

FURTHER INFORMATION REPSONSE

PROJECT NAME: Housing at Forest Road, Swords, Co Dublin

BMCE PROJECT NO: 24183

PLANNING Reg Ref # LRD0057/S3E

SUBJECT: Further Info Request August 2025

Report Ref Client / Planning File

TO: Fingal County Council

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Barrett Mahony Consulting Engineers

DATE / REVISION: 02nd October 2025

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1. INTRODUCTION

Barrett Mahony Consulting Engineers (BMCE) has been requested to provide Civil and Structural Engineering input in response to a request for further Information issued by the Local Authority regarding an application for planning permission for a new Residential Housing Development at Forest Road, Swords, Co Dublin.

2. FURTHER INFORMATION RESPONSES

BMCE input is in relation to part of items 1 & 10, concerning Transportation and Drainage matters on the FI request. This document should be read in conjunction with submissions by other members of the design team addressing other relevant elements.

3. FURTHER INFORMATION ITEM NO. 1

3.1. FI ITEM. 1

With reference to Transportation the following additional information is required in order to fully assess the proposed development:

3.1.1. FI Item. 1 (a)

1. (a) The applicant is requested to address the sightlines to the South of the proposed vehicular entrance. From a site visit it was observed that the sightlines to the south are obscured by the existing hedge. The applicant is requested to provide a drawing detailing all works required to the existing hedge and any proposed replanting/boundary works. The applicant should take any cognisance that the posted speed limit of the road is 60km/hr.

Response:

The sightlines have been adjusted to suit the posted speed limit of 60km/hr, the existing hedge will be removed during construction to ensure that satisfactory sightlines are achieved to the south and north of the development. Refer to updated sightline drawing 11110.

3.1.2. FI Item. 1(b)

(b) The applicant is requested to provide the full copy of the Road Safety Audit, as only the 'feedback form' appears to have been included with the submission.

Response:

Refer to the Road Safety Audit document attached with this response form. All problems identified within the report were discussed and relevant changes were made to the development.

3.1.3. FI Item. 1(c)

(c). The applicant is requested to carry out further examination and submit the following additional details in regard to the site layout:

3.1.3.1. FI Item. 1(i)

(c. i) The layout, dimensions and details of the 'homezone areas' and the associated car parking spaces, and a swept path analysis carried out for each of the spaces (with a large saloon car) to ensure adequate manoeuvrability.

Response:

A swept path analysis was carried out by use of a large saloon car for all parking spaces identified as areas of concern within the development. Changes were made to the layout to ensure that parking of a large vehicle was possible within the development. Refer to the Autoturn Analysis Private Car drawings 11430 and 11431 attached to confirm compliance has been achieved.

3.1.3.2. FI Item. 1(c. ii)

(c. ii). The road surface finish/colour for the 'raised tables' and 'homezones', which should be coloured (i.e. not black) as per the guidelines of DMURS. The applicant should confirm from the manufacturer's technical information that any proposed 'porous asphalt' can be coloured.

Response:

Research has been carried out to confirm that porous asphalt can be coloured and used as a sustainable drainage solution within all 'homezone' areas. This requirement will be specified within the construction drawings for the development. Refer to BMCE road layout drawing

11000 showing the various road surface finishes used for the homezone areas and raised tables. It has been provided successfully in previous projects.

3.1.3.3. FI Item. 1(c. iii)

(c. iii) Road signage on the Forest Road to warn of a junction ahead, as per the 'traffic signs manual'.

Response:

The development drawings have been amended to clearly show the location of the required 'junction ahead' warning signs. Refer to BMCE drawings 11100 and 11110 attached to show compliance has been achieved.

3.1.3.4. FI Item. 1(c. iv)

(c. iv). Proposals for the provision of drainage gullies in the road carriageway along the new concrete kerb on Forest Road, to prevent potential hazard on the road.

Response:

Refer to updated drainage drawing 11200 with gullies added to Forest Road connecting to public network.

3.1.3.5. FI Item. 1 (c. v)

(c. v). Submit revised site layout plan showing the proposed hedging in the verge along the 'link road/ proposed distributor road' set back to ensure it does not obscure sightlines at the junctions and would not encroach into the road carriageway over time.

Response:

As per 3.1.1, the existing hedge will be removed during construction to ensure adequate sightlines are achieved.

3.1.4. FI Item. 1(d)

(d) A revised layout plan which illustrates a 'road reservation corridor' between the end of the proposed new distributor road and the western site boundary. This area is to be maintained as grass with no tree or other planting on it

Response:

Refer to updated Landscape Masterplan drawings from RMDA for 'Road Reservation Corridor'

4. FURTHER INFORMATION ITEM NO. 10

4.1. FI Item. 10

With reference to the surface water drainage, while the design appears generally acceptable, and the four pillars of surface water design (quality, quantity, biodiversity, and amenity) are adequately addressed/achieved, the following clarifications are required:

4.1.1. FI Item. 10 (a)

1. (a) The applicant notes that a ground investigation has been carried out (referenced in the BMCE Civil Infrastructure Report), and the report highlights the low permeability fine-grained soils are therefore considered to be poor infiltration media on the subject site. The applicant is requested to submit this report for assessment.

Response:

Refer to attached Ground Investigations Report Appendix 7 by Causeway Geotech from October 2024.

4.1.2. FI Item. 10(b)

(b). It is noted that there are varying areas/volumes noted for the detention basin on the drawings and the Civil Engineering Infrastructure report. The applicant is requested to clarify the area/dimensions of the detention basin proposed to ensure its suitability to cater for surface water volumes for the site.

Response:

Refer to updated BMCE drainage drawing 11200 and updated BMCE Infrastructure Report for clarification.

4.1.3. FI Item. 10(c)

(c) The report contains anomalies regarding site areas. A number of areas/site areas are noted in the Civil Engineering Infrastructure report. The applicant is requested to clarify the site area and the calculation of the positively drained site area used as a basis of the calculations of 3.3ha, and its subsequent input into other surface water calculations.

Response:

Refer to updated BMC Civil Infrastructure Report. Areas have been altered to reflect the updated layout design.

4.1.4. FI Item. 10(d)

(d) Reference is made to 'both catchments' in section 3.2 of the Infrastructure Report. Clarification is sought on these catchments.

Response:

The site consists of one catchment and the infrastructure report has been updated to reflect the same.

We trust that this adequately addresses the Further Information request and can allow the application to be progressed.



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