

PLANNING APPLICATION FORM

Please read directions and documentation requirements at back of form before completion. All questions relevant to the proposal being applied for must be answered. Non relevant questions: Please mark n/a.

PLANNING APPLICATION FORM (Part 1)

1. Name of Relevant Planning Authority: Fingal County Council

2. Location of Development

Postal Address or Townland or Location (as may best identify the land or structure in question)	A site of 2.22 Ha principally located at Swords Business Park, Swords, Co. Dublin. The site is principally bound: to the north by an access road and ancillary car park to serve Swords Business Park; to the east by the M1 Motorway; to the south by Mantua Road; and to the west by an access road to serve Swords Business Park. The application site also extends to include parts of: the access road to the north and west for footpath, landscape and foul drainage connection works; Mantua Road to the west for foul drainage connection works; and the green strip to the south at Mantua Road for a pedestrian and cyclist connection.
Ordnance Survey Map Ref No (and the Grid Reference where available)	x4 - see map Grid Eastings: 719,005 Grid Northings: 747,206

3. Type of planning permission (please tick appropriate box):

☒ Permission

☐ Permission for retention

☐ Outline Permission

☐ Permission consequent on Grant of Outline Permission

4. Where planning permission is consequent on grant of outline

permission:

Outline Permission Register Reference Number:

Date of Grant of Outline Permission:

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5. Applicant ²

Name(s)	Jackie Greene Construction Limited
	Contact details of Applicant to be supplied at Question ²³

6. Where Applicant is a Company (registered under the Companies Acts):

Name(s) of company director(s)	Brian Greene, John Greene, Fiona Greene
Registered Address (of company)	Verdant House, Fortfield Square College Drive Terenure, Dublin 6W
Company Registration No.	109025

7. Person/Agent acting on behalf of the Applicant (if any):

Name	Daniel Moody
	Address to be supplied at the end of this form. (Question 24)

8. Person responsible for preparation of Drawings and Plans: ^{3 & 16}

Name	Patrick McNabola
Firm/Company	MCORM Architects

9. Description of Proposed Development:

Brief description of nature and extent of development ⁴	Permission is sought for a mixed-use development with a gross floor area of 30,358 sq m and principally comprised in 5 No. blocks (A-E), with heights ranging from 1 No. to 9 No. storeys. The proposed block heights are as follows: Block A is 6 No. to 7 No. storeys; Block B is 6 No. to 7 No. storeys; Block C is 6 No. to 7 No. storeys; Block D is 6 No. to 9 No. storeys; and Block E is 1 No. to 9 No. storeys. The development consists of: 289 No. residential apartments (60 No. 1-bed, 200 No. 2-bed and 29 No. 3-bed); retail/commercial unit (701 sq m); and crèche (418 sq m) with outdoor play area (42 sq m). The development also comprises: new multi-modal site entrance to the west; minor relocation of existing northern site entrance to the east; internal road, cycle and footpath network; 132 No. car parking spaces; 13 no. motorcycle parking spaces; cycle parking; hard and soft landscaping, including public open space, communal amenity space (at-grade and as roof gardens atop Block D and Block E) and incidental open space; private amenity space as balconies and terraces facing all directions; public lighting; bin stores; plant rooms; 2 No. sub-stations; green roofs; rooftop plant, PV panels, telecommunications infrastructure, lift overruns and automatic opening vents; and all associated works above and below ground.
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10. Legal Interest of Applicant in the Land or Structure:

Please tick appropriate box to show applicant's legal interest in the land or structure	A. Owner	B. Occupier
	C. Other X	
Where legal interest is 'Other', please expand further on your interest in the land or structure.	Letters of consent provided by: Balmoral Land Naul Limited, No. 29 North Anne Street, Dublin 7 Fingal County Council, County Hall, Main Street, Swords, Co. Dublin	

If you are not the legal owner, please state the name of the owner and supply a letter from the owner of consent to make the application as listed in the accompanying documentation.	See above See above
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11. Site Area:

Area of site to which the application relates in hectares	2.220
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12. Where the application relates to a building or buildings:

Gross floor space ⁵ of any existing building(s) in sq m	0.00
Gross floor space of proposed works in sq m	30,358.00
Gross floor space of work to be retained in sq m (if appropriate)	0.00
Gross floor space of any demolition in sq m (if appropriate)	0.00

13. In the case of mixed development (e.g. residential, commercial, industrial, etc), please provide breakdown of the different classes of development and breakdown of the gross floor area of each class of development:

Class of Development	Gross floor area in sq m
class14	29240
class14	701
class14	418

14. In the case of residential development please provide the following,

(a) Breakdown of residential mix:

Number of	Studio	1 Bed	2 Bed	3 Bed	4 Bed	4+ Bed	Total
Houses	0	0	0	0	0	0	0
Apartments	0	60	200	29	0	0	289

Number of car parking spaces to be provided		Total: 132
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15. Where the application refers to a material change of use of any land or structure or the retention of such a material change of use:

Existing use ⁶ (or previous use where retention permission is sought)	Undeveloped, greenfield.
Proposed use (or use it is proposed to retain)	Residential, childcare, commercial/retail.
Nature and extent of any such proposed use (or use it is proposed to retain)	Residential, childcare, commercial/retail.

