



**Brady Shipman
Martin**
Built.
Environment.

Department of Housing, Local Government and Heritage,
Newtown Road,
Co. Wexford,
Y35 AP90

By email only: manager.dau@housing.gov.ie

Date: 03/06/2026

Re: NOTIFICATION OF SECTION 175 PLANNING APPLICATION FOR DEVELOPMENT ON LANDS AT MOORETOWN, SWORDS, CO. DUBLIN.

A Dhuine Uasail,

On behalf of the Applicant, Fingal County Council, a planning application has been submitted to An Coimisiún Pleanála under the provisions of Section 175 of the *Planning and Development Act 2000 (as amended)* and in accordance with the *Planning and Development Regulations 2001 (as amended)* in respect of lands at Mooretown, Swords, Co. Dublin.

Proposed Development

The proposed development consists of the following, as set out in the statutory notices:

"The development site is located in the townland of Mooretown, Swords, Co. Dublin and comprises of two areas: the northern area is bound by Rathbeale Road to the north, Cronan's Well estate to the west and Baile na Móna estate to the south; while the southern area is bound by Baile na Móna to the north, Furzeffield to the west, Ormond Crescent to the south and Lioscian estate, Cianlea estate and Glasmore Abbey to the east. The site is accessed via a link road delivered under the permitted residential development of Mooretown Phase 1 (Reg. Ref. LADP/002/24), located in the centre of the overall site, linking to Rathbeale Road (R125) to the north, and westwards to the Swords Western Distributor Road via the School Access Road.

The proposed development seeks the construction of 360 no. residential units, consisting of 305 no. houses, 20 no. own-door duplex units, and 35 no. apartments, ranging from 2-5 storeys in height. The development is set out as follows:

1. The construction of:

- 305 no. two-storey and three-storey houses comprising 168 no. two-bedroom houses, 123 no. three-bedroom houses and 14 no. four-bedroom houses;
- 20 no. own-door duplex units comprising 6 no. two-storey two-bed units over 6 no. one-bed ground floor units, and 4 no. two-bed units over 4 no. two-bed units;
- 35 no. apartments arranged within 1 no. 4-5 storey block, with balconies on all elevations and external amenity areas comprising 12 no. one-bed units, 15 no. two-bed units, & 8 no. three-bed units;
- Communal amenity space of c. 1,070 sq.m associated with apartment and duplex units; and
- A 2-storey crèche (c. 670 sq.m) and associated external play area, located at the southern area of the proposed development.

2. Landscape works including:

- a. *Provision of c. 4.2ha of public open space throughout the site (Class 1 and Class 2), including archaeological parks, playgrounds and play areas, Multi-use Games Area (MUGA), in addition to ancillary open space areas of c. 2.3ha.*
- b) *Pedestrian/cycle connections within the proposed development and to Baile na Móna and Rathbeale Road, with provision for future connections.*
3. *Provision of 580 no. car parking spaces (505 no. residential spaces, consisting of 209 no. in-curtilage residential spaces and 296 on-street residential spaces, and 75 no. visitor spaces), including 19 accessible spaces and 17 no. EV charging spaces; and 1,009 no. cycle parking spaces comprised of 809 no. secure spaces for house units and 110 no. secure spaces for apartment units (including 12 no. spaces for cargo cycles) and 72 no. spaces for the proposed crèche (including 12 no. secure spaces, of which 2 no. spaces are for cargo cycles, and 60 no. visitor spaces), and 18 no. short-stay visitor spaces throughout the development.*
4. *Associated site and infrastructural works including construction of a bus turn-around, provision for water services, foul and surface water drainage and associated utilities, vehicular, pedestrian/cycle connections to the permitted Mooretown Phase 1 residential development (permitted under Reg. Ref. LADP/002/24), and Sustainable Urban Drainage Systems (SuDS), including permeable paving and swales.*
5. *The proposed application includes all site enabling and development works, landscaping works, PV panels, bins stores, plant, storage, boundary treatments, ESB substations, lighting, servicing, signage, and all site development works above and below ground.*

Fingal County Council has carried out an Appropriate Assessment (AA) Screening Report and has determined that a full Natura Impact Statement (Appropriate Assessment) is not required in respect of this proposed development.

An Environmental Impact Assessment Report (EIAR) has been prepared in respect of the proposed development.”

Submission Procedure

The application documentation including the Environmental Impact Assessment Report may be inspected free of charge or purchased on payment of a specified fee (which fee shall not exceed the reasonable cost of making such a copy) during public opening hours from 3rd June 2026 to 14th July 2026 (inclusive of both dates) Monday-Friday excluding bank holidays at the following locations:

- The Office of An Coimisiún Pleanála, 64 Marlborough Street, Dublin 1 D01 V902 between the hours of 09:15 and 17:30;
- Fingal County Council, County Hall, Main Street, Swords, Co. Dublin, K67 X8Y2 between the hours of 09:00 and 17:00 Monday – Thursday and 09:00 and 16:30 Friday; and
- Fingal County Council Offices, Grove Road, Blanchardstown, Dublin 15, D15 W638 between the hours of 09:00 and 17:00 Monday – Thursday and 09:00 and 16:30 Friday.

The application (including EIAR) may also be inspected online at the following website set up by the Applicant: <https://consult.fingal.ie/browse>

Submissions or observations may be made, in writing only to An Coimisiún Pleanála, 64 Marlborough Street, Dublin 1, D01 V902 in respect of:

- i. the proposed development dealing with the proper planning and sustainable development of the area in which the development would be situated; and
- ii. the likely effects on the environment of the proposed development, if carried out.

Any submission / observation must be accompanied by a fee of €50 (except for certain prescribed bodies) and must be received by An Coimisiún Pleanála not later than 17.30hrs on 14th July 2026 and must include the following information: (i) the name of the person making the submission or observation, the name of the person acting on his or her behalf, if any, and the address to which any correspondence relating to the application should be sent, (ii) the subject matter of the submission or observation, and (iii) the reasons, considerations and arguments on which the submission or observation is based in full. Any submissions or observations which do not comply with the above requirements cannot be considered by the Commission.

Submissions or observations may also be made through the Commission's website at the following address: www.pleanala.ie/en-IE/Observation-on-a-SID-application-Guide to be received on or before 17.30 on 14th July 2026. The Commission may at its absolute discretion hold an oral hearing on the application (for further details see 'A Guide to Public Participation in Strategic Infrastructure Development' on the Commission's website www.pleanala.ie).

The Commission may decide to: (a)(i) give approval to the application for development; or (ii) make such modifications to the proposed development as it specifies in its decision and grant approval in respect of the proposed development as so modified; or (iii) give approval in respect of part of the proposed development with or without specified modifications of it of the foregoing kind and any of the above decisions may be subject to or without conditions; or (b) refuse the application for permission.

Any enquiries relating to the application process should be directed to the Strategic Infrastructure Section of An Coimisiún Pleanála (Telephone No. 01 8588100).

Please see link to the full application and accompanying EIAR in the email received for your convenience. Please do not hesitate to contact us if you require any further information.

Le meas,



Pauline Byrne

Partner & Head of Planning

for

Brady Shipman Martin



**Brady Shipman
Martin**
Built.
Environment.

Department of Climate, Energy and the Environment,
Tom Johnson House,
Haddington Road,
Dublin 4,
D04 K7X4

By email only: customer.service@dcee.gov.ie
planningnotifications@dcee.gov.ie

Date: 03/06/2026

**Re: NOTIFICATION OF SECTION 175 PLANNING APPLICATION FOR DEVELOPMENT ON
LANDS AT MOORETOWN, SWORDS, CO. DUBLIN.**

A Dhuine Uasail,

On behalf of the Applicant, Fingal County Council, a planning application has been submitted to An Coimisiún Pleanála under the provisions of Section 175 of the *Planning and Development Act 2000 (as amended)* and in accordance with the *Planning and Development Regulations 2001 (as amended)* in respect of lands at Mooretown, Swords, Co. Dublin.

Proposed Development

The proposed development consists of the following, as set out in the statutory notices:

“The development site is located in the townland of Mooretown, Swords, Co. Dublin and comprises of two areas: the northern area is bound by Rathbeale Road to the north, Cronan’s Well estate to the west and Baile na Móna estate to the south; while the southern area is bound by Baile na Móna to the north, Furzefield to the west, Ormond Crescent to the south and Lioscian estate, Cianlea estate and Glasmore Abbey to the east. The site is accessed via a link road delivered under the permitted residential development of Mooretown Phase 1 (Reg. Ref. LADP/002/24), located in the centre of the overall site, linking to Rathbeale Road (R125) to the north, and westwards to the Swords Western Distributor Road via the School Access Road.

The proposed development seeks the construction of 360 no. residential units, consisting of 305 no. houses, 20 no. own-door duplex units, and 35 no. apartments, ranging from 2-5 storeys in height. The development is set out as follows:

1. The construction of:

- 305 no. two-storey and three-storey houses comprising 168 no. two-bedroom houses, 123 no. three-bedroom houses and 14 no. four-bedroom houses;
- 20 no. own-door duplex units comprising 6 no. two-storey two-bed units over 6 no. one-bed ground floor units, and 4 no. two-bed units over 4 no. two-bed units;
- 35 no. apartments arranged within 1 no. 4-5 storey block, with balconies on all elevations and external amenity areas comprising 12 no. one-bed units, 15 no. two-bed units, & 8 no. three-bed units;
- Communal amenity space of c. 1,070 sq.m associated with apartment and duplex units; and

- A 2-storey crèche (c. 670 sq.m) and associated external play area, located at the southern area of the proposed development.
- 2. Landscape works including:
 - a. Provision of c. 4.2ha of public open space throughout the site (Class 1 and Class 2), including archaeological parks, playgrounds and play areas, Multi-use Games Area (MUGA), in addition to ancillary open space areas of c. 2.3ha.
 - b) Pedestrian/cycle connections within the proposed development and to Baile na Móna and Rathbeale Road, with provision for future connections.
- 3. Provision of 580 no. car parking spaces (505 no. residential spaces, consisting of 209 no. in-curtilage residential spaces and 296 on-street residential spaces, and 75 no. visitor spaces), including 19 accessible spaces and 17 no. EV charging spaces; and 1,009 no. cycle parking spaces comprised of 809 no. secure spaces for house units and 110 no. secure spaces for apartment units (including 12 no. spaces for cargo cycles) and 72 no. spaces for the proposed crèche (including 12 no. secure spaces, of which 2 no. spaces are for cargo cycles, and 60 no. visitor spaces), and 18 no. short-stay visitor spaces throughout the development.
- 4. Associated site and infrastructural works including construction of a bus turn-around, provision for water services, foul and surface water drainage and associated utilities, vehicular, pedestrian/cycle connections to the permitted Mooretown Phase 1 residential development (permitted under Reg. Ref. LADP/002/24), and Sustainable Urban Drainage Systems (SuDS), including permeable paving and swales.
- 5. The proposed application includes all site enabling and development works, landscaping works, PV panels, bins stores, plant, storage, boundary treatments, ESB substations, lighting, servicing, signage, and all site development works above and below ground.

Fingal County Council has carried out an Appropriate Assessment (AA) Screening Report and has determined that a full Natura Impact Statement (Appropriate Assessment) is not required in respect of this proposed development.

An Environmental Impact Assessment Report (EIAR) has been prepared in respect of the proposed development.”

Submission Procedure

The application documentation including the Environmental Impact Assessment Report may be inspected free of charge or purchased on payment of a specified fee (which fee shall not exceed the reasonable cost of making such a copy) during public opening hours from 3rd June 2026 to 14th July 2026 (inclusive of both dates) Monday-Friday excluding bank holidays at the following locations:

- The Office of An Coimisiún Pleanála, 64 Marlborough Street, Dublin 1 D01 V902 between the hours of 09:15 and 17:30;
- Fingal County Council, County Hall, Main Street, Swords, Co. Dublin, K67 X8Y2 between the hours of 09:00 and 17:00 Monday – Thursday and 09:00 and 16:30 Friday; and
- Fingal County Council Offices, Grove Road, Blanchardstown, Dublin 15, D15 W638 between the hours of 09:00 and 17:00 Monday – Thursday and 09:00 and 16:30 Friday.

The application (including EIAR) may also be inspected online at the following website set up by the Applicant: <https://consult.fingal.ie/browse>

Submissions or observations may be made, in writing only to An Coimisiún Pleanála, 64 Marlborough Street, Dublin 1, D01 V902 in respect of:

- i. the proposed development dealing with the proper planning and sustainable development of the area in which the development would be situated; and
- ii. the likely effects on the environment of the proposed development, if carried out.

Any submission / observation must be accompanied by a fee of €50 (except for certain prescribed bodies) and must be received by An Coimisiún Pleanála not later than 17.30hrs on 14th July 2026 and must include the following information: (i) the name of the person making the submission or observation, the name of the person acting on his or her behalf, if any, and the address to which any correspondence relating to the application should be sent, (ii) the subject matter of the submission or observation, and (iii) the reasons, considerations and arguments on which the submission or observation is based in full. Any submissions or observations which do not comply with the above requirements cannot be considered by the Commission.

