



Application Form (Form 19)
Large-scale Residential Developments (LRD)

Form to be included with a Large-scale Residential Development (LRD)
planning application to Fingal County Council

BEFORE FILLING OUT THIS FORM PLEASE NOTE THE FOLLOWING
Failure to complete this form or attach the necessary documentation, or the submission of incorrect information or omission of required information will lead to the invalidation of your application. Therefore, please ensure that each section of this form is fully completed and signed, entering n/a (not applicable) where appropriate, and that all necessary documentation is attached to the application form.

DATA PROTECTION

It is the responsibility of persons or entities wishing to use any personal data on a planning application form for direct marketing purposes to be satisfied that they may do so legitimately under the requirements of the Data Protection Acts 1988 to 2018. The Office of the Data Protection Commissioner states that the sending of marketing material to individuals without consent may result in action by the Data Protection Commissioner against the sender including prosecution.

**Supplementary information to accompany an application for a
Large-scale Residential Development**

1. Applicant:

Name of Applicant:	Jackie Greene Construction Limited
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**2. Contact details of person authorised to operate on behalf of the
Applicant (Applicant or Agent): (Not for Public release)**

Name:	Daniel Moody
Correspondence Address:	Thornton O'Connor Town Planning No. 1 Kilmacud Road Upper Dundrum Dublin 14

Telephone:	01 205 1490
Email:	info@toctownplanning.ie
Is the Council to send all correspondence to the above person/agent acting on behalf of applicant? (Please tick appropriate box)	Yes: [☒] No: [☐] (Please note that if the answer is "No", all correspondence will be sent to the applicant's address)

4. Site of Proposed Development:

Postal Address/Townland/ Location of the Proposed Development (sufficient to identify the site 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).	2994-04, 2925-24, 2925-D, 2994-B.	
Where available, please provide the application site boundary, as shown in the submitted plans / drawings, as an ESRI shapefile in the Irish Transverse Mercator (ITM IRENET95) co-ordinate reference system. Alternatively, a CAD file in .dwg format, with all geometry referenced to ITM, may be provided.		
Area of site to which the application relates in hectares:	2.22 ha	
Site zoning under current Fingal Development Plan:	MRE – Metro and Rail Economic Corridor	
Existing use(s) of the site and proposed use(s) of the site:	Existing: Undeveloped, greenfield. Proposed: Residential, childcare, commercial/retail.	
Does the application relate to a development in a Strategic Development Zone?	Yes: [☐] No: [☒]	

5. Applicant's Interest in the Site:

Please tick appropriate box to show applicant's legal interest in the land or structure:	Owner	Occupier	Other
			✓
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 and Fingal County Council.			
State Name and Address of the Site Owner: If you are not the legal owner , please note that you are required to supply a letter of consent, signed by the site owner.	Balmoral Land Naul Limited No. 29 North Anne Street Dublin 7 Fingal County Council County Hall Main Street Swords Co. Dublin		

6. Pre-Application Consultations

(A) Section 247 Consultation with Planning Authority: State the date(s) and planning authority reference number(s) of the consultation meeting(s) held with the planning authority under section 247 of the Planning and Development Act 2000:	
Planning Authority reference number:	LRD0066/S1
Meeting date(s):	16 th April 2025
(B) LRD Meeting with Planning Authority: State the date(s) and reference number(s) of the LRD consultation meeting(s) with Planning Authority:	
Planning Authority reference number:	LRD0066/S2
Meeting date(s):	18 th December 2025
(C) Any Consultation with Prescribed Authorities or the Public: Provide details of any other consultations the applicant had with prescribed authorities or with the public:	
N/A	

7. Characteristics of Proposed Development:

- a) Please provide a brief description of the nature and purpose of the proposed development, including-
- The number of proposed houses or student accommodation units, as the case may be, and, in the case of student accommodation units, the combined number of bed spaces, and any other uses to which those units may be put,
 - Proposed services ancillary to residential development, and
 - Other proposed uses in the development of the land, the zoning of which facilitates such use:

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.

