

PLANNING

Comhairle Contae
Fhine Gall
Fingal County
Council



Tionscadal Éireann
Project Ireland
2040

FÓGRA DE BHUN ALT 175 DEN ACHT UM PLEANÁIL AGUS FORBAIRT, 2000 (ARNA LEASÚ), AGUS DE BHUN NA RIALACHÁN UM PLEANÁIL AGUS FORBAIRT, 2001 (ARNA LEASÚ) IARRATAS CHUIG AN GCOIMISIÚN PLEANÁLA

Tá sé beartaithe ag Comhairle Contae Fhine Gall ceadú a iarraidh ar an gCoimisiún Pleanála de réir alt 175 den Acht um Pleanáil agus Forbairt, 2000, arna leasú, chun thart ar 14.75 heicteár a fhorbairt le haghaidh forbairt chónaithe i mBaile na Móna, Sord, Co. Bhaile Átha Cliath.

Tá an láithreán forbartha suite i mBaile fearainn Bhaile na Móna, Sord, Co. Bhaile Átha Cliath, agus tá dhá limistéar ann: tá an limistéar thuaidh teorannaithe ag Bóthar Ráth Béil ar an taobh thuaidh, ag eastát Thobar Chrónáin ar an taobh thiar, agus ag eastát Bhaile na Móna ar an taobh theas; agus tá an limistéar theas teorannaithe ag Baile na Móna ar an taobh thuaidh, ag Furzeafel ar an taobh thiar, ag Corrán Urumhan ar an taobh theas, agus ag eastát Lios Céin, eastát Cianlea agus Mainistir na Glaise Móire ar an taobh thoir. Faightear rochtain ar an láithreán trí nascbhóthar a soláthraíodh faoi fhorbairt chónaithe cheadaithe Chéim 1 de chuid Bhaile na Móna (Uimhir Thagartha Clárúcháin LADP/002/24), atá suite i lár an láithreáin fhorlámáin, a nascann le Bóthar Ráth Béil (R125) ar an taobh thuaidh, agus siar le Bóthar Dáileacháin Iarthair Shoiríd tríd an mBóthar Rochtana Scoile.

Iarrtar leis an bhforbairt bheartaíte 360 aonad cónaithe a thógáil, ina mbeidh 305 theach, 20 aonad dhá leibhéal a mbeidh a ndoras féin acu, agus 35 árasán, a bheidh idir dhá stór agus cúig stór ar airde. Tá an fhorbairt leagtha amach mar a leanas:

- Tógáil a dhéanamh ar:
 - 305 theach dhá stór agus trí stór ina mbeidh 168 dteach dhá sheomra leapa, 123 theach trí sheomra leapa agus 14 theach ceithre sheomra leapa;
 - 20 aonad dhá leibhéal a mbeidh a ndoras féin acu, ina mbeidh 6 aonad dhá sheomra leapa dhá stór os cionn 6 aonad aon sheomra leapa bunurláir, agus 4 aonad dhá sheomra leapa os cionn 4 aonad dhá sheomra leapa;
 - 35 árasán a bheidh eagraithe laistigh de bhloc amháin a bheidh ceithre stór nó cúig stór ar airde, a mbeidh balcóiní ar gach airde agus limistéir thaitneamhachta lasmuigh acu, ina mbeidh 12 aonad aon sheomra leapa, 15 aonad dhá sheomra leapa, agus 8 n-aonad trí sheomra leapa;
 - Spás taitneamhachta comhchoiteann thart ar 1,070 méadar cearnach a bheidh bainteach le haonaid árasáin agus le haonaid dhá leibhéal; agus
 - Creis dhá stór (thart ar 670 méadar cearnach) agus limistéar súgartha lasmuigh gaolmhar, a bheidh suite ag an limistéar theas den fhorbairt bheartaíte.
 - Oibreacha tírdreacha, lena n-áireofar:
 - Thart ar 4.2 heicteár de spás oscailte poiblí a sholáthar ar fud an láithreáin (Aicme 1 agus Aicme 2), lena n-áireofar páirceanna seandálaíochta, clóis súgartha agus limistéir shúgartha, Limistéar Ilúsáide Cluichí, chomh maith le limistéir choimhdeacha spás oscailte thart ar 2.3 heicteár.
 - Naisc do choisithe/do rothaithe laistigh den fhorbairt bheartaíte agus chuig Baile na Móna agus chuig Bóthar Ráth Béil, agus soláthar ann do naisc amach anseo.
 - 580 spás páirceála carranna a sholáthar (505 spás chónaithe, ina mbeidh 209 spás chónaithe laistigh den chúirtealaiste agus 296 spás chónaithe ar an tsráid, agus 75 spás do chuairteoirí), lena n-áireofar 19 spás inrochtana agus 17 spás luchtaithe feithicil leictreacha; agus 1,009 spás páirceála rothar ina mbeidh 809 spás shlána d'aonaid tí agus 110 spás shlána d'aonaid árasáin (lena n-áireofar 12 spás do rothair lasta) agus 72 spás don chreis bheartaíte (lena n-áireofar 12 spás shlána, a mbeidh dhá spás díobh do rothair lasta, agus 60 spás do chuairteoirí), agus 18 spás do chuairteoirí gearrfhanachta ar fud na forbartha.
 - Oibreacha gaolmhara láithreáin agus bonneagair, lena n-áireofar saoráid iompaithe bus a thógáil, soláthar do sheirbhísí uisce, draenáil uisce bhreán agus uisce dromchla agus fónais ghaolmhara, naisc d'fheithicil agus do choisithe/rothaithe chuig forbairt chónaithe cheadaithe Chéim 1 de chuid Bhaile na Móna (arna ceadú faoi Uimhir Thagartha Clárúcháin LADP/002/24), agus Córais Draenála Uirbí Inbhuanaithe (SuDS), lena n-áireofar pábháil thréscailteach agus claiseanna reatha.
 - Áirítear leis an iarratas beartaíte na hoibreacha cumasúcháin agus forbartha láithreáin uile, na hoibreacha tírdreacha, na painéil fhótavoltaigh, na stórais araidí, an gléasra, an stóráil, na cóireálacha teorann, na fostaíúin de chuid BSL, an soilsiú, an seirbhísí, agus an chomharthaíocht, go huile is go hiomlán, agus na hoibreacha forbartha láithreáin uile os cionn talún agus faoi bhun talún.
- Rinne Comhairle Contae Fhine Gall Tuarascáil Scagtha le haghaidh Measúnachta Chui agus chinn sí nach bhfuil gá le Ráiteas Tionchair Natura Iomlán (Measúnacht Chui) i ndáil leis an bhforbairt bheartaíte seo.

Uimhriodh Tuarascáil ar Mheasúnacht Tionchair Timpeallachta i leith na forbartha beartaíte. Féadfar doiciméid an iarratais, lena n-áirítear an Tuarascáil ar Mheasúnacht Tionchair Timpeallachta, a iniúchadh saor in aisce nó féadfar iad a cheannach ar tháille shonraithe a íoc (ar tháille i nach mbeidh níos airde ná an costas réasúnach a bhaineann le cóip den sórt sin a dhéanamh) le linn uaireanta oscailte poiblí ón 3 Meitheamh 2026 go dtí an 14 Iúil 2026 (agus an dá dháta sin san áireamh) ó Luan go hAoine, gan laethanta saoire bainc a áireamh, ag na láithreacha seo a leanas:

- Oifig an Choimisiúin Pleanála, 64 Sráid Mhaolbhríde, Baile Átha Cliath 1, D01 V902, idir 9:15 agus 17:30;
- Oifigí Chomhairle Contae Fhine Gall, Áras an Chontae, An Phríomhshráid, Sord, Contae Bhaile Átha Cliath, K67 X8Y2, idir 9:00 agus 17:00 ó Luan go hAoine agus idir 9:00 agus 16:30 ar an Aoine; agus
- Oifigí Chomhairle Contae Fhine Gall, Bóthar an Gharraín, Baile Bhainséir, Baile Átha Cliath 15, D15 W638, idir 9:00 agus 17:00 ó Luan go hAoine agus idir 9:00 agus 16:30 ar an Aoine.

Féadfar amharc ar an iarratas (lena n-áirítear an Tuarascáil ar Mheasúnacht Tionchair Timpeallachta) nó é a íoslódáil ag an suíomh Gréasáin seo a leanas freisin: <https://consult.fingal.ie/browse>

Féadfar aighneachtaí nó tuairimí maidir leo seo a dhéanamh i scríbhinn, agus i scríbhinn amháin, chuig an gCoimisiún Pleanála, 64 Sráid Mhaolbhríde, Baile Átha Cliath 1, D01 V902:

- an fhorbairt bheartaíte, lena bpléitear le pleanáil chui agus forbairt inchothaithe an limistéir ina mbeadh an fhorbairt suite; agus
- na héifeachtaí is dóigh a bheidh ag an bhforbairt bheartaíte ar an gcomhshaoil, más rud é go ndéanfar í.