Submissions or observations may also be made through the Commission's website at the following address: www.pleanala.ie/en-IE/Observation-on-a-SID-application-Guide to be received on or before 17.30 on 14th July 2026. The Commission may at its absolute discretion hold an oral hearing on the application (for further details see 'A Guide to Public Participation in Strategic Infrastructure Development' on the Commission's website www.pleanala.ie).

The Commission may decide to: (a)(i) give approval to the application for development; or (ii) make such modifications to the proposed development as it specifies in its decision and grant approval in respect of the proposed development as so modified; or (iii) give approval in respect of part of the proposed development with or without specified modifications of it of the foregoing kind and any of the above decisions may be subject to or without conditions; or (b) refuse the application for permission.

Any enquiries relating to the application process should be directed to the Strategic Infrastructure Section of An Coimisiún Pleanála (Telephone No. 01 8588100).

Please see link to the full application and accompanying EIAR in the email received for your convenience. Please do not hesitate to contact us if you require any further information.

Le meas,



Pauline Byrne
Partner & Head of Planning
for
Brady Shipman Martin



**Brady Shipman
Martin**
Built.
Environment.

An Chomhairle Ealaíon,
70 Merrion Square South,
Dublin 2,
D02 NY52

By email only: planning@artscouncil.ie

Date: 03/06/2026

Re: NOTIFICATION OF SECTION 175 PLANNING APPLICATION FOR DEVELOPMENT ON LANDS AT MOORETOWN, SWORDS, CO. DUBLIN.

A Dhuine Uasail,

On behalf of the Applicant, Fingal County Council, a planning application has been submitted to An Coimisiún Pleanála under the provisions of Section 175 of the *Planning and Development Act 2000 (as amended)* and in accordance with the *Planning and Development Regulations 2001 (as amended)* in respect of lands at Mooretown, Swords, Co. Dublin.

Proposed Development

The proposed development consists of the following, as set out in the statutory notices:

"The development site is located in the townland of Mooretown, Swords, Co. Dublin and comprises of two areas: the northern area is bound by Rathbeale Road to the north, Cronan's Well estate to the west and Baile na Móna estate to the south; while the southern area is bound by Baile na Móna to the north, Furzeffield to the west, Ormond Crescent to the south and Lioscian estate, Cianlea estate and Glasmore Abbey to the east. The site is accessed via a link road delivered under the permitted residential development of Mooretown Phase 1 (Reg. Ref. LADP/002/24), located in the centre of the overall site, linking to Rathbeale Road (R125) to the north, and westwards to the Swords Western Distributor Road via the School Access Road.

The proposed development seeks the construction of 360 no. residential units, consisting of 305 no. houses, 20 no. own-door duplex units, and 35 no. apartments, ranging from 2-5 storeys in height. The development is set out as follows:

1. The construction of:

- 305 no. two-storey and three-storey houses comprising 168 no. two-bedroom houses, 123 no. three-bedroom houses and 14 no. four-bedroom houses;
- 20 no. own-door duplex units comprising 6 no. two-storey two-bed units over 6 no. one-bed ground floor units, and 4 no. two-bed units over 4 no. two-bed units;
- 35 no. apartments arranged within 1 no. 4-5 storey block, with balconies on all elevations and external amenity areas comprising 12 no. one-bed units, 15 no. two-bed units, & 8 no. three-bed units;
- Communal amenity space of c. 1,070 sq.m associated with apartment and duplex units; and
- A 2-storey crèche (c. 670 sq.m) and associated external play area, located at the southern area of the proposed development.

2. Landscape works including:

- a. *Provision of c. 4.2ha of public open space throughout the site (Class 1 and Class 2), including archaeological parks, playgrounds and play areas, Multi-use Games Area (MUGA), in addition to ancillary open space areas of c. 2.3ha.*
- b) *Pedestrian/cycle connections within the proposed development and to Baile na Móna and Rathbeale Road, with provision for future connections.*
3. *Provision of 580 no. car parking spaces (505 no. residential spaces, consisting of 209 no. in-curtilage residential spaces and 296 on-street residential spaces, and 75 no. visitor spaces), including 19 accessible spaces and 17 no. EV charging spaces; and 1,009 no. cycle parking spaces comprised of 809 no. secure spaces for house units and 110 no. secure spaces for apartment units (including 12 no. spaces for cargo cycles) and 72 no. spaces for the proposed crèche (including 12 no. secure spaces, of which 2 no. spaces are for cargo cycles, and 60 no. visitor spaces), and 18 no. short-stay visitor spaces throughout the development.*
4. *Associated site and infrastructural works including construction of a bus turn-around, provision for water services, foul and surface water drainage and associated utilities, vehicular, pedestrian/cycle connections to the permitted Mooretown Phase 1 residential development (permitted under Reg. Ref. LADP/002/24), and Sustainable Urban Drainage Systems (SuDS), including permeable paving and swales.*
5. *The proposed application includes all site enabling and development works, landscaping works, PV panels, bins stores, plant, storage, boundary treatments, ESB substations, lighting, servicing, signage, and all site development works above and below ground.*

Fingal County Council has carried out an Appropriate Assessment (AA) Screening Report and has determined that a full Natura Impact Statement (Appropriate Assessment) is not required in respect of this proposed development.

An Environmental Impact Assessment Report (EIAR) has been prepared in respect of the proposed development.”

Submission Procedure

The application documentation including the Environmental Impact Assessment Report may be inspected free of charge or purchased on payment of a specified fee (which fee shall not exceed the reasonable cost of making such a copy) during public opening hours from 3rd June 2026 to 14th July 2026 (inclusive of both dates) Monday-Friday excluding bank holidays at the following locations:

- The Office of An Coimisiún Pleanála, 64 Marlborough Street, Dublin 1 D01 V902 between the hours of 09:15 and 17:30;
- Fingal County Council, County Hall, Main Street, Swords, Co. Dublin, K67 X8Y2 between the hours of 09:00 and 17:00 Monday – Thursday and 09:00 and 16:30 Friday; and
- Fingal County Council Offices, Grove Road, Blanchardstown, Dublin 15, D15 W638 between the hours of 09:00 and 17:00 Monday – Thursday and 09:00 and 16:30 Friday.

The application (including EIAR) may also be inspected online at the following website set up by the Applicant: <https://consult.fingal.ie/browse>

Submissions or observations may be made, in writing only to An Coimisiún Pleanála, 64 Marlborough Street, Dublin 1, D01 V902 in respect of:

- i. the proposed development dealing with the proper planning and sustainable development of the area in which the development would be situated; and
- ii. the likely effects on the environment of the proposed development, if carried out.

Any submission / observation must be accompanied by a fee of €50 (except for certain prescribed bodies) and must be received by An Coimisiún Pleanála not later than 17.30hrs on 14th July 2026 and must include the following information: (i) the name of the person making the submission or observation, the name of the person acting on his or her behalf, if any, and the address to which any correspondence relating to the application should be sent, (ii) the subject matter of the submission or observation, and (iii) the reasons, considerations and arguments on which the submission or observation is based in full. Any submissions or observations which do not comply with the above requirements cannot be considered by the Commission.

Submissions or observations may also be made through the Commission's website at the following address: www.pleanala.ie/en-IE/Observation-on-a-SID-application-Guide to be received on or before 17.30 on 14th July 2026. The Commission may at its absolute discretion hold an oral hearing on the application (for further details see 'A Guide to Public Participation in Strategic Infrastructure Development' on the Commission's website www.pleanala.ie).

The Commission may decide to: (a)(i) give approval to the application for development; or (ii) make such modifications to the proposed development as it specifies in its decision and grant approval in respect of the proposed development as so modified; or (iii) give approval in respect of part of the proposed development with or without specified modifications of it of the foregoing kind and any of the above decisions may be subject to or without conditions; or (b) refuse the application for permission.

Any enquiries relating to the application process should be directed to the Strategic Infrastructure Section of An Coimisiún Pleanála (Telephone No. 01 8588100).

Please see link to the full application and accompanying EIAR in the email received for your convenience. Please do not hesitate to contact us if you require any further information.

Le meas,



Pauline Byrne

Partner & Head of Planning

for

Brady Shipman Martin



**Brady Shipman
Martin**
Built.
Environment.

Environmental Protection Agency,
Johnstown Castle Estate,
Co. Wexford,
Y35 W821

By email only: eiaplanning@epa.ie

Date: 03/06/2026

Re: NOTIFICATION OF SECTION 175 PLANNING APPLICATION FOR DEVELOPMENT ON LANDS AT MOORETOWN, SWORDS, CO. DUBLIN.

A Dhuine Uasail,

On behalf of the Applicant, Fingal County Council, a planning application has been submitted to An Coimisiún Pleanála under the provisions of Section 175 of the *Planning and Development Act 2000 (as amended)* and in accordance with the *Planning and Development Regulations 2001 (as amended)* in respect of lands at Mooretown, Swords, Co. Dublin.

Proposed Development

The proposed development consists of the following, as set out in the statutory notices:

"The development site is located in the townland of Mooretown, Swords, Co. Dublin and comprises of two areas: the northern area is bound by Rathbeale Road to the north, Cronan's Well estate to the west and Baile na Móna estate to the south; while the southern area is bound by Baile na Móna to the north, Furzeffield to the west, Ormond Crescent to the south and Lioscian estate, Cianlea estate and Glasmore Abbey to the east. The site is accessed via a link road delivered under the permitted residential development of Mooretown Phase 1 (Reg. Ref. LADP/002/24), located in the centre of the overall site, linking to Rathbeale Road (R125) to the north, and westwards to the Swords Western Distributor Road via the School Access Road.

The proposed development seeks the construction of 360 no. residential units, consisting of 305 no. houses, 20 no. own-door duplex units, and 35 no. apartments, ranging from 2-5 storeys in height. The development is set out as follows:

1. The construction of:

- 305 no. two-storey and three-storey houses comprising 168 no. two-bedroom houses, 123 no. three-bedroom houses and 14 no. four-bedroom houses;
- 20 no. own-door duplex units comprising 6 no. two-storey two-bed units over 6 no. one-bed ground floor units, and 4 no. two-bed units over 4 no. two-bed units;
- 35 no. apartments arranged within 1 no. 4-5 storey block, with balconies on all elevations and external amenity areas comprising 12 no. one-bed units, 15 no. two-bed units, & 8 no. three-bed units;
- Communal amenity space of c. 1,070 sq.m associated with apartment and duplex units; and
- A 2-storey crèche (c. 670 sq.m) and associated external play area, located at the southern area of the proposed development.

2. Landscape works including:

- a. *Provision of c. 4.2ha of public open space throughout the site (Class 1 and Class 2), including archaeological parks, playgrounds and play areas, Multi-use Games Area (MUGA), in addition to ancillary open space areas of c. 2.3ha.*
- b) *Pedestrian/cycle connections within the proposed development and to Baile na Móna and Rathbeale Road, with provision for future connections.*
3. *Provision of 580 no. car parking spaces (505 no. residential spaces, consisting of 209 no. in-curtilage residential spaces and 296 on-street residential spaces, and 75 no. visitor spaces), including 19 accessible spaces and 17 no. EV charging spaces; and 1,009 no. cycle parking spaces comprised of 809 no. secure spaces for house units and 110 no. secure spaces for apartment units (including 12 no. spaces for cargo cycles) and 72 no. spaces for the proposed crèche (including 12 no. secure spaces, of which 2 no. spaces are for cargo cycles, and 60 no. visitor spaces), and 18 no. short-stay visitor spaces throughout the development.*
4. *Associated site and infrastructural works including construction of a bus turn-around, provision for water services, foul and surface water drainage and associated utilities, vehicular, pedestrian/cycle connections to the permitted Mooretown Phase 1 residential development (permitted under Reg. Ref. LADP/002/24), and Sustainable Urban Drainage Systems (SuDS), including permeable paving and swales.*
5. *The proposed application includes all site enabling and development works, landscaping works, PV panels, bins stores, plant, storage, boundary treatments, ESB substations, lighting, servicing, signage, and all site development works above and below ground.*

Fingal County Council has carried out an Appropriate Assessment (AA) Screening Report and has determined that a full Natura Impact Statement (Appropriate Assessment) is not required in respect of this proposed development.

An Environmental Impact Assessment Report (EIAR) has been prepared in respect of the proposed development.”

Submission Procedure

The application documentation including the Environmental Impact Assessment Report may be inspected free of charge or purchased on payment of a specified fee (which fee shall not exceed the reasonable cost of making such a copy) during public opening hours from 3rd June 2026 to 14th July 2026 (inclusive of both dates) Monday-Friday excluding bank holidays at the following locations:

- The Office of An Coimisiún Pleanála, 64 Marlborough Street, Dublin 1 D01 V902 between the hours of 09:15 and 17:30;
- Fingal County Council, County Hall, Main Street, Swords, Co. Dublin, K67 X8Y2 between the hours of 09:00 and 17:00 Monday – Thursday and 09:00 and 16:30 Friday; and
- Fingal County Council Offices, Grove Road, Blanchardstown, Dublin 15, D15 W638 between the hours of 09:00 and 17:00 Monday – Thursday and 09:00 and 16:30 Friday.

The application (including EIAR) may also be inspected online at the following website set up by the Applicant: <https://consult.fingal.ie/browse>

Submissions or observations may be made, in writing only to An Coimisiún Pleanála, 64 Marlborough Street, Dublin 1, D01 V902 in respect of:

- i. the proposed development dealing with the proper planning and sustainable development of the area in which the development would be situated; and
- ii. the likely effects on the environment of the proposed development, if carried out.

