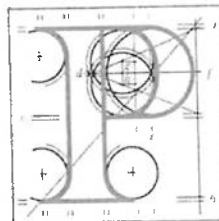


Our Case Number: ACP-324350-26



**An
Coimisiún
Pleanála**

Sinead Murray
137 Lios Cian
Swords
Co. Dublin
K67 AY02

Date: 16 July 2026

Re: Proposed development of 360 no. residential units

Mooretown, Swords, Co. Dublin

Dear Sir / Madam,

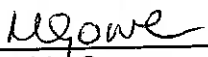
An Coimisiún Pleanála has received your recent submission in relation to the above-mentioned proposed development and will take it into consideration in its determination of the matter. Please accept this letter as a receipt for the fee of €50 that you have paid.

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
Glao Áitiúil
Láithreán Gréasáin
Ríomhphost

Tel
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64 Sráid Maoilbhríde
Baile Átha Cliath 1
D01 V902

64 Marlborough Street
Dublin 1
D01 V902



An
Coimisiún
Pleanála

Large-scale Residential Development Appeal Observation

Online Reference
LRD-OBS-006522

Online Observation Details

ACP - 324350 - 26

Contact Name
Sinead Murray

Lodgement Date
14/07/2026 11:14:10

Case Number / Description
PARTX/001/26

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. PARTX/001/26

Payment Details

Payment Method
Online Payment

Cardholder Name
Sinead Murray

Payment Amount
€50.00

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_3Tt3LqB1CW0EN5FC199UWWkP

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

To Whom It May Concern

I am writing as the owner of 137 Lios Cian, Swords, Co Dublin, K67 AY02 which directly shares a boundary with the proposed development site. While I understand the need for housing, I wish to submit the following formal observations regarding the current plans for your consideration.

1. Impact on Privacy and Overlooking

The proposed design for the rear properties features two-story houses that will look directly into my private garden and rear living areas. This represents a significant loss of privacy for my household. I request that the building be set further back.

2. Loss of Light and Overshadowing

Due to the height and close proximity of the proposed 2 story houses to our shared boundary, my garden and rear rooms will experience a substantial loss of natural daylight, particular in the afternoon/evening.

3. Scale, Height and Visual Impact

The scale and massing of the proposed buildings along the boundary line are overbearing. The height of the structures will create an oppressive visual barrier at the end of my garden.

4. Drainage and Ground Levels

I am concerned about the potential for water runoff. Currently, the natural soakage of the land prevents flooding. Replacing this green space with hard standing and concrete may redirect surface water toward my property.

5. St Cronins Well

At the back of my house is St Cronins Well – it is marked by a tree – years ago the local priest tied ribbons on the tree to highlight the presence of the Holy Well in case developers tried to build over it. According to the proposals that tree that marks the Holy Well will have houses built on it. I do not agree with this.

6. Interlinking Estates

I do not think it is beneficial to have pedestrian access from Lios Cian to the proposed development. I moved to Lios Cian as it was a quiet-cul-de-sac and safe for my children to grow up. With the walkway there will be general public access. There is already a major issue of non-residents walking their dogs on Lios Cian green and either not having the dogs on leashes or not picking up after their dogs. This will be further enhanced if there is a walk way through the estates.

Conclusion

For the reasons outlined above, I request that the planning authority seek amendments to the current proposals – specifically regarding the height, boundary setbacks and window placements of the of the units adjacent to my property – before granting permission.

Kind regards

Sinead Murray