Ní foláir táille €50 a bheidh ag gabháil le haon aighneacht/tuairim (seachas i gcás comhlachtaí forordaithe áirithe) agus ní foláir iad a bheith faighte ag an gCoimisiún Pleanála tráth nach déanai ná 17:30 an 14 Iúil 2026 agus ní foláir an fhaisnéis seo a leanas a bheith san aighneacht sin/sa tuairim sin: (i) ainm an duine atá ag déanamh na haighneachta nó atá ag tabhairt na tuairime, ainm an duine atá ag gníomhú thar a cheann nó thar a ceann, más ann, agus an seoladh chuig ar cheart aon chomhfhreagras a bhaineann leis an iarratas a sheoladh, (ii) ábhar na haighneachta nó na tuairime, agus (iii) na cúiseanna, na cúisíní agus na hargóintí a bhfuil an aighneacht nó an tuairim bunaithe ina hiomláine. Ní fhéadfaidh an Coimisiún breithniú a dhéanamh ar aon aighneacht nó tuairim nach gcomhlíonann na ceanglaisí thuas.

Féadfar aighneachtaí a dhéanamh nó tuairimí a chur in iúl trí shuíomh Gréasáin an Choimisiúin ag an seoladh seo a leanas freisin: <https://www.pleanala.ie/en-IE/Observation-on-a-SID-application-Guide>, agus iad le bheith faighte faoi 17:30 an 14 Iúil 2026.

Féadfaidh an Coimisiún, dá lánrogha féin, éisteacht ó bheal a sheoladh maidir leis an iarratas (chun tuilleadh mionsonraí a fháil, féach "Treoir maidir le Rannpháirtíocht an Phobail i bhForbairt Bonneagair Straitéisigh" ar shuíomh Gréasáin an Choimisiúin (www.pleanala.ie)).

Féadfaidh an Coimisiún a chinneadh: (a)(i) an t-iarratas ar fhorbairt a cheadú; nó (ii) cibé modhuithe a dhéanamh ar an bhforbairt bheartaíte a shonróidh sé sa chinneadh uaidh agus ceadú a dheonú i leith na forbartha beartaíte ar na modhú amhlaidh; nó (iii) ceadú a dheonú i leith cuid den fhorbairt bheartaíte, fara modhuithe sonraithe air den chineál roimhe sin nó gan modhuithe den sórt sin, agus féadfaidh aon cheann de na cinntí thuasluaite a bheith faoi réir coinníollacha nó d'éagmais coinníollacha; nó (b) diúltú dion iarratas ar chead.

Ba cheart aon cheisteanna a bhaineann leis an bpróiseas iarratais a chur ar an Rannóg um Bonneagar Straitéiseach de chuid an Choimisiúin Pleanála (Uimh. Theilifóin: 01 858 8100). Féadfaidh aon duine bailíocht aon chinnidh den sórt sin ón gCoimisiún a cheistiú trí bhíthin iarratas a dhéanamh ar áthbheithniú breithiúnach, faoi Ordú 84 de Rialacha na nUaschúirteanna (I.R. Uimh. 15 de 1986, arna leasú), de réir alt 50 den Acht um Pleanáil agus Forbairt, 2000 (arna leasú). Féadfar faisnéis phraiticiúil faoin sásra áthbheithnithe a rochtain faoin gceannnteideal "Faisnéis faoi Chásanna - Áthbheithniú Breithiúnach ar Chinntí Pleanála" ar shuíomh Gréasáin an Choimisiúin ag www.pleanala.ie nó ar shuíomh Gréasáin na Seirbhíse um Fhaisnéis do Shaoránaigh ag www.citizensinformation.ie.

Paul Carroll
Stiúrthóir Tithíochta
An Roinn Tithíochta, Comhairle Contae Fhine Gall
3 Meitheamh 2026

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, Furzeafel 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:
 - 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.
- 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.

