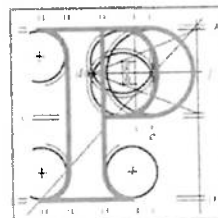


**Our Case Number:** ACP-324350-26



**An  
Coimisiún  
Pleanála**

Department of Housing, Local Government and Heritage  
The Manager  
Development Applications Unit  
Government Offices  
Newtown Road  
Co. Wexford  
Y35 AP90

**Date:** 10 July 2026

**Re:** Proposed development of 360 no. residential units  
Mooretown, Swords, Co. Dublin

Dear Sir / Madam,

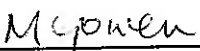
An Coimisiún Pleanála has received your recent submission in relation to the above-mentioned proposed development and will take it into consideration in its determination of the matter.

Please note that the proposed development shall not be carried out unless the Commission has approved it or approved it with conditions.

If you have any queries in relation to the matter, please do not hesitate to contact the undersigned officer of the Commission at [laps@pleanala.ie](mailto:laps@pleanala.ie).

Please quote the above-mentioned An Coimisiún Pleanála reference number in any correspondence or telephone contact with the Commission.

Yours faithfully,

  
Muirín Gowen  
Executive Officer  
Direct Line: 01-8049323

JA03

Teil  
Glao Áitiúil  
Láithreán Gréasáin  
Ríomhphost

Tel  
LoCall  
Website  
Email

(01) 858 8100  
1800 275 175  
[www.pleanala.ie](http://www.pleanala.ie)  
[communications@pleanala.ie](mailto:communications@pleanala.ie)

64 Sráid Maoilbhríde  
Baile Átha Cliath 1  
D01 V902

64 Marlborough Street  
Dublin 1  
D01 V902

## Muirin Gowen

---

**From:** Housing Manager DAU <Manager.DAU@npws.gov.ie>  
**Sent:** Friday 10 July 2026 09:05  
**To:** LAPS  
**Subject:** ACP-324350-26 - Section 175 Planning Application for a residential development at Mooretown, Swords, Co Dublin  
**Attachments:** 20260710 ACP-324350-26.pdf

**Caution:** This is an **External Email** and may have malicious content. Please take care when clicking links or opening attachments. When in doubt, contact the ICT Helpdesk.

Good morning,

Attached are heritage-related observations/recommendations for the above-mentioned application. Please acknowledge receipt.

Regards,

---

**Brian Bone**  
*Executive Officer*

---

**An Roinn Tithíochta, Rialtais Áitiúil agus Oidhreacht**  
Department of Housing, Local Government and Heritage

**Aonad na nIarratas ar Fhorbairt**  
Development Applications Unit

**Oifigí an Rialtais, Bóthar an Bhaile Nua, Loch Garman, Contae Loch Garman, Y35 AP90**  
Government Offices, Newtown Road, Wexford, Co Wexford, Y35 AP90

---



**Planning Ref:** ACP-324350-26

*(Please quote in all related correspondence)*

10 July 2026

The Secretary  
An Coimisiún Pleanála  
64 Marlborough Street  
Dublin 1  
D01 V902

Via email to: [laps@pleanala.ie](mailto:laps@pleanala.ie)

Re: Notification under Section 175 of the Planning and Development Act 2000 (as amended)  
and the Planning and Development Regulations 2001–2023 (as amended)

|                                                                                                           |
|-----------------------------------------------------------------------------------------------------------|
| <b>Section 175 Planning Application for a residential development at Mooretown,<br/>Swords, Co Dublin</b> |
|-----------------------------------------------------------------------------------------------------------|

A chara,

I refer to correspondence received in connection with the above. Outlined below are heritage-related observations/recommendations co-ordinated by the Development Applications Unit under the stated headings.

**Archaeology**

The Department has examined the archaeological component of the Cultural Heritage, Architectural and Archaeological Heritage chapter of the Environmental Impact Assessment Report (EIAR, Chapter 15) submitted with the above proposed development. The presence of subsurface archaeological remains and the archaeological potential of the proposed development site are noted.

On the basis of the information in the report, the results of previous test excavations and the proposed archaeological mitigation (EIAR, Section 15.5) it is the Department's recommendation that a planning condition pertaining to Archaeological Preservation in situ in advance of construction works and Archaeological Monitoring of ground disturbance at construction stages within the development site be included in any grant of planning permission that may issue.



The condition should read as follows:

**Archaeological Preservation in situ and Archaeological Monitoring shall consist of the following:**

1. The applicant is required to engage the services of a suitably qualified archaeologist to co-ordinate the mitigation proposals contained in the Environmental Impact Assessment Report (Section 15.5) for archaeological preservation in situ and protection of the archaeological features already identified in advance of construction works and the Archaeological Monitoring, under licence of ground disturbance at construction stages across the development site.
2. The archaeologist will oversee and implement the plan for the preservation in situ, conservation and management of the subsurface sites to be enclosed within the archaeological parks areas (EIAR 15.5.1.2).
3. The archaeologist will assist in the integration of the totality of the archaeological mitigation into the Construction and Environmental Management Plan.
4. Should previously unidentified archaeological material be found during the course of monitoring, the archaeologist may have work on the site stopped, pending a decision as to how best to deal with the archaeology. The developer shall be prepared to be advised by the National Monuments Service of the Department with regard to any necessary mitigating action (e.g. preservation in situ, or excavation) and should facilitate the archaeologist in recording any material found.
5. The Planning Authority and the National Monuments Service of the Department shall be furnished with a report describing the results of the monitoring.