Any submission / observation must be accompanied by a fee of €50 (except for certain prescribed bodies) and must be received by An Coimisiún Pleanála not later than 17.30hrs on 14th July 2026 and must include the following information: (i) the name of the person making the submission or observation, the name of the person acting on his or her behalf, if any, and the address to which any correspondence relating to the application should be sent, (ii) the subject matter of the submission or observation, and (iii) the reasons, considerations and arguments on which the submission or observation is based in full. Any submissions or observations which do not comply with the above requirements cannot be considered by the Commission.

Submissions or observations may also be made through the Commission's website at the following address: www.pleanala.ie/en-IE/Observation-on-a-SID-application-Guide to be received on or before 17.30 on 14th July 2026. The Commission may at its absolute discretion hold an oral hearing on the application (for further details see 'A Guide to Public Participation in Strategic Infrastructure Development' on the Commission's website www.pleanala.ie).

The Commission may decide to: (a)(i) give approval to the application for development; or (ii) make such modifications to the proposed development as it specifies in its decision and grant approval in respect of the proposed development as so modified; or (iii) give approval in respect of part of the proposed development with or without specified modifications of it of the foregoing kind and any of the above decisions may be subject to or without conditions; or (b) refuse the application for permission.

Any enquiries relating to the application process should be directed to the Strategic Infrastructure Section of An Coimisiún Pleanála (Telephone No. 01 8588100).

Please see link to the full application and accompanying EIAR in the email received for your convenience. Please do not hesitate to contact us if you require any further information.

Le meas,



Pauline Byrne

Partner & Head of Planning

for

Brady Shipman Martin



**Brady Shipman
Martin**
Built.
Environment.

Fáilte Ireland,
88 - 95 Amiens Street,
Dublin 1,
D01 WR86

By email only: planning.applications@failteireland.ie

Date: 03/06/2026

Re: NOTIFICATION OF SECTION 175 PLANNING APPLICATION FOR DEVELOPMENT ON LANDS AT MOORETOWN, SWORDS, CO. DUBLIN.

A Dhuine Uasail,

On behalf of the Applicant, Fingal County Council, a planning application has been submitted to An Coimisiún Pleanála under the provisions of Section 175 of the *Planning and Development Act 2000 (as amended)* and in accordance with the *Planning and Development Regulations 2001 (as amended)* in respect of lands at Mooretown, Swords, Co. Dublin.

Proposed Development

The proposed development consists of the following, as set out in the statutory notices:

"The development site is located in the townland of Mooretown, Swords, Co. Dublin and comprises of two areas: the northern area is bound by Rathbeale Road to the north, Cronan's Well estate to the west and Baile na Móna estate to the south; while the southern area is bound by Baile na Móna to the north, Furzeffield to the west, Ormond Crescent to the south and Lioscian estate, Cianlea estate and Glasmore Abbey to the east. The site is accessed via a link road delivered under the permitted residential development of Mooretown Phase 1 (Reg. Ref. LADP/002/24), located in the centre of the overall site, linking to Rathbeale Road (R125) to the north, and westwards to the Swords Western Distributor Road via the School Access Road.

The proposed development seeks the construction of 360 no. residential units, consisting of 305 no. houses, 20 no. own-door duplex units, and 35 no. apartments, ranging from 2-5 storeys in height. The development is set out as follows:

1. The construction of:

- 305 no. two-storey and three-storey houses comprising 168 no. two-bedroom houses, 123 no. three-bedroom houses and 14 no. four-bedroom houses;
- 20 no. own-door duplex units comprising 6 no. two-storey two-bed units over 6 no. one-bed ground floor units, and 4 no. two-bed units over 4 no. two-bed units;
- 35 no. apartments arranged within 1 no. 4-5 storey block, with balconies on all elevations and external amenity areas comprising 12 no. one-bed units, 15 no. two-bed units, & 8 no. three-bed units;
- Communal amenity space of c. 1,070 sq.m associated with apartment and duplex units; and
- A 2-storey crèche (c. 670 sq.m) and associated external play area, located at the southern area of the proposed development.

2. Landscape works including:

- a. *Provision of c. 4.2ha of public open space throughout the site (Class 1 and Class 2), including archaeological parks, playgrounds and play areas, Multi-use Games Area (MUGA), in addition to ancillary open space areas of c. 2.3ha.*
- b) *Pedestrian/cycle connections within the proposed development and to Baile na Móna and Rathbeale Road, with provision for future connections.*
3. *Provision of 580 no. car parking spaces (505 no. residential spaces, consisting of 209 no. in-curtilage residential spaces and 296 on-street residential spaces, and 75 no. visitor spaces), including 19 accessible spaces and 17 no. EV charging spaces; and 1,009 no. cycle parking spaces comprised of 809 no. secure spaces for house units and 110 no. secure spaces for apartment units (including 12 no. spaces for cargo cycles) and 72 no. spaces for the proposed crèche (including 12 no. secure spaces, of which 2 no. spaces are for cargo cycles, and 60 no. visitor spaces), and 18 no. short-stay visitor spaces throughout the development.*
4. *Associated site and infrastructural works including construction of a bus turn-around, provision for water services, foul and surface water drainage and associated utilities, vehicular, pedestrian/cycle connections to the permitted Mooretown Phase 1 residential development (permitted under Reg. Ref. LADP/002/24), and Sustainable Urban Drainage Systems (SuDS), including permeable paving and swales.*
5. *The proposed application includes all site enabling and development works, landscaping works, PV panels, bins stores, plant, storage, boundary treatments, ESB substations, lighting, servicing, signage, and all site development works above and below ground.*

Fingal County Council has carried out an Appropriate Assessment (AA) Screening Report and has determined that a full Natura Impact Statement (Appropriate Assessment) is not required in respect of this proposed development.

An Environmental Impact Assessment Report (EIAR) has been prepared in respect of the proposed development.”

Submission Procedure

The application documentation including the Environmental Impact Assessment Report may be inspected free of charge or purchased on payment of a specified fee (which fee shall not exceed the reasonable cost of making such a copy) during public opening hours from 3rd June 2026 to 14th July 2026 (inclusive of both dates) Monday-Friday excluding bank holidays at the following locations:

- The Office of An Coimisiún Pleanála, 64 Marlborough Street, Dublin 1 D01 V902 between the hours of 09:15 and 17:30;
- Fingal County Council, County Hall, Main Street, Swords, Co. Dublin, K67 X8Y2 between the hours of 09:00 and 17:00 Monday – Thursday and 09:00 and 16:30 Friday; and
- Fingal County Council Offices, Grove Road, Blanchardstown, Dublin 15, D15 W638 between the hours of 09:00 and 17:00 Monday – Thursday and 09:00 and 16:30 Friday.

The application (including EIAR) may also be inspected online at the following website set up by the Applicant: <https://consult.fingal.ie/browse>

Submissions or observations may be made, in writing only to An Coimisiún Pleanála, 64 Marlborough Street, Dublin 1, D01 V902 in respect of:

- i. the proposed development dealing with the proper planning and sustainable development of the area in which the development would be situated; and
- ii. the likely effects on the environment of the proposed development, if carried out.

Any submission / observation must be accompanied by a fee of €50 (except for certain prescribed bodies) and must be received by An Coimisiún Pleanála not later than 17.30hrs on 14th July 2026 and must include the following information: (i) the name of the person making the submission or observation, the name of the person acting on his or her behalf, if any, and the address to which any correspondence relating to the application should be sent, (ii) the subject matter of the submission or observation, and (iii) the reasons, considerations and arguments on which the submission or observation is based in full. Any submissions or observations which do not comply with the above requirements cannot be considered by the Commission.

Submissions or observations may also be made through the Commission's website at the following address: www.pleanala.ie/en-IE/Observation-on-a-SID-application-Guide to be received on or before 17.30 on 14th July 2026. The Commission may at its absolute discretion hold an oral hearing on the application (for further details see 'A Guide to Public Participation in Strategic Infrastructure Development' on the Commission's website www.pleanala.ie).

The Commission may decide to: (a)(i) give approval to the application for development; or (ii) make such modifications to the proposed development as it specifies in its decision and grant approval in respect of the proposed development as so modified; or (iii) give approval in respect of part of the proposed development with or without specified modifications of it of the foregoing kind and any of the above decisions may be subject to or without conditions; or (b) refuse the application for permission.

Any enquiries relating to the application process should be directed to the Strategic Infrastructure Section of An Coimisiún Pleanála (Telephone No. 01 8588100).

Please see link to the full application and accompanying EIAR in the email received for your convenience. Please do not hesitate to contact us if you require any further information.

Le meas,



Pauline Byrne

Partner & Head of Planning

for

Brady Shipman Martin



**Brady Shipman
Martin**
Built.
Environment.

The Heritage Council,
Áras na hOidhreachta,
Church Lane,
Kilkenny,
R95 X264

By email only: planning@heritagecouncil.ie

Date: 03/06/2026

Re: NOTIFICATION OF SECTION 175 PLANNING APPLICATION FOR DEVELOPMENT ON LANDS AT MOORETOWN, SWORDS, CO. DUBLIN.

A Dhuine Uasail,

On behalf of the Applicant, Fingal County Council, a planning application has been submitted to An Coimisiún Pleanála under the provisions of Section 175 of the *Planning and Development Act 2000 (as amended)* and in accordance with the *Planning and Development Regulations 2001 (as amended)* in respect of lands at Mooretown, Swords, Co. Dublin.

Proposed Development

The proposed development consists of the following, as set out in the statutory notices:

“The development site is located in the townland of Mooretown, Swords, Co. Dublin and comprises of two areas: the northern area is bound by Rathbeale Road to the north, Cronan’s Well estate to the west and Baile na Móna estate to the south; while the southern area is bound by Baile na Móna to the north, Furzefield to the west, Ormond Crescent to the south and Lioscian estate, Cianlea estate and Glasmore Abbey to the east. The site is accessed via a link road delivered under the permitted residential development of Mooretown Phase 1 (Reg. Ref. LADP/002/24), located in the centre of the overall site, linking to Rathbeale Road (R125) to the north, and westwards to the Swords Western Distributor Road via the School Access Road.

The proposed development seeks the construction of 360 no. residential units, consisting of 305 no. houses, 20 no. own-door duplex units, and 35 no. apartments, ranging from 2-5 storeys in height. The development is set out as follows:

1. The construction of:

- 305 no. two-storey and three-storey houses comprising 168 no. two-bedroom houses, 123 no. three-bedroom houses and 14 no. four-bedroom houses;
- 20 no. own-door duplex units comprising 6 no. two-storey two-bed units over 6 no. one-bed ground floor units, and 4 no. two-bed units over 4 no. two-bed units;
- 35 no. apartments arranged within 1 no. 4-5 storey block, with balconies on all elevations and external amenity areas comprising 12 no. one-bed units, 15 no. two-bed units, & 8 no. three-bed units;
- Communal amenity space of c. 1,070 sq.m associated with apartment and duplex units; and
- A 2-storey crèche (c. 670 sq.m) and associated external play area, located at the southern area of the proposed development.

2. *Landscape works including:*

- a. *Provision of c. 4.2ha of public open space throughout the site (Class 1 and Class 2), including archaeological parks, playgrounds and play areas, Multi-use Games Area (MUGA), in addition to ancillary open space areas of c. 2.3ha.*
- b) *Pedestrian/cycle connections within the proposed development and to Baile na Móna and Rathbeale Road, with provision for future connections.*

- 3. *Provision of 580 no. car parking spaces (505 no. residential spaces, consisting of 209 no. in-curtilage residential spaces and 296 on-street residential spaces, and 75 no. visitor spaces), including 19 accessible spaces and 17 no. EV charging spaces; and 1,009 no. cycle parking spaces comprised of 809 no. secure spaces for house units and 110 no. secure spaces for apartment units (including 12 no. spaces for cargo cycles) and 72 no. spaces for the proposed crèche (including 12 no. secure spaces, of which 2 no. spaces are for cargo cycles, and 60 no. visitor spaces), and 18 no. short-stay visitor spaces throughout the development.*
- 4. *Associated site and infrastructural works including construction of a bus turn-around, provision for water services, foul and surface water drainage and associated utilities, vehicular, pedestrian/cycle connections to the permitted Mooretown Phase 1 residential development (permitted under Reg. Ref. LADP/002/24), and Sustainable Urban Drainage Systems (SuDS), including permeable paving and swales.*
- 5. *The proposed application includes all site enabling and development works, landscaping works, PV panels, bins stores, plant, storage, boundary treatments, ESB substations, lighting, servicing, signage, and all site development works above and below ground.*

Fingal County Council has carried out an Appropriate Assessment (AA) Screening Report and has determined that a full Natura Impact Statement (Appropriate Assessment) is not required in respect of this proposed development.

An Environmental Impact Assessment Report (EIAR) has been prepared in respect of the proposed development."

