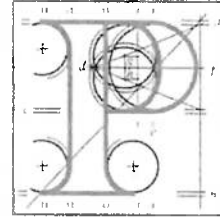


**Our Case Number: ACP-324350-26**



**An  
Coimisiún  
Pleanála**

Inland Fisheries Ireland  
c/o Roisín O'Callaghan  
3044 Lake Drive  
Citywest Business Campus  
Dublin 24  
D24 Y265

**Date:** 17 June 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:

JA03

**Teil** (01) 858 8100  
**Glaó Áitiúil** 1800 275 175  
**Láithreán Gréasáin** [www.pleanala.ie](http://www.pleanala.ie)  
**Ríomhphost** [communications@pleanala.ie](mailto:communications@pleanala.ie)

**Tel**  
**LoCall**  
**Website**  
**Email**

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

## Muirin Gowen

---

**From:** SIDS  
**Sent:** Wednesday 17 June 2026 12:18  
**To:** LAPS  
**Subject:** FW: SID: MOORETOWN, SWORDS, CO DUBLIN  
**Attachments:** Mooretown Sword SID.pdf

---

Hi,

Apologies for the delay in forwarding this; I was on leave.

Kind regards,  
Ellen

---

**From:** Roisin O'Callaghan <Roisin.O'Callaghan@fisheriesireland.ie>  
**Sent:** Monday, June 8, 2026 4:10 PM  
**To:** SIDS <sids@pleanala.ie>  
**Subject:** SID: MOORETOWN, SWORDS, CO DUBLIN

**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.

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 FOR A RESIDENTIAL DEVELOPMENT AT MOORETOWN, SWORDS, CO DUBLIN

To whom it ay concern

Attached are the comments of IFI in relation to the above application.

Kind Regards,

Roisin

**Roisin O'Callaghan**  
**Senior Fisheries Environmental Officer**

✉ Roisin.O'Callaghan@fisheriesireland.ie • ☎ +353 (0)1 8842 600 • 🌐 [www.fisheriesireland.ie](http://www.fisheriesireland.ie) • 🏠 D24 CK66



**ifi** Iascach Iníre Éireann  
Inland Fisheries Ireland

beolín / hotline  
**0818 34 74 24**

Oscailte 24 uair an lae / 7 lá in aghaidh na seachtaine  
Open 24 hours a day / 7 days a week

Help us protect Ireland's rivers, lakes and coastlines by reporting illegal fishing, water pollution or invasive spe  
Our confidential phone number is 0818 34 74 24, which is open 24 hours a day / 7 days a week.

To read our Privacy Policy and Email Disclaimer Notice, Please visit [www.fisheriesireland.ie](http://www.fisheriesireland.ie)



**08/06/2026**

**RE: 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 FOR A RESIDENTIAL DEVELOPMENT AT MOORETOWN, SWORDS, CO DUBLIN**

We have reviewed the application and associated documentation and make the following observations

- The proposed development is located in the catchment of Broadmeadow River via the Mooretown stream. Brown Trout and European Eel are found throughout the Broadmeadow system and Salmon in the lower reaches. Thus, it is vital to note that salmonid waters constraints apply to any development in this area.
- To prevent water pollution, before commencing any works, it is strongly advised to ensure that all construction personnel and contractors are made familiar with and adhere to the mitigation measures in any construction phase surface water management plan, construction management and environmental plan, Inland Fisheries guidance on protecting fisheries during construction, construction industry guidance and planning permission conditions pertaining to your site to protect water quality and the wildlife habitat of any watercourses.
- The short-term storage and removal / disposal of excavated material must be considered and planned such that risk of pollution from these activities is minimised. Drainage from the topsoil storage area will need to be directed to a settlement area for treatment. A common issue encountered on large construction sites is the excessive removal of top soil from the site resulting in the generation of volumes of silted water after wet weather that cannot be sufficiently treated before discharge to watercourses. There can be no direct pumping of contaminated water from the works to a watercourse at any time; any dewatering must be treated by either infiltration over land or to a suitably sized and sited settlement pond. A discharge licence may be required from Fingal County Council.
- It is essential that the receiving foul and storm water infrastructure has adequate capacity to accept predicted volumes from this development with no negative repercussions for quality of treatment, final effluent quality and the quality of receiving waters.



**Iascach Intíre Éireann**  
**Inland Fisheries Ireland**

- It is recommended that the "Guidelines on protection of fisheries during construction works in and adjacent to waters" (2016) be consulted particularly in the vicinity of surface water features.
- IFI have also published the following guidelines which should also be referred to during construction. They can be accessed on our website [www.fisheriesireland.ie](http://www.fisheriesireland.ie) : Revised "**Planning for watercourses in the urban environment**" which can provide guidance on site specific measures to enhance, protect, rehabilitate or establish riparian and aquatic habitats.
- A suitably qualified Ecological Clerk of Works (ECoW) should be appointed to oversee the site set-up and construction of the proposed development and the ECoW shall be present on-site during construction works and carry out the water quality monitoring. IFI must be included in an Emergency Response Plan as a notifiable body in the event of water pollution occurring during construction works. Particular attention to activities likely to generate suspended solids and/or other pollutants and the proposals to prevent these pollutants need to be specified.
- It is respectfully highlighted that appropriate environmental protection measures are the responsibility of the developer and contractor involved, and all works are subject to the provision of the Local Government (Water Pollution) Act 1977 (as amended) and the Fisheries (Consolidation) Act 1959 (as amended).

I trust you will take our observations on board.

Kind regards,

Roisin O' Callaghan

Senior Fisheries Environmental Officer  
Inland Fisheries Ireland - Dublin

**Iascach Intíre Éireann**  
**Inland Fisheries Ireland**

**Telephone:** +353 (0) 1 8842651

**EMail:** [roisin.ocallaghan@fisheriesireland.ie](mailto:roisin.ocallaghan@fisheriesireland.ie)