

**Planning Report and Statement of
Consistency with Planning Policy**



**The Lord Mayor's Public
House, Main Street,
Swords, Co Dublin**

**Application for
amendments to a
Strategic Housing
Development (SHD)**

Prepared for

**Jacko Investments
Limited**

September 2026

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1. Introduction

This Report accompanies a Large-Scale Residential Development (LRD) application made on behalf of Jacko Investments Limited on The Lord Mayor's Public House, Main Street, Swords, Co. Dublin.

The planning application seeks permission for amendments to the layout of the basement and ground floors of Building A to amalgamate the approved four units into two and the change of use of those units to commercial/restaurant use together with other alterations to relocate the ESB substation and switchroom and minor amendments to the north and south elevations at ground floor.

The approved development, as granted by An Bord Pleanála (Reference ABP-313223-22), provides for 134 no. apartments – 59 no. one bed, 67 no. two bed and 8 no. three bed – and 5 no. commercial units.

The amendments proposed will not result in any change to the number of residential units to be provided on site as approved by An Bord Pleanála.

1.1 Legislative Context

The application is made subsequent to the declaration by Fingal County Council under Section 247(7) of the Planning and Development Act, 2000 (as amended) that in respect of the proposal, no further consultations are required allowing the applicant to proceed to Stage 4 of the LRD process (submission of an LRD application), i.e. there is no requirement for an LRD Meeting with the Planning Authority or for the forming and issuing of an LRD Opinion by the Planning Authority.

The Planning and Development (Amendment) (Large-scale Residential Development) Act 2021 (LRD Act, 2021) provides for the making of Large-scale Residential Development applications to the Planning Authority.

Section 247 of the Planning and Development Act, 2000, (as amended) requires that, where a proposed development meets the definition of LRD, the applicant must engage in pre-planning consultation with the Planning Authority (Stage 1 of the LRD process). Stages 2 and 3 of the LRD process involve an LRD Meeting with the Planning Authority and the forming and issuing of an Opinion by the Planning Authority, unless the Planning Authority make a determination that no further consultations in relation to the proposed development are required, and allow the applicant to proceed to Stage 4 of the LRD process (submission of an LRD application), subject to the following:

"Where a planning authority receives a request under this section in relation to a proposed development in respect of a part of which (referred to in this section as the "permitted development") permission has already been granted under section 9 of the Planning and Development (Housing) and Residential Tenancies Act 2016 or

on foot of an application in accordance with section 32A, and the planning authority is satisfied, having compared the proposed development to the permitted development, that—

- *the proposed development is substantially the same as the permitted development, and*
- *the nature, scale and effect of any alterations to the permitted development are not such that require the consultation process to be repeated, the planning authority may determine, notwithstanding subsection (1A), that no consultation is required under this section in relation to the proposed development and may provide a confirmation in writing to the person who made the request to that effect.”*

1.2 Pre-application Consultations

In accordance with Section 247 of the Planning and Development Act, 2000 (as amended), a pre-application submission for the proposed amendments was submitted to the Planning Authority for its consideration on 6 August 2026.

On 12 August 2026, Fingal County Council advised that the proposed development is substantially the same as the permitted development; that the nature, scale and effect of any alterations to the permitted development are not such that require the consultation process to be repeated and made a determination under Section 247(7) of the Planning and Development Act, 2000 (as amended) that no further consultation is required in relation to the proposed development. A copy of this declaration is enclosed at Appendix A of this report.

1.3 Supplementary LRD Information

As set out in the LRD supplementary application form, as the subject application is for modifications to the permitted SHD permission and relates only to amendments to the basement and ground floors of one of the approved buildings, Building A, it is considered that it is not necessary to submit the level of detail that would be required for a standard LRD application. Accordingly, all relevant planning matters are sought to be addressed in this report and in the architectural drawings and documents submitted with this application.

To assist in the consideration of the amendments proposed, a website – www.lordmayorshdamendment.ie – has been set up that includes all documentation submitted as part of the application.

2. Site Location and Description

The subject site with an overall area of c. 1.53 hectares is located near the southern end of Main Street, Swords. The site is roughly triangular in shape, bordered by Main Street, Forest Road and Church Road. The Glebe Stream flows through the site, close to the boundary Church Road. The area is largely commercial onto the Main Street, but Forest Road and Church Road is largely residential. The Cooldrinagh

Court apartment buildings, which is three storey over basement is opposite the site to the east.