Submission Procedure

The application documentation including the Environmental Impact Assessment Report may be inspected free of charge or purchased on payment of a specified fee (which fee shall not exceed the reasonable cost of making such a copy) during public opening hours from 3rd June 2026 to 14th July 2026 (inclusive of both dates) Monday-Friday excluding bank holidays at the following locations:

- The Office of An Coimisiún Pleanála, 64 Marlborough Street, Dublin 1 D01 V902 between the hours of 09:15 and 17:30;
- Fingal County Council, County Hall, Main Street, Swords, Co. Dublin, K67 X8Y2 between the hours of 09:00 and 17:00 Monday – Thursday and 09:00 and 16:30 Friday; and
- Fingal County Council Offices, Grove Road, Blanchardstown, Dublin 15, D15 W638 between the hours of 09:00 and 17:00 Monday – Thursday and 09:00 and 16:30 Friday.

The application (including EIAR) may also be inspected online at the following website set up by the Applicant: <https://consult.fingal.ie/browse>

Submissions or observations may be made, in writing only to An Coimisiún Pleanála, 64 Marlborough Street, Dublin 1, D01 V902 in respect of:

- i. the proposed development dealing with the proper planning and sustainable development of the area in which the development would be situated; and
- ii. the likely effects on the environment of the proposed development, if carried out.

Any submission / observation must be accompanied by a fee of €50 (except for certain prescribed bodies) and must be received by An Coimisiún Pleanála not later than 17.30hrs on 14th July 2026 and must include the following information: (i) the name of the person making the submission or observation, the name of the person acting on his or her behalf, if any, and the address to which any correspondence relating to the application should be sent, (ii) the subject matter of the submission or observation, and (iii) the reasons, considerations and arguments on which the submission or observation is based in full. Any submissions or observations which do not comply with the above requirements cannot be considered by the Commission.

Submissions or observations may also be made through the Commission's website at the following address: www.pleanala.ie/en-IE/Observation-on-a-SID-application-Guide to be received on or before 17.30 on 14th July 2026. The Commission may at its absolute discretion hold an oral hearing on the application (for further details see 'A Guide to Public Participation in Strategic Infrastructure Development' on the Commission's website www.pleanala.ie).

The Commission may decide to: (a)(i) give approval to the application for development; or (ii) make such modifications to the proposed development as it specifies in its decision and grant approval in respect of the proposed development as so modified; or (iii) give approval in respect of part of the proposed development with or without specified modifications of it of the foregoing kind and any of the above decisions may be subject to or without conditions; or (b) refuse the application for permission.

Any enquiries relating to the application process should be directed to the Strategic Infrastructure Section of An Coimisiún Pleanála (Telephone No. 01 8588100).

Please see link to the full application and accompanying EIAR in the email received for your convenience. Please do not hesitate to contact us if you require any further information.

Le meas,



Pauline Byrne

Partner & Head of Planning

for

Brady Shipman Martin



**Brady Shipman
Martin**
Built.
Environment.

Inland Fisheries Ireland,
3044 Lake Drive,
Citywest Business Campus,
Dublin 24,
D24 CK66

By email only: roisin.ocallaghan@fisheriesireland.ie

Date: 03/06/2026

Re: NOTIFICATION OF SECTION 175 PLANNING APPLICATION FOR DEVELOPMENT ON LANDS AT MOORETOWN, SWORDS, CO. DUBLIN.

A Dhuine Uasail,

On behalf of the Applicant, Fingal County Council, a planning application has been submitted to An Coimisiún Pleanála under the provisions of Section 175 of the *Planning and Development Act 2000 (as amended)* and in accordance with the *Planning and Development Regulations 2001 (as amended)* in respect of lands at Mooretown, Swords, Co. Dublin.

Proposed Development

The proposed development consists of the following, as set out in the statutory notices:

“The development site is located in the townland of Mooretown, Swords, Co. Dublin and comprises of two areas: the northern area is bound by Rathbeale Road to the north, Cronan’s Well estate to the west and Baile na Móna estate to the south; while the southern area is bound by Baile na Móna to the north, Furzefield to the west, Ormond Crescent to the south and Lioscian estate, Cianlea estate and Glasmore Abbey to the east. The site is accessed via a link road delivered under the permitted residential development of Mooretown Phase 1 (Reg. Ref. LADP/002/24), located in the centre of the overall site, linking to Rathbeale Road (R125) to the north, and westwards to the Swords Western Distributor Road via the School Access Road.

The proposed development seeks the construction of 360 no. residential units, consisting of 305 no. houses, 20 no. own-door duplex units, and 35 no. apartments, ranging from 2-5 storeys in height. The development is set out as follows:

1. The construction of:

- 305 no. two-storey and three-storey houses comprising 168 no. two-bedroom houses, 123 no. three-bedroom houses and 14 no. four-bedroom houses;
- 20 no. own-door duplex units comprising 6 no. two-storey two-bed units over 6 no. one-bed ground floor units, and 4 no. two-bed units over 4 no. two-bed units;
- 35 no. apartments arranged within 1 no. 4-5 storey block, with balconies on all elevations and external amenity areas comprising 12 no. one-bed units, 15 no. two-bed units, & 8 no. three-bed units;
- Communal amenity space of c. 1,070 sq.m associated with apartment and duplex units; and
- A 2-storey crèche (c. 670 sq.m) and associated external play area, located at the southern area of the proposed development.

2. *Landscape works including:*

- a. *Provision of c. 4.2ha of public open space throughout the site (Class 1 and Class 2), including archaeological parks, playgrounds and play areas, Multi-use Games Area (MUGA), in addition to ancillary open space areas of c. 2.3ha.*
- b) *Pedestrian/cycle connections within the proposed development and to Baile na Móna and Rathbeale Road, with provision for future connections.*

- 3. *Provision of 580 no. car parking spaces (505 no. residential spaces, consisting of 209 no. in-curtilage residential spaces and 296 on-street residential spaces, and 75 no. visitor spaces), including 19 accessible spaces and 17 no. EV charging spaces; and 1,009 no. cycle parking spaces comprised of 809 no. secure spaces for house units and 110 no. secure spaces for apartment units (including 12 no. spaces for cargo cycles) and 72 no. spaces for the proposed crèche (including 12 no. secure spaces, of which 2 no. spaces are for cargo cycles, and 60 no. visitor spaces), and 18 no. short-stay visitor spaces throughout the development.*
- 4. *Associated site and infrastructural works including construction of a bus turn-around, provision for water services, foul and surface water drainage and associated utilities, vehicular, pedestrian/cycle connections to the permitted Mooretown Phase 1 residential development (permitted under Reg. Ref. LADP/002/24), and Sustainable Urban Drainage Systems (SuDS), including permeable paving and swales.*
- 5. *The proposed application includes all site enabling and development works, landscaping works, PV panels, bins stores, plant, storage, boundary treatments, ESB substations, lighting, servicing, signage, and all site development works above and below ground.*

Fingal County Council has carried out an Appropriate Assessment (AA) Screening Report and has determined that a full Natura Impact Statement (Appropriate Assessment) is not required in respect of this proposed development.

An Environmental Impact Assessment Report (EIAR) has been prepared in respect of the proposed development."

Submission Procedure

The application documentation including the Environmental Impact Assessment Report may be inspected free of charge or purchased on payment of a specified fee (which fee shall not exceed the reasonable cost of making such a copy) during public opening hours from 3rd June 2026 to 14th July 2026 (inclusive of both dates) Monday-Friday excluding bank holidays at the following locations:

- The Office of An Coimisiún Pleanála, 64 Marlborough Street, Dublin 1 D01 V902 between the hours of 09:15 and 17:30;
- Fingal County Council, County Hall, Main Street, Swords, Co. Dublin, K67 X8Y2 between the hours of 09:00 and 17:00 Monday – Thursday and 09:00 and 16:30 Friday; and
- Fingal County Council Offices, Grove Road, Blanchardstown, Dublin 15, D15 W638 between the hours of 09:00 and 17:00 Monday – Thursday and 09:00 and 16:30 Friday.

The application (including EIAR) may also be inspected online at the following website set up by the Applicant: <https://consult.fingal.ie/browse>

Submissions or observations may be made, in writing only to An Coimisiún Pleanála, 64 Marlborough Street, Dublin 1, D01 V902 in respect of:

- i. the proposed development dealing with the proper planning and sustainable development of the area in which the development would be situated; and
- ii. the likely effects on the environment of the proposed development, if carried out.

Any submission / observation must be accompanied by a fee of €50 (except for certain prescribed bodies) and must be received by An Coimisiún Pleanála not later than 17.30hrs on 14th July 2026 and must include the following information: (i) the name of the person making the submission or observation, the name of the person acting on his or her behalf, if any, and the address to which any correspondence relating to the application should be sent, (ii) the subject matter of the submission or observation, and (iii) the reasons, considerations and arguments on which the submission or observation is based in full. Any submissions or observations which do not comply with the above requirements cannot be considered by the Commission.

Submissions or observations may also be made through the Commission's website at the following address: www.pleanala.ie/en-IE/Observation-on-a-SID-application-Guide to be received on or before 17.30 on 14th July 2026. The Commission may at its absolute discretion hold an oral hearing on the application (for further details see 'A Guide to Public Participation in Strategic Infrastructure Development' on the Commission's website www.pleanala.ie).

The Commission may decide to: (a)(i) give approval to the application for development; or (ii) make such modifications to the proposed development as it specifies in its decision and grant approval in respect of the proposed development as so modified; or (iii) give approval in respect of part of the proposed development with or without specified modifications of it of the foregoing kind and any of the above decisions may be subject to or without conditions; or (b) refuse the application for permission.

Any enquiries relating to the application process should be directed to the Strategic Infrastructure Section of An Coimisiún Pleanála (Telephone No. 01 8588100).

Please see link to the full application and accompanying EIAR in the email received for your convenience. Please do not hesitate to contact us if you require any further information.

Le meas,



Pauline Byrne

Partner & Head of Planning

for

Brady Shipman Martin



**Brady Shipman
Martin**
Built.
Environment.

An Taisce,
Tailors' Hall,
Back Lane,
Dublin 8,
D08 X2A3

By email only: planning@antaisce.ie

Date: 03/06/2026

Re: NOTIFICATION OF SECTION 175 PLANNING APPLICATION FOR DEVELOPMENT ON LANDS AT MOORETOWN, SWORDS, CO. DUBLIN.

A Dhuine Uasail,

On behalf of the Applicant, Fingal County Council, a planning application has been submitted to An Coimisiún Pleanála under the provisions of Section 175 of the *Planning and Development Act 2000 (as amended)* and in accordance with the *Planning and Development Regulations 2001 (as amended)* in respect of lands at Mooretown, Swords, Co. Dublin.

Proposed Development

The proposed development consists of the following, as set out in the statutory notices:

"The development site is located in the townland of Mooretown, Swords, Co. Dublin and comprises of two areas: the northern area is bound by Rathbeale Road to the north, Cronan's Well estate to the west and Baile na Móna estate to the south; while the southern area is bound by Baile na Móna to the north, Furzefield to the west, Ormond Crescent to the south and Lioscian estate, Cianlea estate and Glasmore Abbey to the east. The site is accessed via a link road delivered under the permitted residential development of Mooretown Phase 1 (Reg. Ref. LADP/002/24), located in the centre of the overall site, linking to Rathbeale Road (R125) to the north, and westwards to the Swords Western Distributor Road via the School Access Road.

The proposed development seeks the construction of 360 no. residential units, consisting of 305 no. houses, 20 no. own-door duplex units, and 35 no. apartments, ranging from 2-5 storeys in height. The development is set out as follows:

1. The construction of:

- 305 no. two-storey and three-storey houses comprising 168 no. two-bedroom houses, 123 no. three-bedroom houses and 14 no. four-bedroom houses;
- 20 no. own-door duplex units comprising 6 no. two-storey two-bed units over 6 no. one-bed ground floor units, and 4 no. two-bed units over 4 no. two-bed units;
- 35 no. apartments arranged within 1 no. 4-5 storey block, with balconies on all elevations and external amenity areas comprising 12 no. one-bed units, 15 no. two-bed units, & 8 no. three-bed units;
- Communal amenity space of c. 1,070 sq.m associated with apartment and duplex units; and
- A 2-storey crèche (c. 670 sq.m) and associated external play area, located at the southern area of the proposed development.

2. *Landscape works including:*

- a. *Provision of c. 4.2ha of public open space throughout the site (Class 1 and Class 2), including archaeological parks, playgrounds and play areas, Multi-use Games Area (MUGA), in addition to ancillary open space areas of c. 2.3ha.*
- b) *Pedestrian/cycle connections within the proposed development and to Baile na Móna and Rathbeale Road, with provision for future connections.*

- 3. *Provision of 580 no. car parking spaces (505 no. residential spaces, consisting of 209 no. in-curtilage residential spaces and 296 on-street residential spaces, and 75 no. visitor spaces), including 19 accessible spaces and 17 no. EV charging spaces; and 1,009 no. cycle parking spaces comprised of 809 no. secure spaces for house units and 110 no. secure spaces for apartment units (including 12 no. spaces for cargo cycles) and 72 no. spaces for the proposed crèche (including 12 no. secure spaces, of which 2 no. spaces are for cargo cycles, and 60 no. visitor spaces), and 18 no. short-stay visitor spaces throughout the development.*
- 4. *Associated site and infrastructural works including construction of a bus turn-around, provision for water services, foul and surface water drainage and associated utilities, vehicular, pedestrian/cycle connections to the permitted Mooretown Phase 1 residential development (permitted under Reg. Ref. LADP/002/24), and Sustainable Urban Drainage Systems (SuDS), including permeable paving and swales.*
- 5. *The proposed application includes all site enabling and development works, landscaping works, PV panels, bins stores, plant, storage, boundary treatments, ESB substations, lighting, servicing, signage, and all site development works above and below ground.*

Fingal County Council has carried out an Appropriate Assessment (AA) Screening Report and has determined that a full Natura Impact Statement (Appropriate Assessment) is not required in respect of this proposed development.