**Reason:** To ensure the continued preservation (either in situ or by record) of places, caves, sites, features or other objects of archaeological interest.

You are requested to send any further communications to this Department's Development Applications Unit (DAU) at [manager.dau@npws.gov.ie](mailto:manager.dau@npws.gov.ie) where used, or to the following address: The Manager, Development Applications Unit (DAU), Government Offices, Newtown Road, Wexford, Y35 AP90.



Yours faithfully,

*Julie Sullivan*

---

Julie Sullivan  
Assistant Principal  
Development Applications Unit  
Administration

## Muirin Gowen

---

**From:** Housing Manager DAU <Manager.DAU@npws.gov.ie>  
**Sent:** Friday 10 July 2026 10:08  
**To:** LAPS  
**Subject:** ACP-324350-26 - Section 175 Planning Application for a residential development at Mooretown, Swords, Co Dublin  
**Attachments:** 20260710 ACP-324350-26.pdf  
**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**Caution:** This is an **External Email** and may have malicious content. Please take care when clicking links or opening attachments. When in doubt, contact the ICT Helpdesk.

Good morning,

Attached are heritage-related observations/recommendations for the above-mentioned application. Please acknowledge receipt.

Regards,

---

**Brian Bone**  
*Executive Officer*

---

**An Roinn Tithíochta, Rialtais Áitiúil agus Oidhreachta**  
Department of Housing, Local Government and Heritage

**Aonad na nIarratas ar Fhorbairt**  
Development Applications Unit

Oifigí an Rialtais, Bóthar an Bhaile Nua, Loch Garman, Contae Loch Garman, Y35 AP90  
Government Offices, Newtown Road, Wexford, Co Wexford, Y35 AP90

---



**Planning Ref:** ACP-324350-26

*(Please quote in all related correspondence)*

10 July 2026

The Secretary  
An Coimisiún Pleanála  
64 Marlborough Street  
Dublin 1  
D01 V902

Via email to: [laps@pleanala.ie](mailto:laps@pleanala.ie)

Re: Notification under Section 175 of the Planning and Development Act 2000 (as amended)  
and the Planning and Development Regulations 2001–2023 (as amended)

|                                                                                                           |
|-----------------------------------------------------------------------------------------------------------|
| <b>Section 175 Planning Application for a residential development at Mooretown,<br/>Swords, Co Dublin</b> |
|-----------------------------------------------------------------------------------------------------------|

A chara,

I refer to correspondence received in connection with the above. Outlined below are heritage-related observations/recommendations co-ordinated by the Development Applications Unit under the stated headings.

**Archaeology**

The Department has examined the archaeological component of the Cultural Heritage, Architectural and Archaeological Heritage chapter of the Environmental Impact Assessment Report (EIAR, Chapter 15) submitted with the above proposed development. The presence of subsurface archaeological remains and the archaeological potential of the proposed development site are noted.

On the basis of the information in the report, the results of previous test excavations and the proposed archaeological mitigation (EIAR, Section 15.5) it is the Department's recommendation that a planning condition pertaining to Archaeological Preservation in situ in advance of construction works and Archaeological Monitoring of ground disturbance at construction stages within the development site be included in any grant of planning permission that may issue.



The condition should read as follows:

**Archaeological Preservation in situ and Archaeological Monitoring shall consist of the following:**

1. The applicant is required to engage the services of a suitably qualified archaeologist to co-ordinate the mitigation proposals contained in the Environmental Impact Assessment Report (Section 15.5) for archaeological preservation in situ and protection of the archaeological features already identified in advance of construction works and the Archaeological Monitoring, under licence of ground disturbance at construction stages across the development site.
2. The archaeologist will oversee and implement the plan for the preservation in situ, conservation and management of the subsurface sites to be enclosed within the archaeological parks areas (EIAR 15.5.1.2).
3. The archaeologist will assist in the integration of the totality of the archaeological mitigation into the Construction and Environmental Management Plan.
4. Should previously unidentified archaeological material be found during the course of monitoring, the archaeologist may have work on the site stopped, pending a decision as to how best to deal with the archaeology. The developer shall be prepared to be advised by the National Monuments Service of the Department with regard to any necessary mitigating action (e.g. preservation in situ, or excavation) and should facilitate the archaeologist in recording any material found.
5. The Planning Authority and the National Monuments Service of the Department shall be furnished with a report describing the results of the monitoring.

**Reason:** To ensure the continued preservation (either in situ or by record) of places, caves, sites, features or other objects of archaeological interest.

You are requested to send any further communications to this Department's Development Applications Unit (DAU) at [manager.dau@npws.gov.ie](mailto:manager.dau@npws.gov.ie) where used, or to the following address: The Manager, Development Applications Unit (DAU), Government Offices, Newtown Road, Wexford, Y35 AP90.



Yours faithfully,

---

Julie Sullivan  
Assistant Principal  
Development Applications Unit  
Administration