

Muirin Gowen

From: LAPS
Sent: Thursday 9 July 2026 10:52
To: planning@water.ie
Subject: RE: ACP-324350-26
Attachments: ACP-324350-26 Valid Lodgement Confirmation Letter 09.07.26.pdf

To whom it may concern,

Please find correspondence attached related to the above-mentioned application.

It would be greatly appreciated if you could confirm receipt of this email.

Kind regards,
Muirin

From: Planning <Planning@water.ie>
Sent: Monday 6 July 2026 10:49
To: SIDS <sids@pleanala.ie>; Bord <bord@pleanala.ie>
Subject: Uisce Éireann observations

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.

Dear Sir/Madam,

In response to An Coimisiún Pleanála - Case reference: ACP-324350-26 , 360 no. residential units, Mooretown, Swords [324350 | An Coimisiún Pleanála -](#)

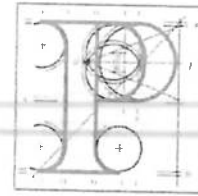
Please find attached Uisce Éireann's observations.

I hope you find this information helpful. If you have any queries, please do not hesitate to contact me.

Aine Rowan
Planning Application Specialist

Uisce Éireann
Teach Colvill, 24–26 Sráid Thalbóid, Baile Átha Cliath 1, D01 NP86, Éire

Our Case Number: ACP-324350-26



An
Coimisiún
Pleanála

Uisce Éireann
c/o Aine Rowan
Colvill House
24-26 Talbot Street
Dublin 1
D01 NP86

Date: 09 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.

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

Tell
Glao Áitiúil
Láithreán Gréasáin
Ríomhphost

Tel
LoCall
Website
Email

(01) 858 8100
1800 275 175
www.pleanala.ie
communications@pleanala.ie

64 Sráid Maoilbhríde
Baile Átha Cliath 1
D01 V902

64 Marlborough Street
Dublin 1
D01 V902

Muirin Gowen

From: SIDS
Sent: Monday 6 July 2026 12:00
To: LAPS
Cc: Muirin Gowen
Subject: FW: Uisce Éireann observations
Attachments: UE Observations to ACP on Fingal S175 Mooretown Swords.pdf

From: Planning <Planning@water.ie>
Sent: Monday 6 July 2026 10:49
To: SIDS <sids@pleanala.ie>; Bord <bord@pleanala.ie>
Subject: Uisce Éireann observations

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.

Dear Sir/Madam,

In response to An Coimisiún Pleanála - Case reference: ACP-324350-26 , 360 no. residential units, Mooretown, Swords [324350 | An Coimisiún Pleanála -](#)

Please find attached Uisce Éireann's observations.

I hope you find this information helpful. If you have any queries, please do not hesitate to contact me.

Aine Rowan
Planning Application Specialist

Uisce Éireann
Teach Colvill, 24–26 Sráid Thalbóid, Baile Átha Cliath 1, D01 NP86, Éire
Uisce Éireann
Colvill House, 24–26 Talbot Street, Dublin 1, D01 NP86, Ireland
www.water.ie
[Facebook](#) | [Twitter](#) | [LinkedIn](#)

Is don duine amháin nó don eintiteas amháin ainmnithe ar an seoladh an fhaisnéis agus d'fhéadfadh

ábhar faoi rún, faoi phribhléid nó ábhar atá íogair ó thaobh na tráchtála de a bheith mar chuid den fhaisnéis. Tá toirmeasc ar aon daoine nó aon eititis; nach dóibh siúd an fhaisnéis- aon athbhreithniú a dhéanamh, aon atarchur a dhéanamh nó aon athdháileadh a dhéanamh, nó aon úsáid eile a bhaint as an bhfaisnéis, nó aon ghníomh a bhraithfeadh ar an bhfaisnéis seo a dhéanamh agus d'fhéadfaí an dlí a sháru dá ndéanfaí sin. Séanann Uisce Éireann dliteanas as aon ghníomh agus as aon iarmhairt bunaithe ar úsáid neamhúdaraith na faisnéise seo. Séanann Uisce Éireann dliteanas maidir le seachadadh iomlán agus ceart na faisnéise sa chumarsáid seo agus séanann Uisce Éireann dliteanas maidir le haon mhoill a bhaineann leis an bhfaisnéis a fháil. Má tá an ríomh-phost seo faighte agat trí dhearmad, déan teagmháil leis an seoltóir más é do thoil é agus scríos an t-ábhar ó gach aon ríomhaire. D'fhéadfadh ríomhphost a bheith so-ghabhálach i leith truaillithe, idircheaptha agus i leith leasuithe neamhúdaraith. Séanann Uisce Éireann aon fhreagracht as athruithe nó as idircheapadh a rinneadh ar an ríomhphost seo nó as aon dochar do chórais na bhfaighteoirí déanta ag an teachtaireacht seo nó ag a ceangaltáin tar éis a sheolta. Tabhair faoi deara go bhféadfadh monatóireacht a bheith á dhéanamh ar theachtaireachtaí chuig Uisce Éireann agus ó Uisce Éireann d'fhonn ár ngnó a chosaint agus chun a chinntiú go bhfuiltear ag teacht le beartais agus le caighdeáin Uisce Éireann. Is cuideachta gníomhaíochta ainmnithe é Uisce Éireann atá faoi theorainn scaireanna, a bunaíodh de bhun fhorálacha na n-Achtanna um Sheirbhísí Uisce 2007-2022, a bhfuil a bpríomh-ionad gnó ag Teach Colvill, 24-26 Sráid na Talbóide, BÁC 1.