An Environmental Impact Assessment Report (EIAR) has been prepared in respect of the proposed development."

Submission Procedure

The application documentation including the Environmental Impact Assessment Report may be inspected free of charge or purchased on payment of a specified fee (which fee shall not exceed the reasonable cost of making such a copy) during public opening hours from 3rd June 2026 to 14th July 2026 (inclusive of both dates) Monday-Friday excluding bank holidays at the following locations:

- The Office of An Coimisiún Pleanála, 64 Marlborough Street, Dublin 1 D01 V902 between the hours of 09:15 and 17:30;
- Fingal County Council, County Hall, Main Street, Swords, Co. Dublin, K67 X8Y2 between the hours of 09:00 and 17:00 Monday – Thursday and 09:00 and 16:30 Friday; and
- Fingal County Council Offices, Grove Road, Blanchardstown, Dublin 15, D15 W638 between the hours of 09:00 and 17:00 Monday – Thursday and 09:00 and 16:30 Friday.

The application (including EIAR) may also be inspected online at the following website set up by the Applicant: <https://consult.fingal.ie/browse>

Submissions or observations may be made, in writing only to An Coimisiún Pleanála, 64 Marlborough Street, Dublin 1, D01 V902 in respect of:

- i. the proposed development dealing with the proper planning and sustainable development of the area in which the development would be situated; and
- ii. the likely effects on the environment of the proposed development, if carried out.

Any submission / observation must be accompanied by a fee of €50 (except for certain prescribed bodies) and must be received by An Coimisiún Pleanála not later than 17.30hrs on 14th July 2026 and must include the following information: (i) the name of the person making the submission or observation, the name of the person acting on his or her behalf, if any, and the address to which any correspondence relating to the application should be sent, (ii) the subject matter of the submission or observation, and (iii) the reasons, considerations and arguments on which the submission or observation is based in full. Any submissions or observations which do not comply with the above requirements cannot be considered by the Commission.

Submissions or observations may also be made through the Commission's website at the following address: www.pleanala.ie/en-IE/Observation-on-a-SID-application-Guide to be received on or before 17.30 on 14th July 2026. The Commission may at its absolute discretion hold an oral hearing on the application (for further details see 'A Guide to Public Participation in Strategic Infrastructure Development' on the Commission's website www.pleanala.ie).

The Commission may decide to: (a)(i) give approval to the application for development; or (ii) make such modifications to the proposed development as it specifies in its decision and grant approval in respect of the proposed development as so modified; or (iii) give approval in respect of part of the proposed development with or without specified modifications of it of the foregoing kind and any of the above decisions may be subject to or without conditions; or (b) refuse the application for permission.

Any enquiries relating to the application process should be directed to the Strategic Infrastructure Section of An Coimisiún Pleanála (Telephone No. 01 8588100).

Please see link to the full application and accompanying EIAR in the email received for your convenience. Please do not hesitate to contact us if you require any further information.

Le meas,



Pauline Byrne

Partner & Head of Planning

for

Brady Shipman Martin



**Brady Shipman
Martin**
Built.
Environment.

Uisce Éireann,
Colvill House,
24-26 Talbot Street,
Dublin 1,
D01 NP86

By email only: planning@water.ie

Date: 03/06/2026

Re: NOTIFICATION OF SECTION 175 PLANNING APPLICATION FOR DEVELOPMENT ON LANDS AT MOORETOWN, SWORDS, CO. DUBLIN.

A Dhuine Uasail,

On behalf of the Applicant, Fingal County Council, a planning application has been submitted to An Coimisiún Pleanála under the provisions of Section 175 of the *Planning and Development Act 2000 (as amended)* and in accordance with the *Planning and Development Regulations 2001 (as amended)* in respect of lands at Mooretown, Swords, Co. Dublin.

Proposed Development

The proposed development consists of the following, as set out in the statutory notices:

“The development site is located in the townland of Mooretown, Swords, Co. Dublin and comprises of two areas: the northern area is bound by Rathbeale Road to the north, Cronan’s Well estate to the west and Baile na Móna estate to the south; while the southern area is bound by Baile na Móna to the north, Furze field to the west, Ormond Crescent to the south and Lioscian estate, Cianlea estate and Glasmore Abbey to the east. The site is accessed via a link road delivered under the permitted residential development of Mooretown Phase 1 (Reg. Ref. LADP/002/24), located in the centre of the overall site, linking to Rathbeale Road (R125) to the north, and westwards to the Swords Western Distributor Road via the School Access Road.

The proposed development seeks the construction of 360 no. residential units, consisting of 305 no. houses, 20 no. own-door duplex units, and 35 no. apartments, ranging from 2-5 storeys in height. The development is set out as follows:

1. The construction of:

- 305 no. two-storey and three-storey houses comprising 168 no. two-bedroom houses, 123 no. three-bedroom houses and 14 no. four-bedroom houses;
- 20 no. own-door duplex units comprising 6 no. two-storey two-bed units over 6 no. one-bed ground floor units, and 4 no. two-bed units over 4 no. two-bed units;
- 35 no. apartments arranged within 1 no. 4-5 storey block, with balconies on all elevations and external amenity areas comprising 12 no. one-bed units, 15 no. two-bed units, & 8 no. three-bed units;
- Communal amenity space of c. 1,070 sq.m associated with apartment and duplex units; and
- A 2-storey crèche (c. 670 sq.m) and associated external play area, located at the southern area of the proposed development.

2. *Landscape works including:*

- a. *Provision of c. 4.2ha of public open space throughout the site (Class 1 and Class 2), including archaeological parks, playgrounds and play areas, Multi-use Games Area (MUGA), in addition to ancillary open space areas of c. 2.3ha.*
- b) *Pedestrian/cycle connections within the proposed development and to Baile na Móna and Rathbeale Road, with provision for future connections.*

- 3. *Provision of 580 no. car parking spaces (505 no. residential spaces, consisting of 209 no. in-curtilage residential spaces and 296 on-street residential spaces, and 75 no. visitor spaces), including 19 accessible spaces and 17 no. EV charging spaces; and 1,009 no. cycle parking spaces comprised of 809 no. secure spaces for house units and 110 no. secure spaces for apartment units (including 12 no. spaces for cargo cycles) and 72 no. spaces for the proposed crèche (including 12 no. secure spaces, of which 2 no. spaces are for cargo cycles, and 60 no. visitor spaces), and 18 no. short-stay visitor spaces throughout the development.*
- 4. *Associated site and infrastructural works including construction of a bus turn-around, provision for water services, foul and surface water drainage and associated utilities, vehicular, pedestrian/cycle connections to the permitted Mooretown Phase 1 residential development (permitted under Reg. Ref. LADP/002/24), and Sustainable Urban Drainage Systems (SuDS), including permeable paving and swales.*
- 5. *The proposed application includes all site enabling and development works, landscaping works, PV panels, bins stores, plant, storage, boundary treatments, ESB substations, lighting, servicing, signage, and all site development works above and below ground.*

Fingal County Council has carried out an Appropriate Assessment (AA) Screening Report and has determined that a full Natura Impact Statement (Appropriate Assessment) is not required in respect of this proposed development.

An Environmental Impact Assessment Report (EIAR) has been prepared in respect of the proposed development."

Submission Procedure

The application documentation including the Environmental Impact Assessment Report may be inspected free of charge or purchased on payment of a specified fee (which fee shall not exceed the reasonable cost of making such a copy) during public opening hours from 3rd June 2026 to 14th July 2026 (inclusive of both dates) Monday-Friday excluding bank holidays at the following locations:

- The Office of An Coimisiún Pleanála, 64 Marlborough Street, Dublin 1 D01 V902 between the hours of 09:15 and 17:30;
- Fingal County Council, County Hall, Main Street, Swords, Co. Dublin, K67 X8Y2 between the hours of 09:00 and 17:00 Monday – Thursday and 09:00 and 16:30 Friday; and
- Fingal County Council Offices, Grove Road, Blanchardstown, Dublin 15, D15 W638 between the hours of 09:00 and 17:00 Monday – Thursday and 09:00 and 16:30 Friday.

The application (including EIAR) may also be inspected online at the following website set up by the Applicant: <https://consult.fingal.ie/browse>

Submissions or observations may be made, in writing only to An Coimisiún Pleanála, 64 Marlborough Street, Dublin 1, D01 V902 in respect of:

- i. the proposed development dealing with the proper planning and sustainable development of the area in which the development would be situated; and
- ii. the likely effects on the environment of the proposed development, if carried out.

Any submission / observation must be accompanied by a fee of €50 (except for certain prescribed bodies) and must be received by An Coimisiún Pleanála not later than 17.30hrs on 14th July 2026 and must include the following information: (i) the name of the person making the submission or observation, the name of the person acting on his or her behalf, if any, and the address to which any correspondence relating to the application should be sent, (ii) the subject matter of the submission or observation, and (iii) the reasons, considerations and arguments on which the submission or observation is based in full. Any submissions or observations which do not comply with the above requirements cannot be considered by the Commission.

Submissions or observations may also be made through the Commission's website at the following address: www.pleanala.ie/en-IE/Observation-on-a-SID-application-Guide to be received on or before 17.30 on 14th July 2026. The Commission may at its absolute discretion hold an oral hearing on the application (for further details see 'A Guide to Public Participation in Strategic Infrastructure Development' on the Commission's website www.pleanala.ie).

The Commission may decide to: (a)(i) give approval to the application for development; or (ii) make such modifications to the proposed development as it specifies in its decision and grant approval in respect of the proposed development as so modified; or (iii) give approval in respect of part of the proposed development with or without specified modifications of it of the foregoing kind and any of the above decisions may be subject to or without conditions; or (b) refuse the application for permission.

Any enquiries relating to the application process should be directed to the Strategic Infrastructure Section of An Coimisiún Pleanála (Telephone No. 01 8588100).

Please see link to the full application and accompanying EIAR in the email received for your convenience. Please do not hesitate to contact us if you require any further information.

Le meas,



Pauline Byrne

Partner & Head of Planning

for

Brady Shipman Martin



**Brady Shipman
Martin**
Built.
Environment.

Health and Safety Authority,
The Metropolitan Building,
James Joyce Street,
Dublin 1,
D01 K0Y8

By email only: landuseplanning@hsa.ie

Date: 03/06/2026

Re: NOTIFICATION OF SECTION 175 PLANNING APPLICATION FOR DEVELOPMENT ON LANDS AT MOORETOWN, SWORDS, CO. DUBLIN.

A Dhuine Uasail,

On behalf of the Applicant, Fingal County Council, a planning application has been submitted to An Coimisiún Pleanála under the provisions of Section 175 of the *Planning and Development Act 2000 (as amended)* and in accordance with the *Planning and Development Regulations 2001 (as amended)* in respect of lands at Mooretown, Swords, Co. Dublin.

Proposed Development

The proposed development consists of the following, as set out in the statutory notices:

“The development site is located in the townland of Mooretown, Swords, Co. Dublin and comprises of two areas: the northern area is bound by Rathbeale Road to the north, Cronan’s Well estate to the west and Baile na Móna estate to the south; while the southern area is bound by Baile na Móna to the north, Furzefield to the west, Ormond Crescent to the south and Lioscian estate, Cianlea estate and Glasmore Abbey to the east. The site is accessed via a link road delivered under the permitted residential development of Mooretown Phase 1 (Reg. Ref. LADP/002/24), located in the centre of the overall site, linking to Rathbeale Road (R125) to the north, and westwards to the Swords Western Distributor Road via the School Access Road.

The proposed development seeks the construction of 360 no. residential units, consisting of 305 no. houses, 20 no. own-door duplex units, and 35 no. apartments, ranging from 2-5 storeys in height. The development is set out as follows:

1. The construction of:

- 305 no. two-storey and three-storey houses comprising 168 no. two-bedroom houses, 123 no. three-bedroom houses and 14 no. four-bedroom houses;
- 20 no. own-door duplex units comprising 6 no. two-storey two-bed units over 6 no. one-bed ground floor units, and 4 no. two-bed units over 4 no. two-bed units;
- 35 no. apartments arranged within 1 no. 4-5 storey block, with balconies on all elevations and external amenity areas comprising 12 no. one-bed units, 15 no. two-bed units, & 8 no. three-bed units;
- Communal amenity space of c. 1,070 sq.m associated with apartment and duplex units; and
- A 2-storey crèche (c. 670 sq.m) and associated external play area, located at the southern area of the proposed development.

