
	117.5 m²



Proposed floor plans and elevations - House Type B



Permitted floor plans and elevations - House Type B

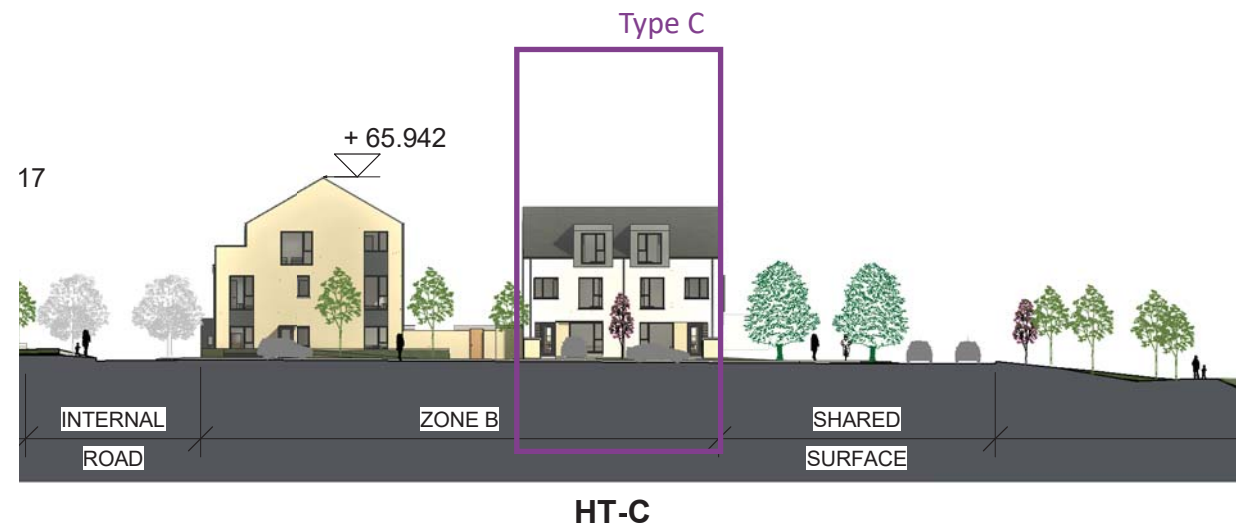
3.3 House Type C

House type C is to be amended to add an extra storey comprising a master bedroom, ensuite and storage.

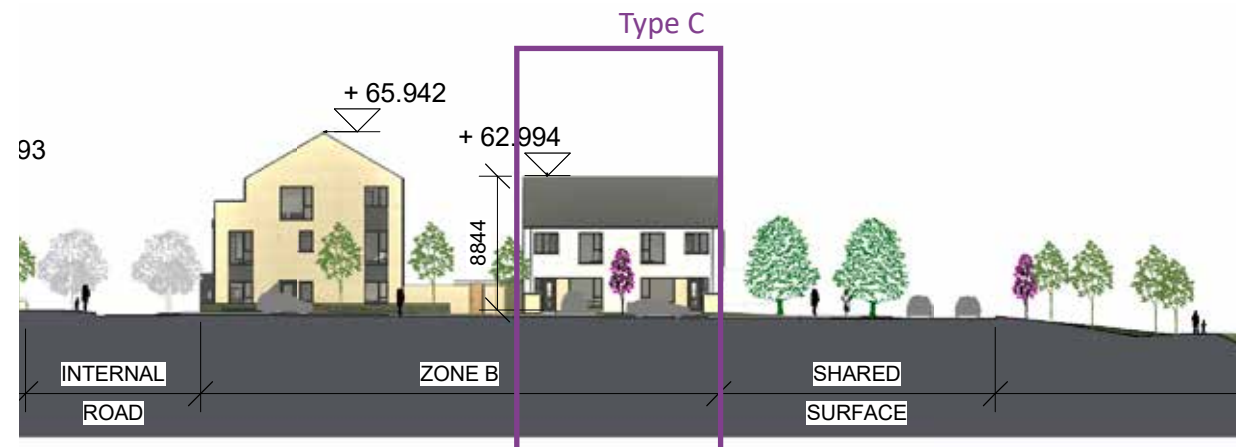
The amended house type keeps the same language of render and brick, and borrows the dormer from House type D to bring light and head height into the second floor bedroom. The eaves height is raised to the same height as House Type D.