The site was formally occupied by the Lord Mayor's Public House and its associated car park to the rear and adjacent area of open space. The site is currently under development for residential purposes under permission granted (ABP Reference ABP-313223-22 (see below).

3. Planning History

The following is the relevant recent planning application relating to the subject site.

3.1 An Bord Pleanála Reference ABP-313223-22; Fingal County Council Reference SHD/013/21

The development, as granted by An Bord Pleanála (Reference ABP-313223-22), provides for 134 no. apartments – 59 no. one bed, 67 no. two bed and 8 no. three bed - and 5 no. commercial units.

The development is in four separate buildings - Buildings A, B, C and D. The building that is the subject of this request is Building A located in the southern part of the site with frontage onto Main Street and Forest Road (see Figure 1 below).

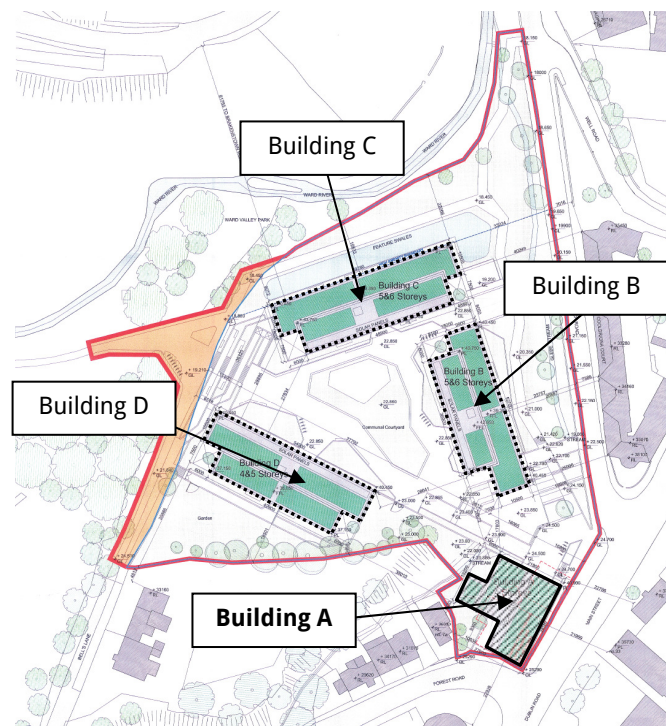
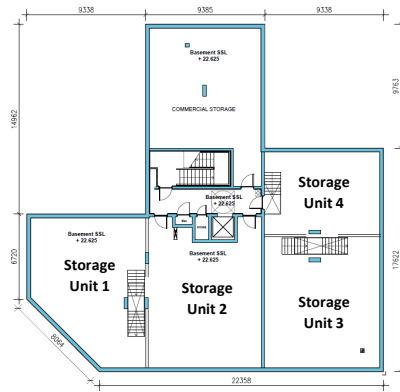
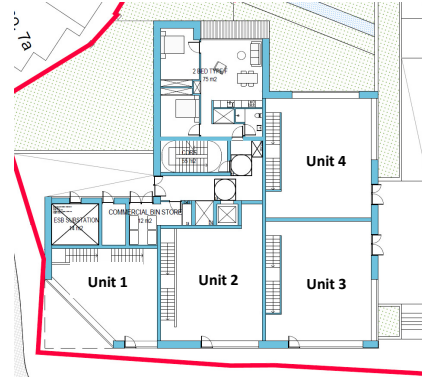


Figure 1: Approved Site Layout with location of Building A

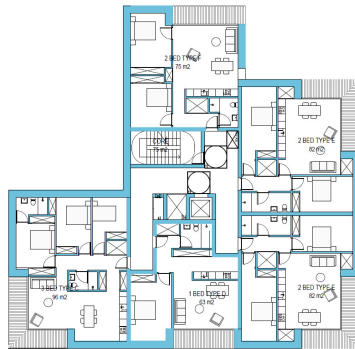
Building A is four storeys containing 15 no. apartments (3 no. one bedroom, 9 no. two bedroom and 3 no. three-bedroom) on the ground and upper floors and 4 no. 'commercial units' at ground floor each with connected storage areas in the basement (see Figure 2 below and drawing 6304-PL3-A-P001 Rev 02).