2. *Landscape works including:*

- a. *Provision of c. 4.2ha of public open space throughout the site (Class 1 and Class 2), including archaeological parks, playgrounds and play areas, Multi-use Games Area (MUGA), in addition to ancillary open space areas of c. 2.3ha.*
- b) *Pedestrian/cycle connections within the proposed development and to Baile na Móna and Rathbeale Road, with provision for future connections.*

- 3. *Provision of 580 no. car parking spaces (505 no. residential spaces, consisting of 209 no. in-curtilage residential spaces and 296 on-street residential spaces, and 75 no. visitor spaces), including 19 accessible spaces and 17 no. EV charging spaces; and 1,009 no. cycle parking spaces comprised of 809 no. secure spaces for house units and 110 no. secure spaces for apartment units (including 12 no. spaces for cargo cycles) and 72 no. spaces for the proposed crèche (including 12 no. secure spaces, of which 2 no. spaces are for cargo cycles, and 60 no. visitor spaces), and 18 no. short-stay visitor spaces throughout the development.*
- 4. *Associated site and infrastructural works including construction of a bus turn-around, provision for water services, foul and surface water drainage and associated utilities, vehicular, pedestrian/cycle connections to the permitted Mooretown Phase 1 residential development (permitted under Reg. Ref. LADP/002/24), and Sustainable Urban Drainage Systems (SuDS), including permeable paving and swales.*
- 5. *The proposed application includes all site enabling and development works, landscaping works, PV panels, bins stores, plant, storage, boundary treatments, ESB substations, lighting, servicing, signage, and all site development works above and below ground.*

Fingal County Council has carried out an Appropriate Assessment (AA) Screening Report and has determined that a full Natura Impact Statement (Appropriate Assessment) is not required in respect of this proposed development.

An Environmental Impact Assessment Report (EIAR) has been prepared in respect of the proposed development."

Submission Procedure

The application documentation including the Environmental Impact Assessment Report may be inspected free of charge or purchased on payment of a specified fee (which fee shall not exceed the reasonable cost of making such a copy) during public opening hours from 3rd June 2026 to 14th July 2026 (inclusive of both dates) Monday-Friday excluding bank holidays at the following locations:

- The Office of An Coimisiún Pleanála, 64 Marlborough Street, Dublin 1 D01 V902 between the hours of 09:15 and 17:30;
- Fingal County Council, County Hall, Main Street, Swords, Co. Dublin, K67 X8Y2 between the hours of 09:00 and 17:00 Monday – Thursday and 09:00 and 16:30 Friday; and
- Fingal County Council Offices, Grove Road, Blanchardstown, Dublin 15, D15 W638 between the hours of 09:00 and 17:00 Monday – Thursday and 09:00 and 16:30 Friday.

The application (including EIAR) may also be inspected online at the following website set up by the Applicant: <https://consult.fingal.ie/browse>

Submissions or observations may be made, in writing only to An Coimisiún Pleanála, 64 Marlborough Street, Dublin 1, D01 V902 in respect of:

- i. the proposed development dealing with the proper planning and sustainable development of the area in which the development would be situated; and
- ii. the likely effects on the environment of the proposed development, if carried out.

Any submission / observation must be accompanied by a fee of €50 (except for certain prescribed bodies) and must be received by An Coimisiún Pleanála not later than 17.30hrs on 14th July 2026 and must include the following information: (i) the name of the person making the submission or observation, the name of the person acting on his or her behalf, if any, and the address to which any correspondence relating to the application should be sent, (ii) the subject matter of the submission or observation, and (iii) the reasons, considerations and arguments on which the submission or observation is based in full. Any submissions or observations which do not comply with the above requirements cannot be considered by the Commission.

Submissions or observations may also be made through the Commission's website at the following address: www.pleanala.ie/en-IE/Observation-on-a-SID-application-Guide to be received on or before 17.30 on 14th July 2026. The Commission may at its absolute discretion hold an oral hearing on the application (for further details see 'A Guide to Public Participation in Strategic Infrastructure Development' on the Commission's website www.pleanala.ie).

The Commission may decide to: (a)(i) give approval to the application for development; or (ii) make such modifications to the proposed development as it specifies in its decision and grant approval in respect of the proposed development as so modified; or (iii) give approval in respect of part of the proposed development with or without specified modifications of it of the foregoing kind and any of the above decisions may be subject to or without conditions; or (b) refuse the application for permission.

Any enquiries relating to the application process should be directed to the Strategic Infrastructure Section of An Coimisiún Pleanála (Telephone No. 01 8588100).

Please see link to the full application and accompanying EIAR in the email received for your convenience. Please do not hesitate to contact us if you require any further information.

Le meas,



Pauline Byrne

Partner & Head of Planning

for

Brady Shipman Martin

Irish Aviation Authority,
The Times Building,
11-12 D'Olier Street,
Dublin 2,
D02 T449

By email only: planning@iaa.ie

Date: 03/06/2026

Re: NOTIFICATION OF SECTION 175 PLANNING APPLICATION FOR DEVELOPMENT ON LANDS AT MOORETOWN, SWORDS, CO. DUBLIN.

A Dhuine Uasail,

On behalf of the Applicant, Fingal County Council, a planning application has been submitted to An Coimisiún Pleanála under the provisions of Section 175 of the *Planning and Development Act 2000 (as amended)* and in accordance with the *Planning and Development Regulations 2001 (as amended)* in respect of lands at Mooretown, Swords, Co. Dublin.

Proposed Development

The proposed development consists of the following, as set out in the statutory notices:

"The development site is located in the townland of Mooretown, Swords, Co. Dublin and comprises of two areas: the northern area is bound by Rathbeale Road to the north, Cronan's Well estate to the west and Baile na Móna estate to the south; while the southern area is bound by Baile na Móna to the north, Furzefield to the west, Ormond Crescent to the south and Lioscian estate, Cianlea estate and Glasmore Abbey to the east. The site is accessed via a link road delivered under the permitted residential development of Mooretown Phase 1 (Reg. Ref. LADP/002/24), located in the centre of the overall site, linking to Rathbeale Road (R125) to the north, and westwards to the Swords Western Distributor Road via the School Access Road.

The proposed development seeks the construction of 360 no. residential units, consisting of 305 no. houses, 20 no. own-door duplex units, and 35 no. apartments, ranging from 2-5 storeys in height. The development is set out as follows:

1. The construction of:

- 305 no. two-storey and three-storey houses comprising 168 no. two-bedroom houses, 123 no. three-bedroom houses and 14 no. four-bedroom houses;
- 20 no. own-door duplex units comprising 6 no. two-storey two-bed units over 6 no. one-bed ground floor units, and 4 no. two-bed units over 4 no. two-bed units;
- 35 no. apartments arranged within 1 no. 4-5 storey block, with balconies on all elevations and external amenity areas comprising 12 no. one-bed units, 15 no. two-bed units, & 8 no. three-bed units;
- Communal amenity space of c. 1,070 sq.m associated with apartment and duplex units; and
- A 2-storey crèche (c. 670 sq.m) and associated external play area, located at the southern area of the proposed development.

2. *Landscape works including:*

- a. *Provision of c. 4.2ha of public open space throughout the site (Class 1 and Class 2), including archaeological parks, playgrounds and play areas, Multi-use Games Area (MUGA), in addition to ancillary open space areas of c. 2.3ha.*
- b) *Pedestrian/cycle connections within the proposed development and to Baile na Móna and Rathbeale Road, with provision for future connections.*

- 3. *Provision of 580 no. car parking spaces (505 no. residential spaces, consisting of 209 no. in-curtilage residential spaces and 296 on-street residential spaces, and 75 no. visitor spaces), including 19 accessible spaces and 17 no. EV charging spaces; and 1,009 no. cycle parking spaces comprised of 809 no. secure spaces for house units and 110 no. secure spaces for apartment units (including 12 no. spaces for cargo cycles) and 72 no. spaces for the proposed crèche (including 12 no. secure spaces, of which 2 no. spaces are for cargo cycles, and 60 no. visitor spaces), and 18 no. short-stay visitor spaces throughout the development.*
- 4. *Associated site and infrastructural works including construction of a bus turn-around, provision for water services, foul and surface water drainage and associated utilities, vehicular, pedestrian/cycle connections to the permitted Mooretown Phase 1 residential development (permitted under Reg. Ref. LADP/002/24), and Sustainable Urban Drainage Systems (SuDS), including permeable paving and swales.*
- 5. *The proposed application includes all site enabling and development works, landscaping works, PV panels, bins stores, plant, storage, boundary treatments, ESB substations, lighting, servicing, signage, and all site development works above and below ground.*

Fingal County Council has carried out an Appropriate Assessment (AA) Screening Report and has determined that a full Natura Impact Statement (Appropriate Assessment) is not required in respect of this proposed development.

An Environmental Impact Assessment Report (EIAR) has been prepared in respect of the proposed development."

Submission Procedure

The application documentation including the Environmental Impact Assessment Report may be inspected free of charge or purchased on payment of a specified fee (which fee shall not exceed the reasonable cost of making such a copy) during public opening hours from 3rd June 2026 to 14th July 2026 (inclusive of both dates) Monday-Friday excluding bank holidays at the following locations:

- The Office of An Coimisiún Pleanála, 64 Marlborough Street, Dublin 1 D01 V902 between the hours of 09:15 and 17:30;
- Fingal County Council, County Hall, Main Street, Swords, Co. Dublin, K67 X8Y2 between the hours of 09:00 and 17:00 Monday – Thursday and 09:00 and 16:30 Friday; and
- Fingal County Council Offices, Grove Road, Blanchardstown, Dublin 15, D15 W638 between the hours of 09:00 and 17:00 Monday – Thursday and 09:00 and 16:30 Friday.

The application (including EIAR) may also be inspected online at the following website set up by the Applicant: <https://consult.fingal.ie/browse>

Submissions or observations may be made, in writing only to An Coimisiún Pleanála, 64 Marlborough Street, Dublin 1, D01 V902 in respect of:

- i. the proposed development dealing with the proper planning and sustainable development of the area in which the development would be situated; and
- ii. the likely effects on the environment of the proposed development, if carried out.

Any submission / observation must be accompanied by a fee of €50 (except for certain prescribed bodies) and must be received by An Coimisiún Pleanála not later than 17.30hrs on 14th July 2026 and must include the following information: (i) the name of the person making the submission or observation, the name of the person acting on his or her behalf, if any, and the address to which any correspondence relating to the application should be sent, (ii) the subject matter of the submission or observation, and (iii) the reasons, considerations and arguments on which the submission or observation is based in full. Any submissions or observations which do not comply with the above requirements cannot be considered by the Commission.

Submissions or observations may also be made through the Commission's website at the following address: www.pleanala.ie/en-IE/Observation-on-a-SID-application-Guide to be received on or before 17.30 on 14th July 2026. The Commission may at its absolute discretion hold an oral hearing on the application (for further details see 'A Guide to Public Participation in Strategic Infrastructure Development' on the Commission's website www.pleanala.ie).

The Commission may decide to: (a)(i) give approval to the application for development; or (ii) make such modifications to the proposed development as it specifies in its decision and grant approval in respect of the proposed development as so modified; or (iii) give approval in respect of part of the proposed development with or without specified modifications of it of the foregoing kind and any of the above decisions may be subject to or without conditions; or (b) refuse the application for permission.

Any enquiries relating to the application process should be directed to the Strategic Infrastructure Section of An Coimisiún Pleanála (Telephone No. 01 8588100).

Please see link to the full application and accompanying EIAR in the email received for your convenience. Please do not hesitate to contact us if you require any further information.

Le meas,



Pauline Byrne

Partner & Head of Planning

for

Brady Shipman Martin



Brady Shipman
Martin
Built.
Environment.

Dublin Airport Authority,
The Green,
Dublin Airport Central,
Swords,
Co. Dublin
K67 X4 X5

By email only: planning@daa.ie

Date: 03/06/2026

Re: NOTIFICATION OF SECTION 175 PLANNING APPLICATION FOR DEVELOPMENT ON LANDS AT MOORETOWN, SWORDS, CO. DUBLIN.

A Dhuine Uasail,

On behalf of the Applicant, Fingal County Council, a planning application has been submitted to An Coimisiún Pleanála under the provisions of Section 175 of the *Planning and Development Act 2000 (as amended)* and in accordance with the *Planning and Development Regulations 2001 (as amended)* in respect of lands at Mooretown, Swords, Co. Dublin.

Proposed Development

The proposed development consists of the following, as set out in the statutory notices:

"The development site is located in the townland of Mooretown, Swords, Co. Dublin and comprises of two areas: the northern area is bound by Rathbeale Road to the north, Cronan's Well estate to the west and Baile na Móna estate to the south; while the southern area is bound by Baile na Móna to the north, Furzefield to the west, Ormond Crescent to the south and Lioscian estate, Cianlea estate and Glasmore Abbey to the east. The site is accessed via a link road delivered under the permitted residential development of Mooretown Phase 1 (Reg. Ref. LADP/002/24), located in the centre of the overall site, linking to Rathbeale Road (R125) to the north, and westwards to the Swords Western Distributor Road via the School Access Road.