The house type blends in seamlessly with the adjoining units and results in minimal elevational changes to the street. This is demonstrated in the adjoining contiguous elevation which shows the proposed amended streetscape and the permitted version below.

Separation distances remain as permitted. The back garden areas remain between 50.5m² and 52.4m², which is compliant with SSPR 2 of the 'Sustainable and Compact Settlement Guidelines'.



Proposed Contiguous Elevation showing House Type C



Permitted Contiguous Elevation showing House Type C

The ground floor layout remains unchanged.

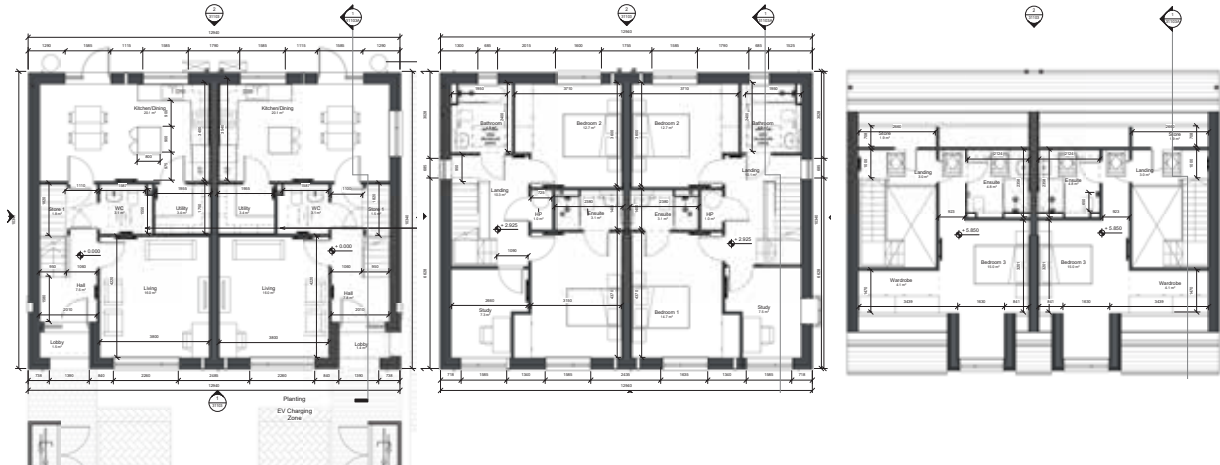
The first floor bedrooms and bathrooms remain unchanged. A new stair connects the first floor to the second floor, where there is a new master bedroom, storage and ensuite. The dormer window brings in light, extra head height and an emergency escape route. 3 no. rooflights to the rear provide more daylight.