Go raibh maith agat as d'aird a thabhairt.

The information transmitted is intended only for the person or entity to which it is addressed and may contain confidential, commercially sensitive and/or privileged material. Any review, retransmission, dissemination or other use of, or taking of any action in reliance upon, this information by persons or entities other than the intended recipient is prohibited and may be unlawful. Uisce Éireann accepts no liability for actions or effects based on the prohibited usage of this information. Uisce Éireann is neither liable for the proper and complete transmission of the information contained in this communication nor for any delay in its receipt. If you received this in error, please contact the sender and delete the material from any computer. E-Mail may be susceptible to data corruption, interception and unauthorised amendment. Uisce Éireann accepts no responsibility for changes to or interception of this e-mail after it was sent or for any damage to the recipients systems or data caused by this message or its attachments. Please also note that messages to or from Uisce Éireann may be monitored to ensure compliance with Uisce Éireann's policies and standards and to protect our business. Uisce Éireann is a designated activity company limited by shares, established pursuant to the Water Services Acts 2007-2022, having its principal place of business at Colvill House, 24-26 Talbot Street, Dublin 1.

Thank you for your attention.

Is don duine amháin nó don eintiteas amháin ainmnithe ar an seoladh an fhaisnéis agus d'fhéadfadh ábhar faoi rún, faoi phribhléid nó ábhar atá íogair ó thaobh na tráchtála de a bheith mar chuid den fhaisnéis. Tá toirmeasc ar aon daoine nó aon eititis; nach dóibh siúd an fhaisnéis- aon athbhreithniú a dhéanamh, aon atarchur a dhéanamh nó aon athdháileadh a dhéanamh, nó aon úsáid eile a bhaint as an bhfaisnéis, nó aon ghníomh a bhraithfeadh ar an bhfaisnéis seo a dhéanamh agus d'fhéadfaí an dlí a sháru dá ndéanfaí sin. Séanann Uisce Éireann dliteanas as aon ghníomh agus as aon iarmhairt bunaithe ar úsáid neamhúdaraith na faisnéise seo. Séanann Uisce Éireann dliteanas maidir le

seachadadh iomlán agus ceart na faisnéise sa chumarsáid seo agus séanann Uisce Éireann dliteanas maidir le haon mhoill a bhaineann leis an bhfaisnéis a fháil. Má tá an ríomh-phost seo faighte agat trí dhearmad, déan teagmháil leis an seoltóir más é do thoil é agus scrios an t-ábhar ó gach aon ríomhaire. D'fhéadfadh ríomhphost a bheith so-ghabhálach i leith truaillithe, idircheaptha agus i leith leasuithe neamhúdairithe. Séanann Uisce Éireann aon fhreagracht as athruithe nó as idircheapadh a rinneadh ar an ríomhphost seo nó as aon dochar do chórais na bhfaighteoirí déanta ag an teachtaireacht seo nó ag a ceangaltáin tar éis a sheolta. Tabhair faoi deara go bhféadfadh monatóireacht a bheith á dhéanamh ar theachtairreachtaí chuig Uisce Éireann agus ó Uisce Éireann d'fhonn ár ngnó a chosaint agus chun a chinntiú go bhfuiltear ag teacht le beartais agus le caighdeáin Uisce Éireann. Is cuideachta gníomhaíochta ainmnithe é Uisce Éireann atá faoi theorainn scaireanna, a bunaíodh de bhun fhorálacha na n-Achtanna um Sheirbhísí Uisce 2007-2022, a bhfuil a bpríomh-ionad gnó ag Teach Colvill, 24-26 Sráid na Talbóide, BÁC 1.