The proposed development seeks the construction of 360 no. residential units, consisting of 305 no. houses, 20 no. own-door duplex units, and 35 no. apartments, ranging from 2-5 storeys in height. The development is set out as follows:

1. The construction of:

- 305 no. two-storey and three-storey houses comprising 168 no. two-bedroom houses, 123 no. three-bedroom houses and 14 no. four-bedroom houses;
- 20 no. own-door duplex units comprising 6 no. two-storey two-bed units over 6 no. one-bed ground floor units, and 4 no. two-bed units over 4 no. two-bed units;
- 35 no. apartments arranged within 1 no. 4-5 storey block, with balconies on all elevations and external amenity areas comprising 12 no. one-bed units, 15 no. two-bed units, & 8 no. three-bed units;
- Communal amenity space of c. 1,070 sq.m associated with apartment and duplex units; and

- A 2-storey crèche (c. 670 sq.m) and associated external play area, located at the southern area of the proposed development.
- 2. *Landscape works including:*
 - a. *Provision of c. 4.2ha of public open space throughout the site (Class 1 and Class 2), including archaeological parks, playgrounds and play areas, Multi-use Games Area (MUGA), in addition to ancillary open space areas of c. 2.3ha.*
 - b) *Pedestrian/cycle connections within the proposed development and to Baile na Móna and Rathbeale Road, with provision for future connections.*
- 3. *Provision of 580 no. car parking spaces (505 no. residential spaces, consisting of 209 no. in-curtilage residential spaces and 296 on-street residential spaces, and 75 no. visitor spaces), including 19 accessible spaces and 17 no. EV charging spaces; and 1,009 no. cycle parking spaces comprised of 809 no. secure spaces for house units and 110 no. secure spaces for apartment units (including 12 no. spaces for cargo cycles) and 72 no. spaces for the proposed crèche (including 12 no. secure spaces, of which 2 no. spaces are for cargo cycles, and 60 no. visitor spaces), and 18 no. short-stay visitor spaces throughout the development.*
- 4. *Associated site and infrastructural works including construction of a bus turn-around, provision for water services, foul and surface water drainage and associated utilities, vehicular, pedestrian/cycle connections to the permitted Mooretown Phase 1 residential development (permitted under Reg. Ref. LADP/002/24), and Sustainable Urban Drainage Systems (SuDS), including permeable paving and swales.*
- 5. *The proposed application includes all site enabling and development works, landscaping works, PV panels, bins stores, plant, storage, boundary treatments, ESB substations, lighting, servicing, signage, and all site development works above and below ground.*

Fingal County Council has carried out an Appropriate Assessment (AA) Screening Report and has determined that a full Natura Impact Statement (Appropriate Assessment) is not required in respect of this proposed development.

An Environmental Impact Assessment Report (EIAR) has been prepared in respect of the proposed development.”

Submission Procedure

The application documentation including the Environmental Impact Assessment Report may be inspected free of charge or purchased on payment of a specified fee (which fee shall not exceed the reasonable cost of making such a copy) during public opening hours from 3rd June 2026 to 14th July 2026 (inclusive of both dates) Monday-Friday excluding bank holidays at the following locations:

- The Office of An Coimisiún Pleanála, 64 Marlborough Street, Dublin 1 D01 V902 between the hours of 09:15 and 17:30;
- Fingal County Council, County Hall, Main Street, Swords, Co. Dublin, K67 X8Y2 between the hours of 09:00 and 17:00 Monday – Thursday and 09:00 and 16:30 Friday; and
- Fingal County Council Offices, Grove Road, Blanchardstown, Dublin 15, D15 W638 between the hours of 09:00 and 17:00 Monday – Thursday and 09:00 and 16:30 Friday.

The application (including EIAR) may also be inspected online at the following website set up by the Applicant: <https://consult.fingal.ie/browse>

Submissions or observations may be made, in writing only to An Coimisiún Pleanála, 64 Marlborough Street, Dublin 1, D01 V902 in respect of:

- i. the proposed development dealing with the proper planning and sustainable development of the area in which the development would be situated; and
- ii. the likely effects on the environment of the proposed development, if carried out.

Any submission / observation must be accompanied by a fee of €50 (except for certain prescribed bodies) and must be received by An Coimisiún Pleanála not later than 17.30hrs on 14th July 2026 and must include the following information: (i) the name of the person making the submission or observation, the name of the person acting on his or her behalf, if any, and the address to which any correspondence relating to the application should be sent, (ii) the subject matter of the submission or observation, and (iii) the reasons, considerations and arguments on which the submission or observation is based in full. Any submissions or observations which do not comply with the above requirements cannot be considered by the Commission.

Submissions or observations may also be made through the Commission's website at the following address: www.pleanala.ie/en-IE/Observation-on-a-SID-application-Guide to be received on or before 17.30 on 14th July 2026. The Commission may at its absolute discretion hold an oral hearing on the application (for further details see 'A Guide to Public Participation in Strategic Infrastructure Development' on the Commission's website www.pleanala.ie).

The Commission may decide to: (a)(i) give approval to the application for development; or (ii) make such modifications to the proposed development as it specifies in its decision and grant approval in respect of the proposed development as so modified; or (iii) give approval in respect of part of the proposed development with or without specified modifications of it of the foregoing kind and any of the above decisions may be subject to or without conditions; or (b) refuse the application for permission.

Any enquiries relating to the application process should be directed to the Strategic Infrastructure Section of An Coimisiún Pleanála (Telephone No. 01 8588100).

Please see link to the full application and accompanying EIAR in the email received for your convenience. Please do not hesitate to contact us if you require any further information.

Le meas,



Pauline Byrne

Partner & Head of Planning
for

Brady Shipman Martin



**Brady Shipman
Martin**
Built.
Environment.

Transport Infrastructure Ireland,
Parkgate Business Centre,
Parkgate Street,
Dublin 8,
D08 DK10

By email only: landuseplanning@tii.ie

Date: 03/06/2026

Re: NOTIFICATION OF SECTION 175 PLANNING APPLICATION FOR DEVELOPMENT ON LANDS AT MOORETOWN, SWORDS, CO. DUBLIN.

A Dhuine Uasail,

On behalf of the Applicant, Fingal County Council, a planning application has been submitted to An Coimisiún Pleanála under the provisions of Section 175 of the *Planning and Development Act 2000 (as amended)* and in accordance with the *Planning and Development Regulations 2001 (as amended)* in respect of lands at Mooretown, Swords, Co. Dublin.

Proposed Development

The proposed development consists of the following, as set out in the statutory notices:

“The development site is located in the townland of Mooretown, Swords, Co. Dublin and comprises of two areas: the northern area is bound by Rathbeale Road to the north, Cronan’s Well estate to the west and Baile na Móna estate to the south; while the southern area is bound by Baile na Móna to the north, Furze field to the west, Ormond Crescent to the south and Lioscian estate, Cianlea estate and Glasmore Abbey to the east. The site is accessed via a link road delivered under the permitted residential development of Mooretown Phase 1 (Reg. Ref. LADP/002/24), located in the centre of the overall site, linking to Rathbeale Road (R125) to the north, and westwards to the Swords Western Distributor Road via the School Access Road.

The proposed development seeks the construction of 360 no. residential units, consisting of 305 no. houses, 20 no. own-door duplex units, and 35 no. apartments, ranging from 2-5 storeys in height. The development is set out as follows:

1. The construction of:

- 305 no. two-storey and three-storey houses comprising 168 no. two-bedroom houses, 123 no. three-bedroom houses and 14 no. four-bedroom houses;
- 20 no. own-door duplex units comprising 6 no. two-storey two-bed units over 6 no. one-bed ground floor units, and 4 no. two-bed units over 4 no. two-bed units;
- 35 no. apartments arranged within 1 no. 4-5 storey block, with balconies on all elevations and external amenity areas comprising 12 no. one-bed units, 15 no. two-bed units, & 8 no. three-bed units;
- Communal amenity space of c. 1,070 sq.m associated with apartment and duplex units; and
- A 2-storey crèche (c. 670 sq.m) and associated external play area, located at the southern area of the proposed development.

2. *Landscape works including:*

- a. *Provision of c. 4.2ha of public open space throughout the site (Class 1 and Class 2), including archaeological parks, playgrounds and play areas, Multi-use Games Area (MUGA), in addition to ancillary open space areas of c. 2.3ha.*
- b) *Pedestrian/cycle connections within the proposed development and to Baile na Móna and Rathbeale Road, with provision for future connections.*

- 3. *Provision of 580 no. car parking spaces (505 no. residential spaces, consisting of 209 no. in-curtilage residential spaces and 296 on-street residential spaces, and 75 no. visitor spaces), including 19 accessible spaces and 17 no. EV charging spaces; and 1,009 no. cycle parking spaces comprised of 809 no. secure spaces for house units and 110 no. secure spaces for apartment units (including 12 no. spaces for cargo cycles) and 72 no. spaces for the proposed crèche (including 12 no. secure spaces, of which 2 no. spaces are for cargo cycles, and 60 no. visitor spaces), and 18 no. short-stay visitor spaces throughout the development.*
- 4. *Associated site and infrastructural works including construction of a bus turn-around, provision for water services, foul and surface water drainage and associated utilities, vehicular, pedestrian/cycle connections to the permitted Mooretown Phase 1 residential development (permitted under Reg. Ref. LADP/002/24), and Sustainable Urban Drainage Systems (SuDS), including permeable paving and swales.*
- 5. *The proposed application includes all site enabling and development works, landscaping works, PV panels, bins stores, plant, storage, boundary treatments, ESB substations, lighting, servicing, signage, and all site development works above and below ground.*

Fingal County Council has carried out an Appropriate Assessment (AA) Screening Report and has determined that a full Natura Impact Statement (Appropriate Assessment) is not required in respect of this proposed development.

An Environmental Impact Assessment Report (EIAR) has been prepared in respect of the proposed development."

Submission Procedure

The application documentation including the Environmental Impact Assessment Report may be inspected free of charge or purchased on payment of a specified fee (which fee shall not exceed the reasonable cost of making such a copy) during public opening hours from 3rd June 2026 to 14th July 2026 (inclusive of both dates) Monday-Friday excluding bank holidays at the following locations:

- The Office of An Coimisiún Pleanála, 64 Marlborough Street, Dublin 1 D01 V902 between the hours of 09:15 and 17:30;
- Fingal County Council, County Hall, Main Street, Swords, Co. Dublin, K67 X8Y2 between the hours of 09:00 and 17:00 Monday – Thursday and 09:00 and 16:30 Friday; and
- Fingal County Council Offices, Grove Road, Blanchardstown, Dublin 15, D15 W638 between the hours of 09:00 and 17:00 Monday – Thursday and 09:00 and 16:30 Friday.

The application (including EIAR) may also be inspected online at the following website set up by the Applicant: <https://consult.fingal.ie/browse>

Submissions or observations may be made, in writing only to An Coimisiún Pleanála, 64 Marlborough Street, Dublin 1, D01 V902 in respect of:

- i. the proposed development dealing with the proper planning and sustainable development of the area in which the development would be situated; and
- ii. the likely effects on the environment of the proposed development, if carried out.

Any submission / observation must be accompanied by a fee of €50 (except for certain prescribed bodies) and must be received by An Coimisiún Pleanála not later than 17.30hrs on 14th July 2026 and must include the following information: (i) the name of the person making the submission or observation, the name of the person acting on his or her behalf, if any, and the address to which any correspondence relating to the application should be sent, (ii) the subject matter of the submission or observation, and (iii) the reasons, considerations and arguments on which the submission or observation is based in full. Any submissions or observations which do not comply with the above requirements cannot be considered by the Commission.

Submissions or observations may also be made through the Commission's website at the following address: www.pleanala.ie/en-IE/Observation-on-a-SID-application-Guide to be received on or before 17.30 on 14th July 2026. The Commission may at its absolute discretion hold an oral hearing on the application (for further details see 'A Guide to Public Participation in Strategic Infrastructure Development' on the Commission's website www.pleanala.ie).

The Commission may decide to: (a)(i) give approval to the application for development; or (ii) make such modifications to the proposed development as it specifies in its decision and grant approval in respect of the proposed development as so modified; or (iii) give approval in respect of part of the proposed development with or without specified modifications of it of the foregoing kind and any of the above decisions may be subject to or without conditions; or (b) refuse the application for permission.

Any enquiries relating to the application process should be directed to the Strategic Infrastructure Section of An Coimisiún Pleanála (Telephone No. 01 8588100).

Please see link to the full application and accompanying EIAR in the email received for your convenience. Please do not hesitate to contact us if you require any further information.

Le meas,



Pauline Byrne

Partner & Head of Planning

for

Brady Shipman Martin



**Brady Shipman
Martin**
Built.
Environment.

National Transport Authority,
Haymarket House,
Smithfield,
Dublin 7,
D07 CF98

By email only: planning@nationaltransport.ie

Date: 03/06/2026

Re: NOTIFICATION OF SECTION 175 PLANNING APPLICATION FOR DEVELOPMENT ON LANDS AT MOORETOWN, SWORDS, CO. DUBLIN.

A Dhuine Uasail,

On behalf of the Applicant, Fingal County Council, a planning application has been submitted to An Coimisiún Pleanála under the provisions of Section 175 of the *Planning and Development Act 2000 (as amended)* and in accordance with the *Planning and Development Regulations 2001 (as amended)* in respect of lands at Mooretown, Swords, Co. Dublin.