8. Proposed Residential Development

Provide an indicative breakdown of proposed residential content:

Houses		
Unit Type	No. of Units	Gross floor space in m ²
1 bed		
2 bed		
3 bed		
4 bed		
4+ bed		
Total		

Apartments		
Unit Type	No. of Units	Gross floor space in m ²
Studio	0	0
1 bed	60	3,022
2 bed	200	16,131
3 bed	29	2,966
4 bed	0	0
4+ bed	0	0
Total	289	22,119

Student Accommodation		
Unit Type	No. of Units	Gross floor space in m ²
Studio		
1 bed		
2 bed		
3 bed		
4 bed		
4+ bed		
Total		
State total number of residential units in proposed development:		289

9. LRD Floor Space

Class of Development	Gross Floor Space in m²
(A) State cumulative gross floor space of residential accommodation, in m ² :	29,240
(B) State the cumulative gross floor space of the development proposed which is disregarded on foot of the LRD floor space definition in section 2 of the Act and provide the details of the different classes of disregarded floor space below:	0
(i)	
(ii)	
(iii)	
(iv)	
(v)	
(C) State the cumulative gross floor space of the non-residential development proposed in m ² including any ancillary non-residential development (excluding disregarded floor space for the purposes of (B) above) and provide the details of the different classes below:	1,119
Class of Development	Gross Floor Space in m²
(i) Commercial/retail unit	701
(ii) Childcare facility (Not considered ancillary due to its size, capacity and the limited demand expected to be generated by the proposed development.)	418
(iii)	
(D) State the total LRD Floor space as per the definition in section 2 of the Act ((A) plus (C))	30,358 (variance due to roundings)
	Percentage %
(E) Express (A) as a percentage of (D):	96.3%
(F) Express (C) as a percentage of (D):	3.7%
(G) Plus (F)	100%

10. Where the Proposed Development Relates to Existing Building(s)/ Structure(s):

State estimated gross floor space of any existing building(s) / structure(s) in m ² :	0
State estimated gross floor space of any proposed demolition, in m ² :	0
State estimated gross floor space of any building(s)/structure(s) to be retained in m ² :	0
State total gross floor space of development in m ² :	30,358

11. Application Requirements

(a) Is a copy of the page from the newspaper containing the notice relating to the proposed development enclosed with this application?		Enclosed: Yes: [☒] No: [☐]
If the answer to above is "Yes", state name(s) of newspaper(s) and date(s) of publication:	Irish Daily Star 8 th July 2026	
(b) Is a copy of the site notice relating to the proposed development enclosed with this application?		Enclosed: Yes: [☒] No: [☐]
If the answer to above is "Yes", state date on which the site notice(s) was erected:		8 th July 2026
Note: The location of the site notice(s) should be shown on the site location map enclosed with this application.		
(c) Is an Environmental Impact Assessment Report (EIAR) required for the proposed development?		Yes: [☐] No: [☒]
If the answer to above is "Yes", is an EIAR enclosed with this application?		Enclosed: Yes: [☐] No: [☐] N/A

Please provide a copy of the Confirmation Notice obtained from the EIA Portal where an EIAR accompanies the application.	Enclosed: Yes: [☐] No: [☐] N/A
(d) Is the proposed development, in whole or in part, within or close to a European site or Natural Heritage Area?	Yes: [☒] No: [☐]
(e) Is a Natura Impact Statement (NIS) required for the proposed development?	Yes: [☒] No: [☐]
If the answer to above is "Yes", is an NIS enclosed with this application?	Yes: [☒] No: [☐]
(f) Is the proposed development likely to have significant effects on the environment of a Member State of the European Union or a state that is a party to the Transboundary Convention?	Yes: [☐] No: [☒]

12. Supporting Documents

Please provide a brief description of the proposed development, which should include information, drawings or representations on the following:	
Information	Enclosed
a) Site location map sufficient to identify the land, at appropriate scale.	Yes: [☒] No: [☐]
b) Layout plan of the proposed development, at appropriate scale.	Yes: [☒] No: [☐]
c) Statement of consistency with the Development Plan	Yes: [☒] No: [☐]
d) Where the planning authority notified the applicant of its opinion that the documents enclosed with the request for LRD meeting required further consideration and amendment in order to constitute a reasonable basis for an application for permission, a statement of response to the issues set out in the LRD Opinion.	Yes: [☒] No: [☐]