Paul Carroll
Director of Housing
Housing Department Fingal County Council
3rd June 2026

DUBLIN CITY COUNCIL: Focus Housing Association CLG intend to apply for permission for development at 80 Saint Ignatius Road, Dublin 7, D07 C6K4. The proposed development consists of: demolition of all existing 1-2 storey light industrial buildings on the site (c. 2529 sq.m) and associated boundary fencing and gate along St. Ignatius Road and the construction of 39 no. 1 bed apartment units in 4 no. new blocks ranging in height from 1-3 storeys (Block A 2 storeys, Block B, 1-3 Storeys, Block C 1-3 storeys, Block D 2 storeys). All units are intended to provide general needs age friendly homes for independent living residents. Block A provides 1 no. 1 bed apartment unit and a residents communal room with associated W/C (c. 36 sq.m), Block B provides 21 no. 1 bed apartment units, Block C provides 11 no. 1 bed apartment units and Block D provides 6 no. 1 bed apartment units. Pedestrian access to the development will be from the existing site access point along St. Ignatius Road. A new pedestrian access gate and associated boundary fencing will be provided at this location. The development also provides for c. 562 sq.m of communal open space, balconies/terraces associated with individual apartment units, provision of an ESB substation within Block A, provision of a water tank room, meter room, cleaners storerooms, M&E room and secure bicycle storage area within Block B, provision of a meter room, cleaners storeroom and secure bicycle storage area within Block C, access deck and external stairs associated with Block D, secure independent bin store area, hard and soft landscaping and proposed boundary treatment works, and provision of all other associated required site works and services above and below ground on an overall site area of c. 0.275ha. The planning application may be inspected or purchased at a fee not exceeding the reasonable cost of making a copy, at the offices of Dublin City Council, Planning Department, Block 4, Ground Floor, Civic Offices, Wood Quay, Dublin 8 during its public opening hours (9.00a.m. - 4.30p.m.). A submission or observation in relation to the application may be made in writing to the planning authority on payment of the prescribed fee (€20.00) within the period of 5 weeks beginning on the date of receipt by the authority of the application, and such submissions or observations will be considered by the planning authority in making a decision on the application. The planning authority may grant permission subject to or without conditions, or may refuse to grant permission.

Fingal County Council Site Notice

Greenleaf Homes Limited intends to apply for PERMISSION for development at a site located on lands to the east of Hayestown Road, Rush, Co. Dublin. The site is located south of Brook Lane and west of Brookford residential estate.

The development will consist of a residential development of 50 no. units comprising 38 no. 3 & 4 bed houses (terraced and semi-detached), and 2 no. blocks of duplexes comprising 6 no. 2 bed apartments and 6 no. 3-bed duplex apartments.

The development will include open spaces, surface level car parking (including EV parking), bicycle and bin storage areas, and ESB substation. Vehicular, pedestrian and cyclist access to the development will be from a new access from Hayestown Road with additional pedestrian/cyclist access to Brook Lane. The proposed development will include for all associated site development works, landscaping, boundary treatments, services provision/upgrades and associated works.

A Natura Impact Statement (NIS) has been prepared in respect of the proposed development.

The Planning Application and Natura Impact Statement (NIS) may be inspected or purchased at a fee not exceeding the reasonable cost of making a copy at the offices of the Planning Authority during its public opening hours.

Fingal County Council, Fingal County Hall, Main Street, Swords, Fingal, Co. Dublin (to inspect Planning Applications on all lands). Opening Hours 9.30 - 16.30 Monday - Friday. (Cash Office opening hours are 9.30 to 15.30 p.m.)

A submission or observation in relation to the Application and Natura Impact Statement (NIS) may be made in writing to the Planning Authority on payment of a fee of €20, within the period of 5 weeks, beginning on the date of receipt by Fingal County Council of the Application, and such submissions or observations will be considered by the Planning Authority in making a decision on the application. The Planning Authority may grant permission subject to or without conditions, or may refuse to grant permission.

DÚN LAOGHAIRE-RATHDOWN COUNTY COUNCIL

We, Eamonn & Caroline O'Kane, intend to apply for permission for development at no. 56 Hainault Road, Dublin 18, S18 W7W8; and at Arabella, Claremont Road, Dublin 18, D18 A090.

The development will consist of the removal of the existing dividing rear boundary wall between no. 56 Hainault Road and Arabella, and its relocation and the construction of a new boundary wall that is 1.7m in height. The wall's relocation will extend the rear garden size of Arabella, and reduce the rear garden size of no. 56 Hainault Road.

The development will also consist of the construction of a new single storey ancillary garden room (67sqm) at the rear and within the extended rear garden of Arabella, and this extended garden will also include a new soakaway and ancillary site development works. No works are proposed to either dwelling.

The planning application may be inspected or purchased at a fee not exceeding the reasonable cost of making a copy at the offices of the planning authority, County Hall, Dún Laoghaire during its public opening hours. A submission or observation may be made on payment of a fee of €20 within a period of 5 weeks from the date the application is received by the planning authority.

TO PLACE A LEGAL OR PLANNING NOTICE
TELEPHONE 01- 485 4835 OR EMAIL: legal@thestar.ie