



- Notes:
- Drawings to be used in conjunction with all other Architectural / Structural & M&E Engineer's / Landscape Architect's / Interior Designer's / Facade Specialist's / Acoustic Consultant's drawings, specifications and installation requirements. Refer to NBS specification for full information on manufacturers instruction.
 - Do not scale from this drawing. Use figured dimensions in all cases. Verify dimensions on site and report any discrepancies to the Architects immediately.
 - THIS DRAWING IS COPYRIGHT AND MAY ONLY BE REPRODUCED WITH THE ARCHITECT'S PERMISSION.

Drawing Notes:

Planning Symbols/Lines

- Redline Boundary (Site Area)
- Blue Line Boundary (Lands under client ownership)
- Wayleave / Right of Way
- Existing Building

Resi zoned land = 21,450 sqm (2.14ha)
CLIENT OWNED AREA (resi zoned land + Greenbelt land) = 51,573 sqm (5.15 ha)

12% Required Open Space = 2,673 sqm (based on resi zoned land only)
Required Density = 35-80 units/ha

Proposed Open Space = 2673sqm (12%)
All provided within resi zoned land

Retain hedgerow

Private Open Space

TOTAL = 108 units
DENSITY = 51 units/ha (based on residential zoned land only)

Block A	
1 Bed	4
2 Bed 3 Person	1
2 Bed 4 Person	9
Block B	
1 Bed	12
2 Bed 3 Person	1
2 Bed 4 Person	13
Type A - Terrace - 2 Bed	5
Type B - Mid Terrace - 4 Bed	2
Type C - Semi Detached - 3 Bed	4
Type D - Semi Detached - 4 Bed	11
Type E - Long Terrace - 3 Bed	4
Duplex - 1 Bed	21
3 Bed	21
Total -	108
Mix	
1 Bed	37
2 Bed	29
3 Bed	31
4 Bed	11
Total -	108
96 car parking spaces, all with EV charging points	
Proposed amendments	

NOT FOR CONSTRUCTION			
J	Update to pumping station, mounding, MUGA following FCC's AI request	28/08/26	CL
I	Site Plan Updated	20/02/26	DJH
H	Pumping Station location shown	10/02/26	AG
G	FI Response	01/10/25	AG
F	FI Response	29/09/25	AG
E	Frozen Site Layout	17/09/25	AG
D	WIP issue	27/08/25	AG
C	Client Name Updated	11/06/25	AG
B	Planning Issue	04/06/25	AG
A	Updated following daylight results	28/05/25	AG
Rev	Description	Date	Drm

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Project: Forrest Road Swords, Co. Dublin		
Client: Golden Port Homes Limited		
Drawing Title: Proposed Site Layout		
Job No 23039	Date 29/11/23	Scale@A1 As indicated
Status S2 - Suitable for Information	Drawn By: AG	Checked By: JC
Purpose 3.0 Planning	Checked By: JC	Revision J
Drawing Number 23039-CRA-XX-XX-DR-A-31003		

1 Site Layout Plan
1 : 500