Proposed Area

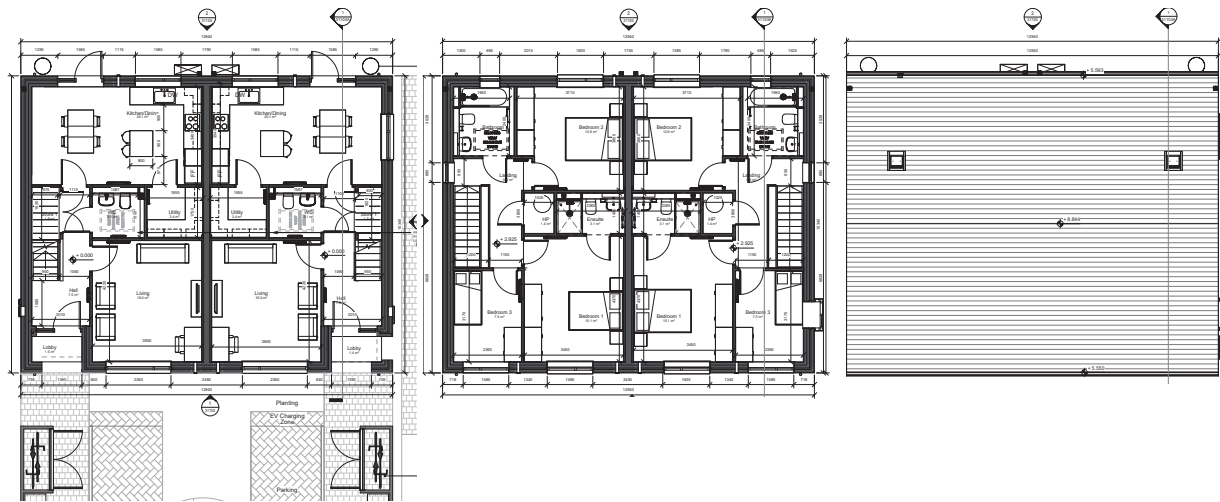
GIA - House Type C	
Level	Area
Second Floor	38.3 m ²
Ground Floor	54.3 m ²
First Floor	57.1 m ²
	149.7 m ²

Permitted Area

GIA - House Type C	
Level	Area
Ground Floor	54.3 m ²
First Floor	57.1 m ²
	111.4 m ²



Proposed floor plans - House Type C



Permitted floor plans - House Type C

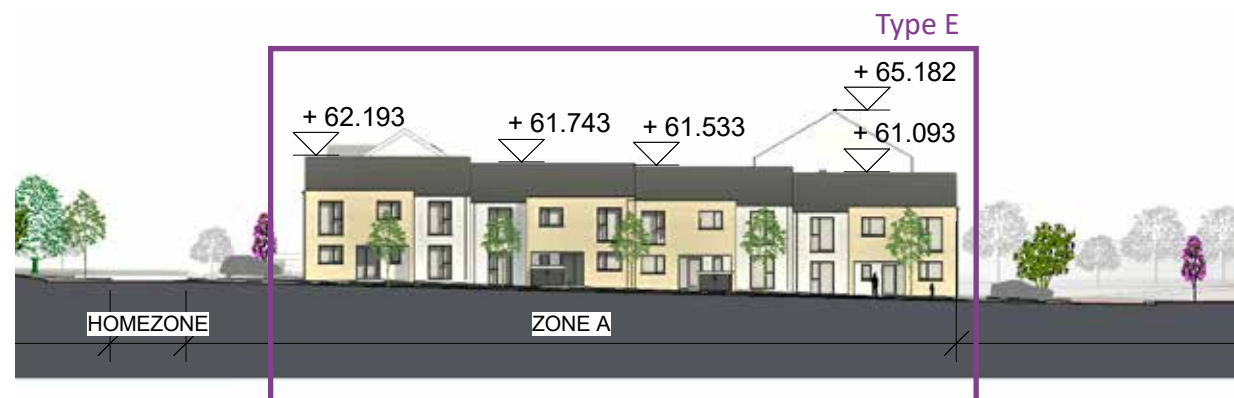
3.4 House Type E

House type E is to be amended to add an extra storey comprising a master bedroom, ensuite, storage and office.

The amended house type keeps the same language of render and brick, and borrows the dormer from House type D to bring light and head height into the second floor bedroom. The eaves height of the brick bay remains the same and the main eaves height is raised to facilitate the extra storey.

The house type blends in seamlessly with the adjoining units and results in minimal elevational changes to the street. This is demonstrated in the adjoining contiguous elevation which shows the proposed amended streetscape and the permitted version below.

Separation distances remain as permitted. The back garden areas remain between 63.7m² and 63.8m², which is compliant with SSPR 2 of the 'Sustainable and Compact Settlement Guidelines'.



