

Planning Department
Fingal County Council
County Hall
Main Street
Swords
Co. Dublin
K67 X8Y2

Wednesday, 8th July 2026

To whom it may concern,

RE: COVER LETTER IN RESPECT OF A PROPOSED MIXED-USE DEVELOPMENT THAT CONSTITUTES A LARGE-SCALE RESIDENTIAL DEVELOPMENT AT GREENFIELDS, SWORDS, CO. DUBLIN

1.0 INTRODUCTION

Thornton O'Connor Town Planning¹, in association with MCORM Architects² (MCORM), Roger Mullarkey & Associates³, NRB Consulting Engineers⁴ (NRB), MandE Consulting Engineers⁵ (MandE), Cunnane Stratton Reynolds Land Planning & Design⁶ (CSR), CMK Hort + Arb Limited⁷ (CMK), DNV⁸, 3D Design Bureau⁹ (3DDB), Model Works¹⁰, Integrated Environmental Solutions Consulting¹¹ (IES), Wave Dynamics Acoustic Consultants¹² (Wave), AWN Consulting¹³ (AWN), Independent Site Management¹⁴ (ISM), MacroWorks¹⁵ and John Cronin & Associates¹⁶, has been retained by Jackie Greene Construction Limited¹⁷ (the Applicant) to submit this Planning Application for a mixed-use development that constitutes a 'Large-Scale Residential Development' (LRD) to Fingal County Council (FCC).

¹ No. 1 Kilmacud Road Upper, Dundrum, Dublin 14

² No. 1 Grantham Street, Dublin 8

³ Duncreevan, Kilcock, Co. Kildare

⁴ 5th Floor, No. 40 Mespil Road, Dublin 4

⁵ Unit No. 4, Oak Close, Western Business Park, Dublin 12

⁶ Gainsboro House, No. 24 Suffolk Street, Dublin 2

⁷ Drumone, Oldcastle, Co. Meath

⁸ 3D Core C, Block No. 71, The Plaza, Park West, Dublin 12

⁹ Unit No. 1, Adelphi House, George's Street Upper, Dún Laoghaire, Co. Dublin

¹⁰ The Old Courtyard, Newtownpark Avenue, Blackrock, Co. Dublin

¹¹ Capella Building, 7th Floor, No. 60 York Street, Glasgow

¹² Block No. 5, 1st Floor, Airvista Office Park, Santry, Dublin 9

¹³ The Tecpro Building, Clonsaugh Business and Technology Park, Dublin 17

¹⁴ No. 77 Camden Street Lower, Dublin 2

¹⁵ Second Floor, Brookfield House, Blackrock, Co. Dublin

¹⁶ No. 3a Westpoint Trade Centre, Link Road, Ballincollig, Co. Cork

¹⁷ Verdant House, Fortfield Square, College Drive, Terenure, Dublin 6W

The Application relates to a development comprising 289 No. apartment units, a commercial/retail unit and a crèche, proposed in 5 No. blocks ranging in height from 1 No. to 9 No. storeys.

2.0 PLANNING APPLICATION ADMINISTRATION

In addition to this *Cover Letter*, the following are submitted with this Planning Application:

Proof of Payment of Planning Application Fee

Proof of payment via EFT of the Planning Application Fee to the amount of €55,626.80, representing the fee payable in accordance with the provisions of the *Planning and Development Regulations, 2001* (as amended). Please see Appendix A of the *Planning Report and Statement of Consistency*.

Details of the Planning Application Fee calculation:

Class	Units/Area	Fee per Unit/Area	Fee
Class 14a	289 No.	€130.00	€37,570.00
Class 14b	1,119 sq m	€7.20	€8,056.80
NIS	Yes	N/A	€10,000.00
Total			€55,626.80

Statutory Notices

A PDF of the page in the *Irish Daily Star* (published on 8th July 2026), in which notice of the Application has been published pursuant to Article 17(1)(a) of the *Planning and Development Regulations, 2001* (as amended).

A copy of the Site Notice dated 8th July 2026, erected or fixed on the land or structure pursuant to Article 17(1)(b) of the *Planning and Development Regulations, 2001* (as amended).

Planning Application Forms

The *Planning Application Form* is auto-generated as part of the online planning submission.

The *Form 19 LRD Application Form* prepared by Thornton O'Connor Town Planning.

Letters of Consent

A Letter from the Applicant authorising Thornton O'Connor to lodge the Planning Application on their behalf.

A Letter of Consent from Fingal County Council allowing the Applicant to lodge the Planning Application for development on lands in their ownership/charge.