e) Where the planning authority notified the applicant that specified additional information should be submitted with any application for permission, a statement setting out that such information accompanies the application.	Yes: [☒] No: [☐]
Design	
f) A design statement that addresses the sites location and context and the proposed design strategy.	Yes: [☒] No: [☐]
g) A schedule of accommodation that details the number and type of housing units proposed, the individual unit floor areas, bedrooms and bed spaces, private amenity space associated with each unit, the storage space associated with each unit, the principal dimensions and in the case of apartments the aggregate floor area of each room and whether the unit is dual or single aspect.	Yes: [☒] No: [☐]
Water Services	
h) Where the proposed development has the potential to impact on a public water supply source, irrespective of whether or not a connection to a water/wastewater network is required, this application must be accompanied by evidence of engagement with Irish Water and its outcome.	Yes: [☒] No: [☐]
i) A current/valid Confirmation of Feasibility Statement from Irish Water in relation to the proposed development confirming that there is or will be sufficient water network treatment capacity to service the development.	Yes: [☒] No: [☐]
j) A Statement of Compliance with Irish Water's Standard Details and Codes of Practice for water and/or wastewater infrastructure proposals (designs, layouts, etc.).	Yes: [☒] No: [☐]
k) An indication of timelines and phasing for water demand or wastewater collection requirements, or both, as appropriate.	Yes: [☒] No: [☐]
l) Where the proposed development will impact on assets of Irish Water, details of proposals for protection or diversion of such assets.	Yes: [☒] No: [☐]
Traffic and Transport	
m) Is a Traffic / Transportation Impact Assessment included with the application, having regard to the relevant Development Plan / Local Area Plan requirements and the Traffic and Transport assessment Guidelines (TII)?	Yes: [☒] No: [☐]

n) Is a Travel Plan included with the application, having regard to the relevant Development Plan / Local Area Plan requirements?	Yes: [☒] No: [☐]
Taking in Charge	
o) Is it intended that any part of the proposed development will be taken in charge by the planning authority? If the answer is "Yes", please attach site plan clearly showing area(s) intended for taking in charge.	Yes: [☒] No: [☐]
Maps Plans and Drawings	
p) List in a schedule accompanying this application all maps, plans and drawings enclosed with the application, stating title, scale and number.	Yes: [☒] No: [☐] See the submitted Cover Letter.
Universal Design	
q) Please provide a statement as to how the proposed development has sought to comply with the principles of Universal Design (to encourage access and use of the development regardless of age, size, ability or disability). For assistance and general information on such matters please refer for example to the National Disability Authority's "Building for Everyone: A Universal Design Approach" and "Universal Design Guidelines for Homes in Ireland" at www.universaldesign.ie	Yes: [☒] No: [☐]

13. Large-scale Residential Development Details

Note: If the answer to any of the below statements is "Yes", please submit a brief statement in support of your application.

a) Are details of housing density, plot ratio, site coverage, building heights, proposed layout and aspect enclosed with the application?	Yes: [☒] No: [☐] Principally, please refer to the <i>Planning Report and Statement of Consistency and Architectural and Urban Design Statement</i> .
b) Are details of public and private open space provision, landscaping, play facilities, pedestrian permeability, vehicular access and parking provision, where relevant, enclosed with the application?	Yes: [☒] No: [☐] Principally, please refer to the <i>Planning Report and Statement of Consistency, Architectural and Urban Design Statement</i> , the

	<i>Landscape Design Statement and the Traffic & Transport Assessment Report.</i>
c) Are details of any proposals to address or, where relevant, integrate the proposed development with surrounding land uses enclosed with the application?	Yes: [☒] No: [☐] Principally, please refer to the <i>Planning Report and Statement of Consistency and Architectural and Urban Design Statement.</i>
d) Are details of any proposals to provide for services infrastructure other than water, such as cabling (including broadband provision) and any phasing proposals enclosed with the application?	Yes: [☒] No: [☐] Please refer to the <i>Climate Action Energy Statement and Public Lighting Report.</i>
e) Does the proposed development involve the demolition of a Protected Structure(s), in whole or in part? If "Yes", an explanation as to the need for the demolition of a Protected Structure(s) should be enclosed with this application.	Yes: [☐] No: [☒] N/A
f) Do any statutory notices (e.g. Fire Safety, Enforcement, Dangerous Buildings, Derelict Sites, Building Control, etc.) apply to the site and/or any building thereon? If "Yes", enclose details with this application.	Yes: [☐] No: [☒] N/A
g) Is information specified by the planning authority as necessary for inclusion in any application for permission for the proposed LRD, so included? If "Yes", give details of the specified information accompanying this application.	Yes: [☒] No: [☐] Please refer to the <i>Statement of Response to LRD Opinion.</i>