16. Social and Affordable Housing

Please tick appropriate	Yes	No
Is the application an application for permission for development to which Part V of the Planning and Development Act 2000, as amended, applies? ⁷	X	

If the answer to the above question is "yes" and the development is not exempt (see below), you must provide, as part of your application, details as to how you propose to comply with section 96 of Part V of the Act including, for example, (i) details of such part or parts of the land which is subject to the application for permission or is or are specified by the Part V agreement, or houses situated on such aforementioned land or elsewhere in the planning authority's functional area proposed to be transferred to the planning authority, or details of houses situated on such aforementioned land or elsewhere in the planning authority's functional area proposed to be leased to the planning authority, or details of any combination of the foregoing, and (ii) details of the calculations and methodology for calculating values of land, site costs, normal construction and development costs and profit on those costs and other related costs such as an appropriate share of any common development works as required to comply with the provisions in Part V of the Act."

(iii) If the answer to the above question is "yes" but you consider that paragraph (j) of Section 96(3) would be applicable, evidence of when site was purchased should be submitted.

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Please refer to Sections 5.8 and 6.13 of the enclosed Planning Report and Statement of Consistency for details and direction to the relevant enclosed materials.

If the answer to the above question is **“yes”** but you consider the development to be exempt by virtue of section 97 of the Planning and Development Act 2000, as amended ⁸ , a copy of the Certificate of Exemption under section 97 must be submitted (or, where an application for a certificate of exemption has been made but has not yet been decided, a copy of the application should be submitted).

If the answer to the above question is **“no”** by virtue of section 96(13) of the Planning and Development Act 2000, as amended ⁹ , details indicating the basis on which section 96(13) is considered to apply to the development should be submitted.

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17. Development Details

Please tick appropriate	Yes	No
Does the proposed development consist of work to a protected structure and/or its curtilage or proposed protected structure and/or its curtilage?		X
Does the proposed development consist of work to the exterior of a structure which is located within an architectural conservation area (ACA)?		X
Does the application relate to development which affects or is close to a monument or place recorded under section 12 of the National Monuments Acts 1930-2004 ¹⁰		X
Does the proposed development require the preparation of an Environmental Impact Statement ¹¹ ?		X
Does the application relate to work within or close to a European Site or a Natural Heritage Area ¹² ?	X	
Does the application relate to a development which comprises or is for the purposes of an activity requiring a licence from the Environmental Protection Agency other than a waste licence?		X
Does the application relate to a development which comprises or is for the purposes of an activity requiring a waste licence?		X
Do the Major Accident Regulations apply to the proposed development?		X
Does the application relate to a development in a Strategic Development Zone?		X
Does the proposed development involve the demolition of any structure?		X

18. Site History

Details regarding site history (if known)
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Has the site in question ever, to your knowledge, been flooded?
 Yes [] No [X]
 If yes, please give details e.g. year, extent:
 Are you aware of previous uses of the site e.g. dumping or quarrying?
 Yes [] No [X]
 If yes, please give details:

Are you aware of any valid planning applications previously made in respect of this land/structure?

Yes [X] No []
 If yes, please state planning reference number(s) and the date(s) of receipt of the planning application(s) by the planning authority if known:

Reference No.: F94A0575	Date: 18/08/1994
Reference No.: F00A0054	Date: 26/05/2000
Reference No.:	Date:
Reference No.:	Date:

If a valid planning application has been made in respect of this land or structure in the 6 months prior to the submission of this application, then the site notice must be on a yellow background in accordance with Article 19(4) of the Planning and Development Regulations 2001, as amended.

Is the site of the proposal subject to a current appeal to An Coimisiún Pleanála in respect of a similar development ¹³ ?

Yes [] No [X].
 An Coimisiún Pleanála Reference No.: .

19. Pre-application Consultation

Has a pre-application consultation taken place in relation to the proposed development ¹⁴ ?

Yes [X] No []
 If yes, please give details: See Section 1.2 of the Planning Report and Statement of Consistency.

Reference No. (if any): LRD0066/S1

Date(s) of consultation: 2025-04-16

Persons involved: Inadequate space provided. Please see Section 1.2 of the Planning Report and Statement of Consistency.

20. Services

Proposed Source of Water Supply

Please indicate whether existing or new:

Existing []

New [X]

Not Applicable []

Public Mains [X]

Group Water Scheme []

Private Well []

Other (please specify) []

Name of Group Water Scheme (where applicable)

Proposed Wastewater Management/Treatment

Please indicate whether existing or new:

Existing []

New [X]

Not Applicable []

Public Sewer [X]

Conventional septic tank system []

Other on-site treatment system (Please specify) []

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Proposed Surface Water Disposal	
Public Sewer/Drain [X]	RECEIVED: 08/07/2026
Soakpit []	
Watercourse []	
Other (Please specify) []	
Not Applicable []	

21. Details of Public Notice

Approved newspaper in which notice was published	Irish Daily Star
Date of publication	08-07-2026
Date on which site notice was erected ¹⁷	08-07-2026

22. Application Fee

Fee Payable ¹⁸	55,626.80
Basis of Calculation	Class 14a: 289 No. units @ €130.00 per unit = €37,570.00 Class 14b: 1,119 sq m @ €7.2. per sq m = €8,056.80 NIS included: Yes = €10,000.00 Total: €55,626.80 Proof of fee payment included as Appendix A to the Planning Report and Statement of Consistency.

I hereby declare that, to the best of my knowledge and belief, the information given in this form is correct and accurate and fully compliant with the Planning & Development Acts 2000, as amended, and the Regulations made there under: Where an application is made in electronic form with the consent of the Planning Authority under article 22(3) of the Principal Regulations valid login credentials will replace the need for a signature and satisfy the declaration.

To be signed by applicant(s) or agent where applicable.

	Applicant	Applicant (where more than one applicant is named).	Agent
Signature	_____	_____	_____
Print Name	_____	_____	_____
Date	_____	_____	_____