The ground floor layout remains unchanged.

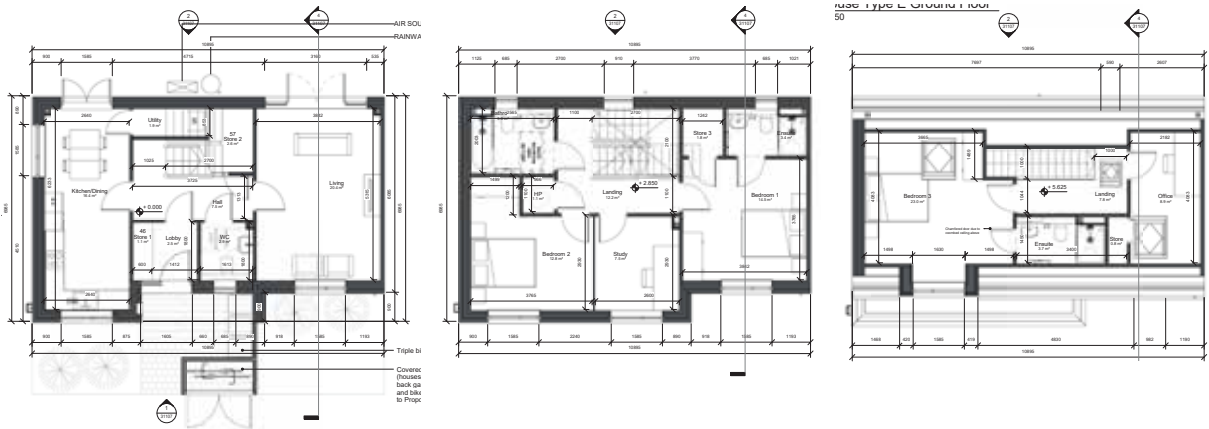
At first floor, the smallest bedroom becomes a study. A new stair connects the first floor to the second floor, where there is a new master bedroom, study and ensuite. The dormer window brings in light, extra head height and an emergency escape route. 3 no. rooflights to the rear provide more daylight to the bedroom, office and hallway. The dormer is a feature which is repeated throughout the site.

Proposed Area

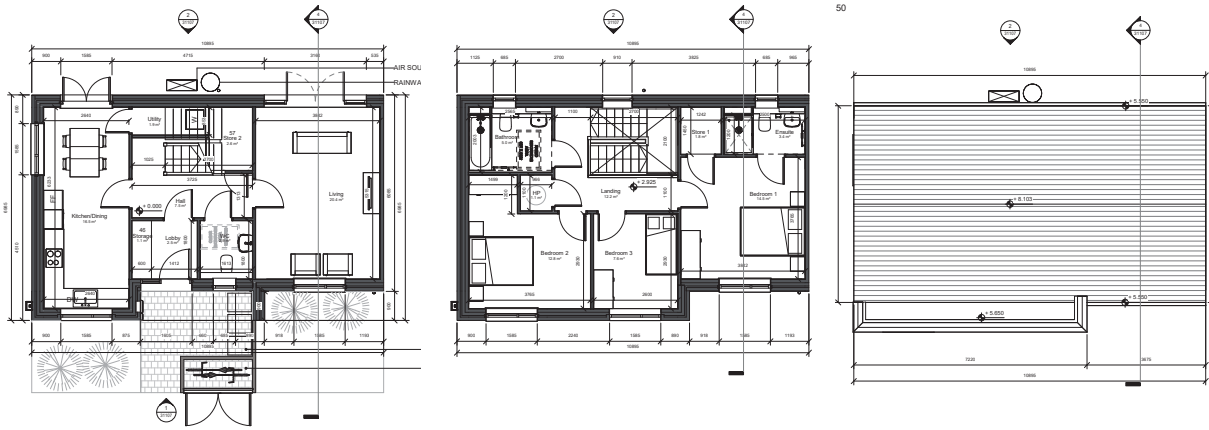
GIA - House Type E	
Level	Area
Second Floor	43.5 m ²
Ground Floor	57.7 m ²
First Floor	61.2 m ²
	162.5 m ²

