

Director of Services
Planning and Strategic Infrastructure Department
Fingal County Council
County Hall
Main Street
Swords
County Dublin
K67 X8Y2

11 September 2026

Dear Sir

RE: Planning Application in Respect of Proposed Alterations to a Permitted Strategic Housing Development on The Lord Mayor's Public House, Main Street, Swords, Co Dublin

1. Introduction

On behalf of, Jacko Investments Limited, please find enclosed a Large-scale Residential Development (LRD) planning application in respect of proposed amendments to a residential development permitted under a Strategic Housing Development application (Register Reference SHD/013/21; ABP Reference ABP-313223-22) on the above lands. The application was granted by An Bord Pleanála on 22 March 2023.

2. Proposed Development

The proposed development comprises amendments to the basement and ground floor of the permitted Building A including the amalgamation of the four basements to form two basements; the amalgamation of the four units at ground floor to form two units and change of use to commercial/restaurant use; the relocation of the ESB substation and switchroom; provision of service access for ESB substation and switchroom; and amendments to the north and south elevations at ground floor.

3. Documentation Submitted

The following documents are submitted herewith:

Application Documentation:

Application Cover Letter
Planning Application Form

75 Fitzwilliam Lane, Dublin 2, Ireland

Form 19 Large-scale Residential Development Form
Site Notice
Newspaper Notice
Fingal County Council Section 247 Determination
Schedule of Planning Application Documentation
Irish Water Connection Agreement

Reports:

IMG Planning Limited
Planning Report and Statement of Consistency with Planning Policy

Drawings:

The related drawings submitted herewith are set out in the Schedule of Planning Application Documentation.

4. Application Fee

Articles 161(1) and (2) of the Planning and Development Regulations 2001, as amended, state that where an application which relates to development which differs from development authorised by a previous permission by reason only of the modification of the design or of the external appearance of a building or other structure proposed to be constructed, erected or made, the planning fee payable shall be one quarter of the amount indicated in Column 2 of Section 2 of Schedule 9.

Under the Large-scale Residential Development fee structure in Schedule 9, the fee for other uses on the land, the zoning of which facilitates such use is €7.20 per square metre (Class 14(c)).

A fee was paid for the subject floor area under the parent SHD permission and therefore the provisions of Articles 161(1) and (2) of the Regulations apply.

Accordingly, the fee is calculated on the basis of a quarter of the fee payable for the floor area of the subject floor area only.

Based on the above, the fee payable is therefore as follows:

Class 14(c):	Modifications to 667 sq. m x €7.20 = €4,802.40 x 0.25
Fee Payable:	€1,200.60

The planning application fee has been paid by the applicant prior to the submission of the application.

5. Website

A dedicated website has been set up for the LRD application which can be viewed at www.lordmayorshdamendment.ie.

The application documentation has been uploaded to the above website, which will be live on the day of lodgement of the application.

We trust that the application is in order and look forward to receipt of an acknowledgement at your earliest convenience.

Please revert to the undersigned should any further clarification in relation to this application be required.

Yours faithfully



Ian McGrandles
Director

Encls.