14. Person Responsible for Preparation of Drawings and Plans:

Name:	Patrick McNabola
Company:	MCORM Architects

15. Services:

Proposed Source of Water Supply:

Please indicate as appropriate:

(a) Existing Connection: ☐ New Connection: ☒

(b) Public Mains: ☒

Group Water Scheme: ☐ Name of Scheme: _____

Private Well: ☐

Other (please specify): _____

Proposed Wastewater Management / Treatment:

Please indicate as appropriate:

(a) Existing Connection: ☐ New Connection: ☒

(b) Public Sewer: ☒

Conventional septic tank system: ☐

Other on-site treatment system: ☐ Please specify: _____

Where the disposal of wastewater for the proposed development is other than to a public sewer, provide information on the on-site treatment system proposed and evidence as to the suitability of the site for the system proposed:

Proposed Surface Water Disposal:

Please indicate as appropriate:

(a) Public Sewer/Drain: ☒

Soakpit: ☐

Watercourse: ☐

Other: ☐ Please specify: _____

Irish Water Requirements:	
Please submit a current / valid Confirmation of Feasibility statement (COF) from Irish Water in response to a Pre-Connection Enquiry (PCE) in relation to <u>the proposed development</u> . (i.e. evidence that Irish Water has determined that it is feasible to provide a water and/or wastewater service and that there is capacity to connect to an Irish Water Network).	Enclosed: Yes: [☒] No: [☐]
Traffic and Transportation and Associated Infrastructure:	
Please submit a statement on how the proposed development would address traffic and transportation issues, including road infrastructure, traffic generation, pedestrian and cyclist linkages and safety, public transport availability and capacity, and where applicable, issues regarding scoping of a Traffic / Transportation Impact Assessment.	Enclosed: Yes: [☒] No: [☐]
Please submit a statement indicating, in the applicant's opinion, the proposal is consistent with the Design Manual for Urban Roads and Streets (Department of Transport, Tourism and Sport & Department of Environment, Community and Local Government, 2013).	Enclosed: Yes: [☒] No: [☐]

16. Request Fee:

Fee Payable:	€ 55,626.80
Is the required fee enclosed with the request?	Yes: [☒] No: [☐] See Appendix A of the <i>Planning Report and Statement of Consistency</i> .

17. 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 and Development Act 2000, as amended, and the Regulations made thereunder.

Signed: (Applicant or agent as appropriate)	
Date:	8 th July 2026

Planning Authority (Official Use only)

Planning Reference

Planning Authority Stamp:

Contact Details- (Not to be Published)**Applicant(s):**

First Name:	Jackie Greene Construction Limited
Surname:	N/A
Address Line 1:	Verdant House
Address Line 2:	Fortfield Square
Address Line 3:	College Drive
Town / City:	Terenure
County:	Dublin 6W
Country:	Ireland
Eircode:	D6W AK27
E-mail address (if any):	info@jgcl.ie
Primary Telephone Number:	01 490 2436
Other / Mobile Number (if any):	N/A

Where the Applicant(s) is a Company:

Name(s) of Company Director(s):	Brian Greene, John Greene, Fiona Greene
Company Registration Number (CRO):	109025
Contact Name:	Susan Kennedy
Primary Telephone Number:	01 490 2436
Other / Mobile Number (if any):	N/A
E-mail address:	info@jgcl.ie

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

First Name:	Daniel
Surname:	Moody
Address Line 1:	Thornton O'Connor Town Planning
Address Line 2:	No. 1 Kilmacud Road Upper
Address Line 3:	
Town / City:	Dundrum
County:	Dublin 15
Country:	Ireland
Eircode:	D14 EA89
E-mail address (if any):	info@toctownplanning.ie
Primary Telephone Number:	01 205 1490
Other / Mobile Number (if any):	N/A

Person responsible for preparation of maps, plans and drawings:

First Name:	Patrick
Surname:	McNabola
Address Line 1:	MCORM Architects
Address Line 2:	No. 1 Grantham Street
Address Line 3:	
Town / City:	Dublin 8
County:	
Country:	Ireland
Eircode:	D08 A49Y
E-mail address (if any):	arch@mcorm.com
Primary Telephone Number:	01 478 8700
Other / Mobile Number (if any):	N/A

Contact for arranging entry on site, if required:

Name:	Daniel Moody
Mobile Number:	01 205 1490
E-mail address:	info@toctownplanning.ie