Permitted Area

GIA - House Type E	
Level	Area
Ground Floor	57.7 m ²
First Floor	61.2 m ²
	119.0 m ²



Proposed floor plans - House Type E



Permitted floor plans - House Type E

3.5 Duplexes

The entrance to the ground floor unit has been moved to the rear of the building, through the communal open space. This will create more activity in that communal open space, and allows for more efficient circulation within the unit as the corridor length is shortened and the living room area is increased.

The front facade appears more balanced with the ground floor unit door being moved to the rear.

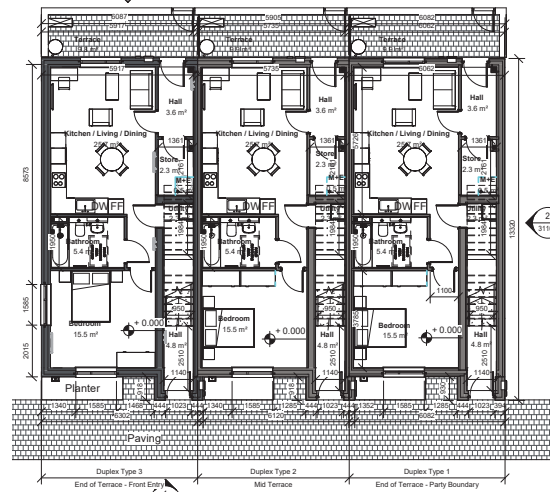
Brick has been introduced onto the rear elevation to give the facade more presence.



Proposed Contiguous Elevation showing Duplexes



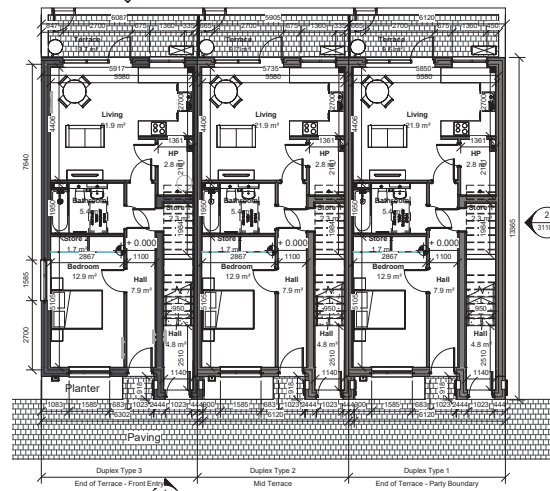
Permitted Contiguous Elevation showing Duplexes