A Letter of Consent from Balmoral Land Naul Limited allowing the Applicant to lodge the Planning Application for development on lands in their ownership/charge.

Planning

The *Planning Report and Statement of Consistency* prepared by Thornton O'Connor Town Planning.

The *Statement of Response to LRD Opinion* prepared by Thornton O'Connor Town Planning.

Architecture

The *Architectural and Urban Design Statement* prepared by MCORM.

The *Housing Quality Assessment and Schedule of Accommodation* prepared by MCORM.

The *Building Life Cycle Report* prepared by MCORM.

The following drawings prepared by MCORM:

Drawing No.	Drawing Title	Scale	Size
SWO-MCORM-AR-00-DR-P4-1001	Site Location Map	1:1,000	A1
SWO-MCORM-AR-00-DR-P4-1000	Existing Site Plan	1:500	A1
SWO-MCORM-AR-00-DR-P4-1004	Site Plan	1:500	A1
SWO-MCORM-AR-00-DR-P4-1002	Site Plan- Ground Floor	1:500	A1
SWO-MCORM-AR-00-DR-P4-1003	Site Plan- First Floor	1:500	A1
SWO-MCORM-AR-00-DR-P4-1005	Site Layout Plan- Open Space	1:500	A1
SWO-MCORM-AR-00-DR-P4-1007	Site Layout Plan Taking in Charge	1:500	A1
MCORM-AR-00-DR-P4-1008	Context Elevations	1:500	A1
SWO-MCORM-AR-00-DR-P3-1009	Unit Typologies	1:100	A1
SWO-MCORM-AR-00-DR-P4-ABA-1100	Block A- Ground and First Floor Plan	1:100	A0
SWO-MCORM-AR-00-DR-P4-ABA-1101	Block A- Second and Third Floor Plan	1:100	A0
SWO-MCORM-AR-00-DR-P4-ABA-1102	Block A- Fourth and Fifth Floor Plan	1:100	A0
SWO-MCORM-AR-00-DR-P4-ABA-1103	Block A- Sixth and Roof Floor Plan	1:100	A0
SWO-MCORM-AR-00-DR-P4-ABA-2100	Block A- Elevations Sheet 01	1:100	A0
SWO-MCORM-AR-00-DR-P4-ABA-2101	Block A- Elevations and Section Sheet 02	1:100	A0
SWO-MCORM-AR-00-DR-P4-ABB-1200	Block B- Ground and First Floor Plan	1:100	A0

Drawing No.	Drawing Title	Scale	Size
SWO-MCORM-AR-00-DR-P ₄ -ABB-1201	Block B- Second and Third Floor Plan	1:100	Ao
SWO-MCORM-AR-00-DR-P ₄ -ABB-1202	Block B-Fourth and Fifth Floor Plan	1:100	Ao
SWO-MCORM-AR-00-DR-P ₄ -ABB-1203	Block B-Sixth and Roof Floor Plan	1:100	Ao
SWO-MCORM-AR-00-DR-P ₄ -ABB-2200	Block B-Elevations Sheet 01	1:100	Ao
SWO-MCORM-AR-00-DR-P ₄ -ABB-2201	Block B-Elevations and Section Sheet 02	1:100	Ao
SWO-MCORM-AR-00-DR-P ₄ -ABC-1300	Block C- Ground and First Floor Plan	1:100	Ao
SWO-MCORM-AR-00-DR-P ₄ -ABC-1301	Block C- Second and Third Floor Plan	1:100	Ao
SWO-MCORM-AR-00-DR-P ₄ -ABC-1302	Block C-Fourth and Fifth Floor Plan	1:100	Ao
SWO-MCORM-AR-00-DR-P ₄ -ABC-1303	Block C-Sixth and Roof Floor Plan	1:100	Ao
SWO-MCORM-AR-00-DR-P ₄ -ABC-2300	Block C-Elevations Sheet 01	1:100	Ao
SWO-MCORM-AR-00-DR-P ₄ -ABC-2301	Block C-Elevations and Section Sheet 02	1:100	Ao
SWO-MCORM-AR-00-DR-P ₄ -ABD-1400	Block D- Ground Floor Plan	1:100	Ao
SWO-MCORM-AR-00-DR-P ₄ -ABD-1401	Block D-First and Second Floor Plan	1:100	Ao
SWO-MCORM-AR-00-DR-P ₄ -ABD-1402	Block D- Third and Fourth Floor Plan	1:100	Ao
SWO-MCORM-AR-00-DR-P ₄ -ABD-1403	Block D- Fifth and Sixth Floor Plan	1:100	Ao
SWO-MCORM-AR-00-DR-P ₄ -ABD-1404	Block D- Seventh Floor And Roof Level Plan	1:100	Ao
SWO-MCORM-AR-00-DR-P ₄ -ABD-1405	Block D- Roof Plan	1:100	Ao
SWO-MCORM-AR-00-DR-P ₄ -ABD-2400	Block D- Elevations Sheet 01	1:100	Ao
SWO-MCORM-AR-00-DR-P ₄ -ABD-2401	Block D- Elevations and Section Sheet 02	1:100	Ao
SWO-MCORM-AR-00-DR-P ₄ -ABE-1500	Block E- Ground Floor Plan	1:100	Ao
SWO-MCORM-AR-00-DR-P ₄ -ABE-1501	Block E-First and Second Floor Plan	1:100	Ao
SWO-MCORM-AR-00-DR-P ₄ -ABE-1502	Block E- Third and Fourth Floor Plan	1:100	Ao
SWO-MCORM-AR-00-DR-P ₄ -ABE-1503	Block E- Fifth and Sixth Floor Plan	1:100	Ao
SWO-MCORM-AR-00-DR-P ₄ -ABE-1504	Block E- Seventh and Eight Floor Plan	1:100	Ao
SWO-MCORM-AR-00-DR-P ₄ -ABE-1505	Block E- Roof Level Plan	1:100	Ao