Go raibh maith agat as d'aird a thabhairt.

The information transmitted is intended only for the person or entity to which it is addressed and may contain confidential, commercially sensitive and/or privileged material. Any review, retransmission, dissemination or other use of, or taking of any action in reliance upon, this information by persons or entities other than the intended recipient is prohibited and may be unlawful. Uisce Éireann accepts no liability for actions or effects based on the prohibited usage of this information. Uisce Éireann is neither liable for the proper and complete transmission of the information contained in this communication nor for any delay in its receipt. If you received this in error, please contact the sender and delete the material from any computer. E-Mail may be susceptible to data corruption, interception and unauthorised amendment. Uisce Éireann accepts no responsibility for changes to or interception of this e-mail after it was sent or for any damage to the recipients systems or data caused by this message or its attachments. Please also note that messages to or from Uisce Éireann may be monitored to ensure compliance with Uisce Eireann's policies and standards and to protect our business. Uisce Éireann is a designated activity company limited by shares, established pursuant to the Water Services Acts 2007-2022, having its principal place of business at Colvill House, 24-26 Talbot Street, Dublin 1.

Thank you for your attention.

Uisce Éireann Ref: PN26000042818

An Coimisiún Pleanála Planning Ref: ACP-324350-26

Applicant: Fingal County Council
Planning Authority: An Coimisiún Pleanála
Issue Date: 2nd July 2026

Bosca OP 448
Oifig Sheachadta na
Cathrach Theas
Cathair Chorcaí

Uisce Éireann
PO Box 448
South City
Delivery Office
Cork City

www.water.ie

Development Location: Mooretown, Swords

Development Description: 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.

A Chara,

As the National Water Utility Uisce Éireann delivers water services pursuant to the Water Services Act (and other legislation) and in accordance with our statutory functions and ancillary responsibilities and in a manner which is consistent with public policy.

Uisce Éireann is responsible for the delivery of all public water and wastewater services in Ireland. We are committed to continuously upgrading and developing critical infrastructure to support growth in our economy, while protecting the environment and safeguarding water supplies. Our primary function is to provide clean drinking water to customers and to treat and return wastewater safely to the environment. In providing these services we play a central role in enabling economic growth, protecting both the environment and the health and safety of our customers and the wider public.

Uisce Éireann recognizes the national importance of housing projects of this nature and welcomes the opportunity to make observations at this juncture. Please accept this submission in respect of the above-referenced Section 175 application.

The applicant has engaged with Uisce Éireann via a Pre-Connection Enquiry (our reference: CDS25003155), and Uisce Éireann can confirm that a Confirmation of Feasibility has been issued to the applicant in August 2025, advising that water and wastewater connections are feasible subject to infrastructural upgrades.

Uisce Éireann respectfully requests that any grant of permission for the proposed development attach the following Conditions:

1. The applicant / developer shall enter into a Connection Agreement with Uisce Éireann prior to commencement, to provide for service connections to the public water supply

and wastewater collection network, and shall adhere to the standards and conditions set out in that agreement.

2. The internal infrastructure currently under construction as part of Mooretown Phase 3, shall be of adequate capacity to cater for all phases, including the proposed development, and shall be completed and connected to Uisce Éireann network prior to any connections for the proposed development.
3. A Water Supply Infrastructure Masterplan and a Wastewater Infrastructure Masterplan for Moortown East Development (all phases) shall be submitted at a Connection Application stage for approval by Uisce Éireann.
4. In order to accommodate the proposed development, the Glen Ellen Road Storage Tank downstream of the site shall be completed, commissioned and fully operational prior the connection of the proposed development. Uisce Éireann currently has no plans to deliver this upgrade. The Glen Ellen Road Storage Tank and associated upgrades is proposed via a third party and all associated third party permissions, licences and easements shall be obtained by the developer and vested in Uisce Éireann as required.
5. All development shall be carried out in compliance with Uisce Éireann's Standard Details and Codes of Practice.
6. Uisce Éireann does not permit Build Over of its assets. Where the applicant proposes to build over or near to, or propose to divert, existing water or wastewater services the applicant shall have received written Confirmation of Feasibility (COF) of Separation Distance(s), Protection Measure(s), and/or Diversion(s) from Uisce Éireann (diversions@water.ie) prior to any works commencing.

Queries relating to observations above should be directed to planning@water.ie.

Yours sincerely,



Dermot Phelan
Connections and Developer Services