Proposed floor plans - Duplex Types 1, 2 and 3



Proposed Rear Elevation - Duplex Types 1, 2 and 3



Permitted floor plans - Duplex Types 1, 2 and 3



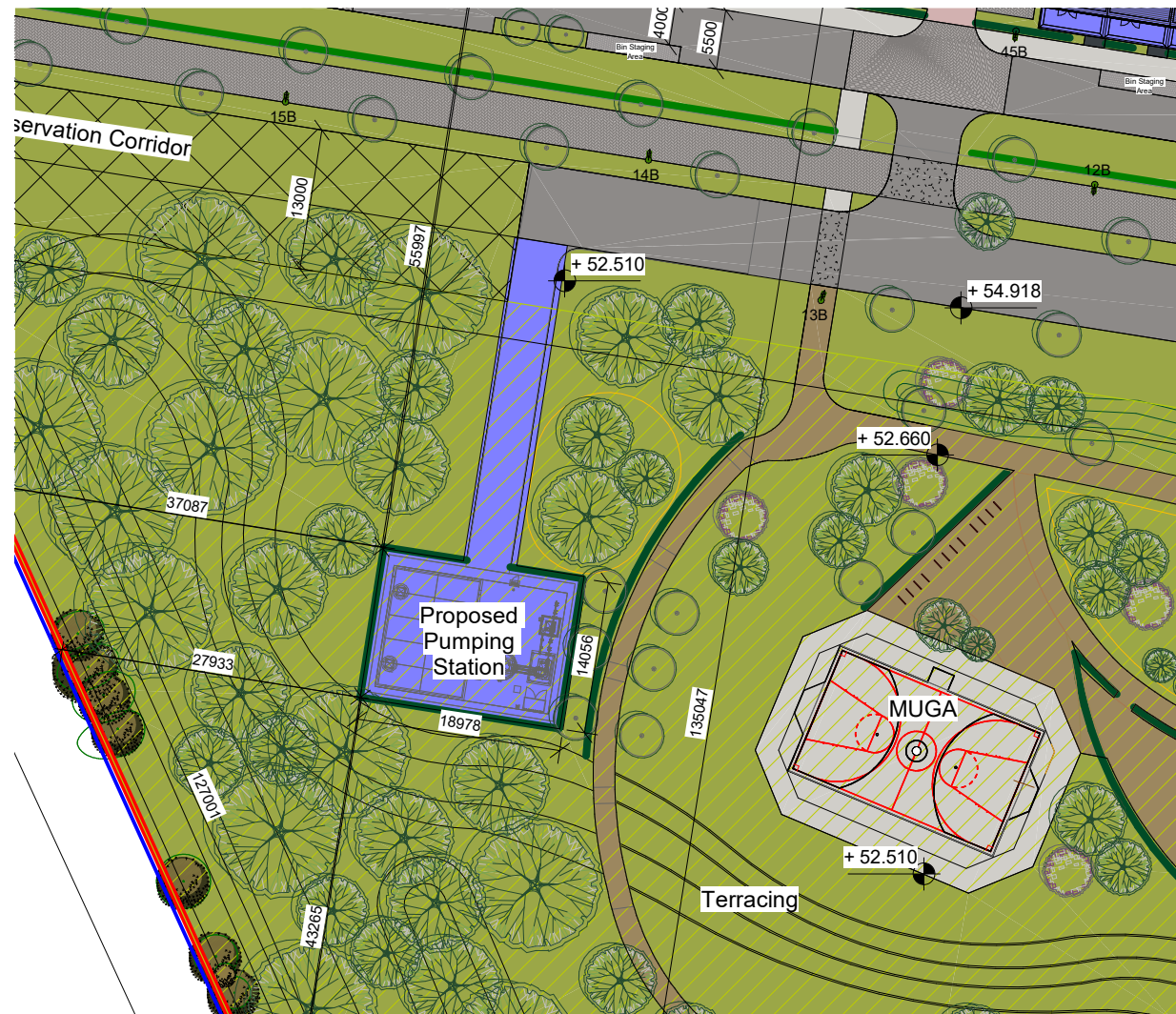
Permitted Rear Elevation - Duplex Types 1, 2 and 3

3.6 Pumping Station

Following the granting of permission under LRD0057/S3, engagement took place with Uisce Eireann regarding the connection agreements. At this point, it became evident that a pumping station will be required to connect the permitted housing development to the existing foul water system on Forest Road.

The Planning Authority are invited to refer to the enclosed information prepared by Barrett Mahony Consulting Engineers for further information.

The new pumping station is proposed to be located on the large open space but shall be located as far west as possible in order to maximise screening and to avoid undue changes to the previously permitted play areas and MUGA. A new set down area for service vehicles is also proposed. The pump station is set back the required distances from existing and permitted houses. Given the majority of the infrastructure is below ground, it will not give rise to any visual impact. The security fencing will be screened by way of vegetation, and the Planning Authority are invited to refer to the enclosed landscaping details by RMDA for further information.



Extract from the proposed site layout