Drawing No.	Drawing Title	Scale	Size
SWO-MCORM-AR-00-DR-P4-ABE-2500	Block E- Elevations Sheet 01	1:100	A0
SWO-MCORM-AR-00-DR-P4-ABE-2501	Block E- Elevations and Section Sheet 02	1:100	A0
SWO-MCORM-AR-00-DR-P4-1006	Car/ Bicycle Parking Plan, Bin Store Locations	1:250	A1

Civil Engineering

The *Engineering Infrastructure Report & Stormwater Impact Assessment*, prepared by Roger Mullarkey & Associates.

The *Site Specific Flood Risk Assessment* prepared by, prepared by Roger Mullarkey & Associates.

The following drawings prepared by Roger Mullarkey & Associates.

Drawing No.	Drawing Title	Scale	Size
2412/01	Road & Block Levels	1:500	A1
2412/02	S/W Drainage	1:500	A1
2412/03	Foul Drainage GA	1:500	A1
2412/04	Watermain GA	1:500	A1
2412/05	Drainage/Levels/ Watermain GA	1:500	A1
2412/06	Attenuation Storage Sections	1:50	A1
2412/07	SuDS Details	As Shown	A1
2412/08	Road Details	As Shown	A1
2412/09	Foul Pumping Station GA	As Shown	A1
2412/10	Existing Drainage Summary	1:500	A1
2412/11	Paved Areas & Exceedance Flow Route	1:500	A3
2412/12	Manhole Details	As Shown	A1
2412/13	S/W Longitudinal Sections	As Shown	A1
2412/14	Foul Longitudinal Sections - Sheet 1	As Shown	A1
2412/15	Foul Longitudinal Sections- Sheet 2	As Shown	A1

Traffic

The *Traffic & Transport Assessment Report*, prepared by NRB Consulting Engineers.

Including the following Appendices, as 2 No. separated documents.

- Appendix A: *Proposed Development – Layout / Access Arrangement / TRACKs* [see drawing list below];
- Appendix B: *2025 Traffic Survey Data Output*
- Appendix C: *TRICS Trip Generation Output - Residential Apartments / Crèche / Retail Elements*
- Appendix D: *Traffic Surveys, Trip Distribution & Network Traffic Flow Diagrams (Calculations)*
- Appendix E: *Junctiong PiCADY Simulation Model Output – Main Access Junction*
- Appendix F: *Junctiong ARCADY Simulation Model Output – Adjacent Roundabout Junction*

- Appendix G: *Preliminary Travel Plan (aka Mobility Management Plan)*
- Appendix H: DMURS Statement of Consistency
- Appendix I: Car / Bicycle Management Plan / Strategy Report
- Appendix J: Public Transport Capacity Assessment Report
- Appendix K: Stage 1 Road Safety Audit and Quality Audit (& Designer Feedback Form)

The following drawings as part of Appendix A, prepared by NRB Consulting Engineers:

Drawing No.	Drawing Title	Scale	Size
NRB-TA-001	Proposed Site Layout, Road Markings and Signage Details	1:1000	A3
NRB-TA-002	Proposed Development Access Sight Lines	1:250	A3
NRB-TA-003	AutoTRACKs of a Refuse Vehicle Entering and Exiting 1 of 2	1:250	A3
NRB-TA-004	AutoTRACKs of a Refuse Vehicle Entering and Exiting 2 of 2	1:250	A3
NRB-TA-005	AutoTRACKs of a Fire Tender Entering and Exiting 1 of 2	1:250	A3
NRB-TA-006	AutoTRACKs of a Fire Tender Entering and Exiting 2 of 2	1:250	A3
NRB-TA-007	AutoTRACKs of a 7.5t Van Entering and Exiting	1:250	A3
NRB-RSA-001	Proposed Road Snags & RSA Items 1 of 3	1:1000	A3
NRB-RSA-002	Proposed Road Snags & RSA Items 2 of 3	1:250	A3
NRB-RSA-003	Proposed Road Snags & RSA Items 3 of 3	1:250	A3

Mechanical and Electrical Engineering

The *Climate Action Energy Statement* prepared by MandE Consulting Engineering.

The *Site Lighting Report* prepared by MandE Consulting Engineering.

The following drawing included in the *Site Lighting Report* prepared by MandE Consulting Engineering:

Drawing No.	Drawing Title	Scale	Size
25016-MAE-XX-00-DR-E-6000	Site Lighting Layout - Site Plan	1:500	A1

Landscape Architecture

The *Landscape Design Statement*, prepared by CSR Land Planning & Design.

The following drawings prepared by CSR Land Planning & Design:

Drawing No.	Drawing Title	Scale	Size
22154-2-101	Landscape Masterplan (Ground Floor)	1:500	A2
22154-2-102	Landscape Masterplan (Roof Floor)	1:500	A2
25154-2-103	Boundary Treatment Plan	1:500	A2
25154-2-201	Cross Sections A-A, B-B, C-C	1:100	A1
25154-2-202	Cross Sections D-D, E-E	1:100	A1

Arboriculture

The *Arboricultural Assessment & Impact Report* prepared by CMK Urban Forestry Consultants.

The *Tree Protection Method Statement* prepared by CMK Urban Forestry Consultants.

The following drawings prepared by CMK Urban Forestry Consultants:

Drawing No.	Drawing Title	Scale	Size
TSWO003-DR-XX-CMK-ARB-001	Tree Survey & Constraints	1:500	A2
TSWO003-DR-A-CMK-ARB-002	Arboricultural Impact & Tree Protection	1:500	A2

Ecology

The *Appropriate Assessment Screening Report* prepared by DNV.

The *Climate Change Impact Assessment Report* prepared by DNV.

The *Ecological Impact Assessment Report* prepared by DNV.

The *EIA Screening Report* prepared by DNV.

The *Natura Impact Statement* prepared by DNV.

The *Statement in Accordance with Article 103(1A)a of the Planning and Development Regulations 2001, as Amended* prepared by DNV.

Daylight and Sunlight

The *Daylight and Sunlight Assessment Report* prepared by 3D Design Bureau.

Views and Visual Impact

The *Presentation, CGIs and Verified Views*, prepared by 3D Design Bureau.

The *Landscape and Visual Impact Assessment* prepared by Model Works.

Wind

The *Wind Microclimate Study* prepared by IES Consulting.

Noise

The *Acoustic Design Statement* prepared by Wave Dynamics.

Construction and Waste

The *Construction Environmental Management Plan* prepared by AWN Consulting Engineers.

The *Operational Waste Management Plan* prepared by AWN Consulting Engineers.

The *Resource & Waste Management Plan* prepared by AWN Consulting Engineers

Social Infrastructure

The *Social Infrastructure Audit* prepared by Thornton O'Connor Town Planning.

Telecommunications

The *Telecommunications Report – Section 3.2 of the Building Heights Guidelines (2018)* prepared by Independent Site Management.

Aviation Glint & Glare

The *Aviation Glint & Glare Screening Assessment* prepared by Macro Works.

Archaeology

The *Archaeological Impact Assessment* prepared by John Cronin & Associates.

Part V

Part V Costings prepared by the Applicant.

(Note: identified units and further details of compliance provided in MCORM's *Architectural and Urban Design Statement* and Thornton O'Connor Town Planning's *Planning Report and Statement of Consistency*.)

3.0 CONCLUSION

We trust you will find this Planning Application in order. If you require any additional information or clarification on the proposal, please do not hesitate to contact the undersigned.

Yours faithfully,

A handwritten signature in black ink that reads 'Daniel Moody'.

Daniel Moody
Associate
Thornton O'Connor Town Planning