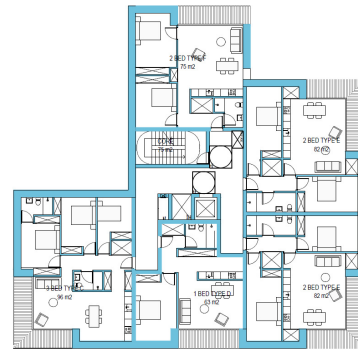
Basement Plan



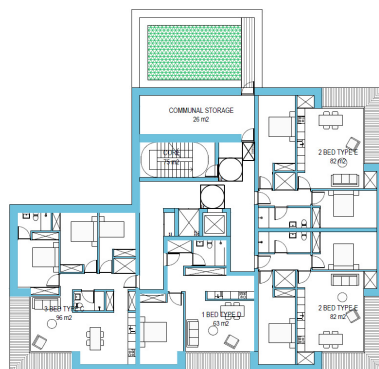
Ground Floor Plan



First Floor Plan



Second Floor Plan



Third Floor Plan

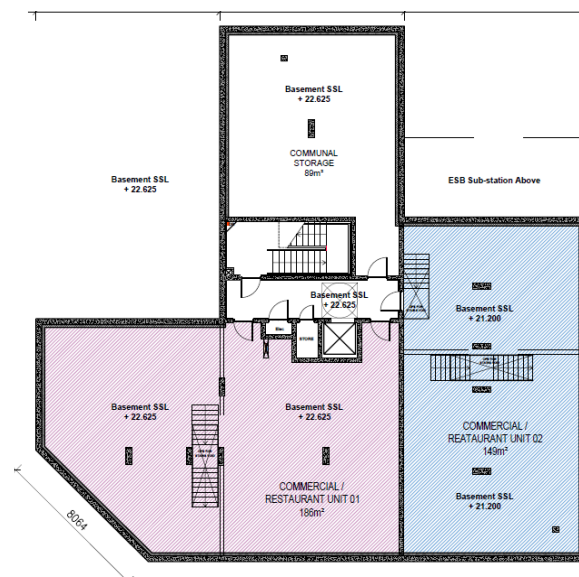
Figure 2: Approved Floor Plans of Building A

The description of development and the application drawings did not define the nature of the 'commercial' use in this instance, although variously there are references to 'commercial/retail' uses in the planning documentation.

4. Description of the Proposed Amendments to the Planning Permission

The proposed amendments to the permission granted are limited solely to the basement and ground floors of Building A and comprise the following (see Figure 3 below and over leaf and drawing 6304-PL3-A-P002 Rev 02):

1. Combination of the basements of Units 1 and 2 to form one basement for amalgamated Unit 1 above and of the basements of Units 3 and 4 to form one basement for amalgamated Unit 2 above
2. Combination of the ground floor of Units 1 and 2 to form one amalgamated unit (Unit 1) and change of use to commercial/restaurant use
3. Combination of the ground floor of Units 3 and 4 to form one amalgamated unit (Unit 2) and change of use to commercial/restaurant use
4. Relocation of the ESB substation and switchroom from the rear of approved Unit 1 to the rear of the proposed amalgamated Unit 2
5. Provision of service access to the ESB substation and switchroom from the plaza area to the rear of proposed amalgamated Unit 2 and amendments to the landscaping in the area



Basement Floor Plan



Ground Floor Plan

Figure 3: Proposed Floor Plans of the Basement and Ground Floor of Building A

Permission is also sought for amendments to the north and south elevations at ground floor including additional fenestration, minor adjustments to the arrangement of windows and doors and installation of louvered doors of the ESB substation and switchroom.



South Elevation



North Elevation

Figure 4: Proposed North and South Elevations of Building A

The SHD application was granted by An Bord Pleanála and this application seeks to amend the internal layout and uses within the basement and ground floors of the approved Building A. No other changes to the approved development will be sought as part of this application.

The overall layout of the development and services will remain as per the parent permission approved by An Bord Pleanála under the SHD process. Further, the proposed amendments will not result in any change to the total number of residential units to be provided on the site.

5. Consistency with the Fingal County Development Plan 2023-2029

The parent permission was found to be compliant with the Fingal County Development Plan and was approved by An Bord Pleanála.

The following provides an assessment of the consistency of the proposed amendment with relevant aspects of the Fingal County Development Plan, i.e. the land use zoning objective and relevant development management standards, as other policies and objectives are not relevant to this application for amendments.

5.1 Land Use Zoning

The relevant Development Plan is the Fingal County Development Plan 2023-2029.

The subject site is subject to two zoning objectives - Objective 'MC': "Protect, provide for and/or improve major town centre facilities" and Objective 'HA': "Protect and enhance high amenity' areas.



