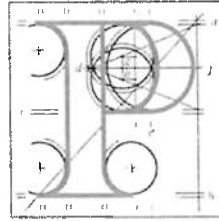


Our Case Number: ACP-324350-26



**An
Coimisiún
Pleanála**

Flávia Nunes & Derek Phillips
96 Lioscán
Swords
Co. Dublin
K67 E290

Date: 16 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 accept this letter as a receipt for the fee of €50 that you have paid.

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

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

JA02

Teil	Tel	(01) 858 8100
Glaó Áitiúil	LoCall	1800 275 175
Láithreán Gréasáin	Website	www.pleanala.ie
Ríomhphost	Email	communications@pleanala.ie

64 Sráid Maoilbhríde	64 Marlborough Street
Baile Átha Cliath 1	Dublin 1
D01 V902	D01 V902



An
Coimisiún
Pleanála

Planning Appeal Online Observation

Online Reference
NPA-OBS-006950

SIDS/LAPS

Online Observation Details

Contact Name
FLAVIA Nunes

Lodgement Date
14/07/2026 17:29:01

Case Number / Description
324350

Payment Details

Payment Method
Online Payment

Cardholder Name
Flavia Assis

Payment Amount
€50.00

Processing Section

S.131 Consideration Required

☐

Yes — See attached 131 Form

☐

N/A — Invalid

Signed

EO

Date

Fee Refund Requisition

Please Arrange a Refund of Fee of

€

Lodgement No

LDG—

Reason for Refund

Documents Returned to Observer

☐

Yes

☐

No

Request Emailed to Senior Executive Officer for Approval

☐

Yes

☐

No

Signed

EO

Date

Finance Section

Payment Reference

ch_3Tt9CbB1CW0EN5FC1CnjWnKY

Checked Against Fee Income Online

EO/AA (Accounts Section)

Amount

€

Refund Date

Authorised By (1)

SEO (Finance)

Authorised By (2)

Chief Officer/Director of Corporate Affairs/SAO/Board
Member

Date

Date

File With

SECTION 131 FORM

Appeal No

ABP—

Defer Re O/H

☐

Having considered the contents of the submission dated/received
from _____ I recommend that section 131 of the Planning
and Development Act, 2000 be/not be invoked at this stage for the following reason(s):

Section 131 not to be invoked at this stage.

☐

Section 131 to be invoked — allow 2/4 weeks for reply.

☐

Signed

Date

EO

Signed

Date

SEO/SAO

M

Please prepare BP — Section 131 notice enclosing a copy of the attached submission.

To

Task No

Allow 2/3/4 weeks

BP

Signed

Date

EO

Signed

Date

AA

Observation to An Coimisiún Pleanála

Case Reference: JH06F.324350

Observers:

Flávia Nunes
Derek Phillips
96 Lioscian
Swords, Co. Dublin
K67 E290

Observation

We wish to submit this observation in relation to the proposed residential development at Mooretown, Swords. While we recognise the need for additional housing, we strongly object to any proposal that would open the Lioscian estate to provide access, connectivity or additional traffic associated with this development.

Lioscian is an established residential estate designed to serve its existing community. Opening the estate to a large new development would fundamentally change its character and place an unreasonable burden on existing residents.

Our principal concerns are as follows:

1. Traffic Congestion and Road Safety

Opening Lioscian to the proposed development would significantly increase traffic through roads that currently serve a residential neighbourhood. Residents already experience congestion during peak hours, and additional vehicle movements would increase delays, reduce road safety and create further conflict between vehicles, pedestrians and cyclists.

Children regularly walk and cycle within the estate. Increased through-traffic would reduce safety and residential amenity.

2. Pressure on Public Transport

Bus services serving the area are already heavily used during peak commuting periods. A substantial increase in population without guaranteed additional public transport capacity will place further pressure on existing services and reduce accessibility for current residents.

3. Cumulative Impact

The proposal should not be considered in isolation. There have been numerous residential developments approved or proposed in the Swords area in recent years. The cumulative

impact on transport infrastructure, schools, healthcare services, utilities and community facilities must be fully assessed.

Existing residents should not experience a deterioration in quality of life because infrastructure has failed to keep pace with residential growth.

4. Environmental and Residential Amenity

Opening the estate would increase traffic-related noise, air pollution and disturbance. Construction traffic would also result in prolonged disruption, dust and noise affecting nearby homes.

The Environmental Impact Assessment should clearly demonstrate that these impacts have been fully assessed and can be effectively mitigated.

5. Waste, Drainage and Infrastructure Capacity

The application should demonstrate that existing drainage, wastewater, refuse collection and utility infrastructure can accommodate the additional demand without negatively affecting existing residents.

6. Community Infrastructure

The proposal should provide clear evidence that sufficient capacity exists within local schools, GP services, childcare facilities, recreational amenities and other community infrastructure before any development proceeds.

Conclusion

For the reasons outlined above, we respectfully request that An Coimisiún Pleanála **refuse any proposal to open or connect the Lioscian estate to the proposed Mooretown development.**

In addition, unless the applicant can clearly demonstrate that the surrounding transport network, public transport, community infrastructure, environmental protections and utilities can accommodate the development without unacceptable impacts on existing residents, we respectfully request that planning permission for the proposed development be refused.

We ask that the existing residential character, safety and amenity of Lioscian be protected and that existing residents are not required to bear the adverse impacts of a development of this scale.

Signed,

Flávia Nunes

Derek Phillips