Proposed Development

The proposed development consists of the following, as set out in the statutory notices:

“The development site is located in the townland of Mooretown, Swords, Co. Dublin and comprises of two areas: the northern area is bound by Rathbeale Road to the north, Cronan’s Well estate to the west and Baile na Móna estate to the south; while the southern area is bound by Baile na Móna to the north, Furzefield to the west, Ormond Crescent to the south and Lioscian estate, Cianlea estate and Glasmore Abbey to the east. The site is accessed via a link road delivered under the permitted residential development of Mooretown Phase 1 (Reg. Ref. LADP/002/24), located in the centre of the overall site, linking to Rathbeale Road (R125) to the north, and westwards to the Swords Western Distributor Road via the School Access Road.

The proposed development seeks the construction of 360 no. residential units, consisting of 305 no. houses, 20 no. own-door duplex units, and 35 no. apartments, ranging from 2-5 storeys in height. The development is set out as follows:

1. The construction of:

- 305 no. two-storey and three-storey houses comprising 168 no. two-bedroom houses, 123 no. three-bedroom houses and 14 no. four-bedroom houses;
- 20 no. own-door duplex units comprising 6 no. two-storey two-bed units over 6 no. one-bed ground floor units, and 4 no. two-bed units over 4 no. two-bed units;
- 35 no. apartments arranged within 1 no. 4-5 storey block, with balconies on all elevations and external amenity areas comprising 12 no. one-bed units, 15 no. two-bed units, & 8 no. three-bed units;
- Communal amenity space of c. 1,070 sq.m associated with apartment and duplex units; and
- A 2-storey crèche (c. 670 sq.m) and associated external play area, located at the southern area of the proposed development.

2. *Landscape works including:*

- a. *Provision of c. 4.2ha of public open space throughout the site (Class 1 and Class 2), including archaeological parks, playgrounds and play areas, Multi-use Games Area (MUGA), in addition to ancillary open space areas of c. 2.3ha.*
- b) *Pedestrian/cycle connections within the proposed development and to Baile na Móna and Rathbeale Road, with provision for future connections.*

- 3. *Provision of 580 no. car parking spaces (505 no. residential spaces, consisting of 209 no. in-curtilage residential spaces and 296 on-street residential spaces, and 75 no. visitor spaces), including 19 accessible spaces and 17 no. EV charging spaces; and 1,009 no. cycle parking spaces comprised of 809 no. secure spaces for house units and 110 no. secure spaces for apartment units (including 12 no. spaces for cargo cycles) and 72 no. spaces for the proposed crèche (including 12 no. secure spaces, of which 2 no. spaces are for cargo cycles, and 60 no. visitor spaces), and 18 no. short-stay visitor spaces throughout the development.*
- 4. *Associated site and infrastructural works including construction of a bus turn-around, provision for water services, foul and surface water drainage and associated utilities, vehicular, pedestrian/cycle connections to the permitted Mooretown Phase 1 residential development (permitted under Reg. Ref. LADP/002/24), and Sustainable Urban Drainage Systems (SuDS), including permeable paving and swales.*
- 5. *The proposed application includes all site enabling and development works, landscaping works, PV panels, bins stores, plant, storage, boundary treatments, ESB substations, lighting, servicing, signage, and all site development works above and below ground.*

Fingal County Council has carried out an Appropriate Assessment (AA) Screening Report and has determined that a full Natura Impact Statement (Appropriate Assessment) is not required in respect of this proposed development.

An Environmental Impact Assessment Report (EIAR) has been prepared in respect of the proposed development."

Submission Procedure

The application documentation including the Environmental Impact Assessment Report may be inspected free of charge or purchased on payment of a specified fee (which fee shall not exceed the reasonable cost of making such a copy) during public opening hours from 3rd June 2026 to 14th July 2026 (inclusive of both dates) Monday-Friday excluding bank holidays at the following locations:

- The Office of An Coimisiún Pleanála, 64 Marlborough Street, Dublin 1 D01 V902 between the hours of 09:15 and 17:30;
- Fingal County Council, County Hall, Main Street, Swords, Co. Dublin, K67 X8Y2 between the hours of 09:00 and 17:00 Monday – Thursday and 09:00 and 16:30 Friday; and
- Fingal County Council Offices, Grove Road, Blanchardstown, Dublin 15, D15 W638 between the hours of 09:00 and 17:00 Monday – Thursday and 09:00 and 16:30 Friday.

The application (including EIAR) may also be inspected online at the following website set up by the Applicant: <https://consult.fingal.ie/browse>

Submissions or observations may be made, in writing only to An Coimisiún Pleanála, 64 Marlborough Street, Dublin 1, D01 V902 in respect of:

- i. the proposed development dealing with the proper planning and sustainable development of the area in which the development would be situated; and
- ii. the likely effects on the environment of the proposed development, if carried out.

Any submission / observation must be accompanied by a fee of €50 (except for certain prescribed bodies) and must be received by An Coimisiún Pleanála not later than 17.30hrs on 14th July 2026 and must include the following information: (i) the name of the person making the submission or observation, the name of the person acting on his or her behalf, if any, and the address to which any correspondence relating to the application should be sent, (ii) the subject matter of the submission or observation, and (iii) the reasons, considerations and arguments on which the submission or observation is based in full. Any submissions or observations which do not comply with the above requirements cannot be considered by the Commission.

Submissions or observations may also be made through the Commission's website at the following address: www.pleanala.ie/en-IE/Observation-on-a-SID-application-Guide to be received on or before 17.30 on 14th July 2026. The Commission may at its absolute discretion hold an oral hearing on the application (for further details see 'A Guide to Public Participation in Strategic Infrastructure Development' on the Commission's website www.pleanala.ie).

The Commission may decide to: (a)(i) give approval to the application for development; or (ii) make such modifications to the proposed development as it specifies in its decision and grant approval in respect of the proposed development as so modified; or (iii) give approval in respect of part of the proposed development with or without specified modifications of it of the foregoing kind and any of the above decisions may be subject to or without conditions; or (b) refuse the application for permission.

Any enquiries relating to the application process should be directed to the Strategic Infrastructure Section of An Coimisiún Pleanála (Telephone No. 01 8588100).

Please see link to the full application and accompanying EIAR in the email received for your convenience. Please do not hesitate to contact us if you require any further information.

Le meas,



Pauline Byrne

Partner & Head of Planning

for

Brady Shipman Martin



**Brady Shipman
Martin**
Built.
Environment.

Air Nav Ireland,
The Times Building,
11-12 D'Olier Street,
Dublin 2,
D02 T449

By email only: info@airnav.ie

Date: 03/06/2026

Re: NOTIFICATION OF SECTION 175 PLANNING APPLICATION FOR DEVELOPMENT ON LANDS AT MOORETOWN, SWORDS, CO. DUBLIN.

A Dhuine Uasail,

On behalf of the Applicant, Fingal County Council, a planning application has been submitted to An Coimisiún Pleanála under the provisions of Section 175 of the *Planning and Development Act 2000 (as amended)* and in accordance with the *Planning and Development Regulations 2001 (as amended)* in respect of lands at Mooretown, Swords, Co. Dublin.

Proposed Development

The proposed development consists of the following, as set out in the statutory notices:

"The development site is located in the townland of Mooretown, Swords, Co. Dublin and comprises of two areas: the northern area is bound by Rathbeale Road to the north, Cronan's Well estate to the west and Baile na Móna estate to the south; while the southern area is bound by Baile na Móna to the north, Furzefield to the west, Ormond Crescent to the south and Lioscian estate, Cianlea estate and Glasmore Abbey to the east. The site is accessed via a link road delivered under the permitted residential development of Mooretown Phase 1 (Reg. Ref. LADP/002/24), located in the centre of the overall site, linking to Rathbeale Road (R125) to the north, and westwards to the Swords Western Distributor Road via the School Access Road.

The proposed development seeks the construction of 360 no. residential units, consisting of 305 no. houses, 20 no. own-door duplex units, and 35 no. apartments, ranging from 2-5 storeys in height. The development is set out as follows:

1. The construction of:

- 305 no. two-storey and three-storey houses comprising 168 no. two-bedroom houses, 123 no. three-bedroom houses and 14 no. four-bedroom houses;
- 20 no. own-door duplex units comprising 6 no. two-storey two-bed units over 6 no. one-bed ground floor units, and 4 no. two-bed units over 4 no. two-bed units;
- 35 no. apartments arranged within 1 no. 4-5 storey block, with balconies on all elevations and external amenity areas comprising 12 no. one-bed units, 15 no. two-bed units, & 8 no. three-bed units;
- Communal amenity space of c. 1,070 sq.m associated with apartment and duplex units; and
- A 2-storey crèche (c. 670 sq.m) and associated external play area, located at the southern area of the proposed development.

2. *Landscape works including:*

- a. *Provision of c. 4.2ha of public open space throughout the site (Class 1 and Class 2), including archaeological parks, playgrounds and play areas, Multi-use Games Area (MUGA), in addition to ancillary open space areas of c. 2.3ha.*
- b) *Pedestrian/cycle connections within the proposed development and to Baile na Móna and Rathbeale Road, with provision for future connections.*

- 3. *Provision of 580 no. car parking spaces (505 no. residential spaces, consisting of 209 no. in-curtilage residential spaces and 296 on-street residential spaces, and 75 no. visitor spaces), including 19 accessible spaces and 17 no. EV charging spaces; and 1,009 no. cycle parking spaces comprised of 809 no. secure spaces for house units and 110 no. secure spaces for apartment units (including 12 no. spaces for cargo cycles) and 72 no. spaces for the proposed crèche (including 12 no. secure spaces, of which 2 no. spaces are for cargo cycles, and 60 no. visitor spaces), and 18 no. short-stay visitor spaces throughout the development.*
- 4. *Associated site and infrastructural works including construction of a bus turn-around, provision for water services, foul and surface water drainage and associated utilities, vehicular, pedestrian/cycle connections to the permitted Mooretown Phase 1 residential development (permitted under Reg. Ref. LADP/002/24), and Sustainable Urban Drainage Systems (SuDS), including permeable paving and swales.*
- 5. *The proposed application includes all site enabling and development works, landscaping works, PV panels, bins stores, plant, storage, boundary treatments, ESB substations, lighting, servicing, signage, and all site development works above and below ground.*

Fingal County Council has carried out an Appropriate Assessment (AA) Screening Report and has determined that a full Natura Impact Statement (Appropriate Assessment) is not required in respect of this proposed development.

An Environmental Impact Assessment Report (EIAR) has been prepared in respect of the proposed development."

Submission Procedure

The application documentation including the Environmental Impact Assessment Report may be inspected free of charge or purchased on payment of a specified fee (which fee shall not exceed the reasonable cost of making such a copy) during public opening hours from 3rd June 2026 to 14th July 2026 (inclusive of both dates) Monday-Friday excluding bank holidays at the following locations:

- The Office of An Coimisiún Pleanála, 64 Marlborough Street, Dublin 1 D01 V902 between the hours of 09:15 and 17:30;
- Fingal County Council, County Hall, Main Street, Swords, Co. Dublin, K67 X8Y2 between the hours of 09:00 and 17:00 Monday – Thursday and 09:00 and 16:30 Friday; and
- Fingal County Council Offices, Grove Road, Blanchardstown, Dublin 15, D15 W638 between the hours of 09:00 and 17:00 Monday – Thursday and 09:00 and 16:30 Friday.

The application (including EIAR) may also be inspected online at the following website set up by the Applicant: <https://consult.fingal.ie/browse>

Submissions or observations may be made, in writing only to An Coimisiún Pleanála, 64 Marlborough Street, Dublin 1, D01 V902 in respect of:

- i. the proposed development dealing with the proper planning and sustainable development of the area in which the development would be situated; and
- ii. the likely effects on the environment of the proposed development, if carried out.

Any submission / observation must be accompanied by a fee of €50 (except for certain prescribed bodies) and must be received by An Coimisiún Pleanála not later than 17.30hrs on 14th July 2026 and must include the following information: (i) the name of the person making the submission or observation, the name of the person acting on his or her behalf, if any, and the address to which any correspondence relating to the application should be sent, (ii) the subject matter of the submission or observation, and (iii) the reasons, considerations and arguments on which the submission or observation is based in full. Any submissions or observations which do not comply with the above requirements cannot be considered by the Commission.

Submissions or observations may also be made through the Commission's website at the following address: www.pleanala.ie/en-IE/Observation-on-a-SID-application-Guide to be received on or before 17.30 on 14th July 2026. The Commission may at its absolute discretion hold an oral hearing on the application (for further details see 'A Guide to Public Participation in Strategic Infrastructure Development' on the Commission's website www.pleanala.ie).

The Commission may decide to: (a)(i) give approval to the application for development; or (ii) make such modifications to the proposed development as it specifies in its decision and grant approval in respect of the proposed development as so modified; or (iii) give approval in respect of part of the proposed development with or without specified modifications of it of the foregoing kind and any of the above decisions may be subject to or without conditions; or (b) refuse the application for permission.

Any enquiries relating to the application process should be directed to the Strategic Infrastructure Section of An Coimisiún Pleanála (Telephone No. 01 8588100).

Please see link to the full application and accompanying EIAR in the email received for your convenience. Please do not hesitate to contact us if you require any further information.

Le meas,



Pauline Byrne

Partner & Head of Planning

for

Brady Shipman Martin