



NOTICE PURSUANT TO SECTION 175 OF THE PLANNING AND
DEVELOPMENT ACT, 2000 (AS AMENDED) AND THE PLANNING AND
DEVELOPMENT REGULATIONS 2001 (AS AMENDED)
APPLICATION TO AN COIMISIÚN PLEANÁLA



Fingal County Council intends to seek the approval of An Coimisiún Pleanála in accordance with Section 175 of the Planning and Development Act 2000, as amended, for the development of c. 14.75ha for residential development at Mooretown, Swords, Co. Dublin.

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:

- 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.
- Landscape works including:
 - 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.
 - Pedestrian/cycle connections within the proposed development and to Baile na Móna and Rathbeale Road, with provision for future connections.
- 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.
- 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.
- 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. 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 9.15hrs and 17.30hrs;
- Fingal County Council Offices, County Hall, Main Street, Swords, County Dublin, K67 X8Y2 between the hours of 9.00hrs to 17.00hrs Monday to Thursday and 9.00hrs to 16.30hrs Friday; and
- Fingal County Council Offices, Grove Road, Blanchardstown, Dublin 15, D15 W638 between the hours of 9.00hrs to 17.00hrs Monday to Thursday and 9.00hrs to 16.30hrs Friday.

The application (including EIAR) may also be viewed / downloaded from the following website: <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:

- the proposed development dealing with the proper planning and sustainable development of the area in which the development would be situated; and
- 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: <https://www.pleanala.ie/en-IE/Observation-on-a-SID-application-Guide> to be received on or before 17.30hrs 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. 01 858 8100). A person may question the validity of any such decision of the Commission by way of an application for judicial review, under Order 84 of the Rule of the Superior Courts (S.I. No.15 of 1986, as amended), in accordance with Section 50 of the Planning and Development Act 2000 (as amended). Practical information on the review mechanism can be accessed under the heading Information on Cases – Judicial Review of Planning Decisions on the Commission's website: www.pleanala.ie or on the Citizens Information Service website: www.citizensinformation.ie.

Signed:

Paul Carroll

Director of Housing

Housing Department Fingal County Council

Date of Erection of Site Notice: 3rd June 2026