Figure 5: Land Use Zoning

(Source: FCC County Development Plan 2023-2029)

Building A is located within that part of the overall site zoned 'MC': 'Major Town Centre'. Under the zoning objective, the proposed uses - retail and/or restaurant/café - are permitted in principle.

As a Major Town Centre, the aim for Swords in the Development Plan is to 'further develop the centre by densification of appropriate commercial and residential developments ensuring a mix of commercial, recreational, civic, cultural, leisure, residential uses, and urban streets, while delivering a quality urban environment which will enhance the quality of life of residents, visitors and workers alike'.

The units at ground floor of Building A provide active ground floor uses to Main Street and the approved public plaza for the benefit of the adjoining public realm and ensure active surveillance of public and communal open spaces throughout the development.

The provision of ground level units will directly contribute to the vitality and viability of the local centre and address and animate Main Street and create additional activity, footfall and animation to the street and the public open space within the development.

The SHD application was granted by An Bord Pleanála and this application which seeks to amend the internal layout and uses within the basement and ground floors of the approved Building A is therefore in accordance with the zoning objective in the County Development Plan.

No other changes to the approved development will be sought as part of this application.

5.2 Development Management Criteria

In respect of development management criteria, the Statement of Consistency submitted with the SHD application sets out that the proposed development is in accordance with the County Development Plan and this was accepted by both Fingal County Council and An Bord Pleanála.

The development as approved that is not materially altered by the proposed development was found to be in accordance with the proper planning and sustainable development of the area as it would:

- not materially contravene a zoning objective or other objective of the Development Plan
- not seriously injure the residential or visual amenities of the area or of property in the vicinity or interfere with views to be preserved in the development plan
- be acceptable in terms of urban design, impact on archaeology
- be acceptable in terms of traffic and pedestrian safety and convenience and flood risk

6. Appropriate Assessment

A Stage 2 Natura Impact Statement prepared by Altamar was submitted with the SHD application.

The conclusions of the Statement were:

- It has been demonstrated, on the basis of the best scientific information available, which is considered to be adequate to make this conclusion, that the project, alone or in combination with other plans or projects, will not have an adverse affect on the integrity of the Malahide Estuary SAC and the Malahide Estuary SPA in view of their conservation objectives
- No in-combination effects are foreseen. In-combination effects have been excluded
- Following the implementation of the mitigation measures outlined, the construction and operation of the development would not be deemed to have a significant impact. No significant impacts are likely on European Sites, alone in combination with other plans and projects based on the implementation of standard construction phase mitigation measures
- No significant effects are likely on European sites, their qualifying interests or conservation objectives. The proposed development will not adversely affect the integrity of European sites

These conclusions were accepted by the County Council and An Bord Pleanála. As this application relates to amendments to one part of the approved development, it is considered that the conclusion of the Natura Impact Statement is not be affected by the proposed changes.

7. Conclusion

This report has been prepared to accompany a request for proposed amendments to the previously approved Strategic Housing Development permitted under Register Reference ABP Reference ABP-313223-22.

As set out in this report, and demonstrated by the accompanying drawings, it is considered that the proposed amendments are minor in nature and are in keeping with the previously approved development.

The proposed amendments are substantially the same as the permitted development, and their nature, scale and effect do not introduce new or additional planning or environmental considerations other than those already assessed under the parent permission.

The overall permitted overall layout remains as per the parent permission including road layout and services.

In conclusion, it is submitted that the proposed amendments are not material and are consistent with the proper planning and sustainable development of the area and on this basis permission for the proposed development should be granted.

Appendix A

Fingal County Council Section 247(7) Determination



**Ian McGrandles,
IMG Planning Ltd.
59 Fitzwilliam Lane,
Dublin 2,
D02 AK77.**

Date: 12th August 2026

**Re: Minor amendments to Reg. Ref. SHD/013/21 (ABP-313223-22).
for residential development on lands on the Lord Mayors Site, Main St, Swords,
Co Dublin, K67 W8N4.**

Dear Mr. McGrandles,

I have reviewed your correspondence dated the 7th August 2026 which relates to a request for a determination under S. 247 (7) of the Planning and Development Act 2000 (as amended).

I have reviewed the permitted and proposed development and confirm, in accordance with the provisions of S.247 (7) (a) and (b) of the Act that the proposed development is substantially the same as the permitted development, and the nature, scale and effect of any alterations to the permitted development are not such that require the consultation process to be repeated.

The Planning Authority has determined that no pre-planning consultation is required under this section regarding the proposed development. You are advised to submit a copy of this determination letter with any relevant planning application.

Yours Faithfully


Gerard Brennan
Senior Planner