



Planning Application Form

GUIDANCE NOTES AND CHECK LIST ARE AVAILABLE ON REQUEST AND ONLINE – ALL RELEVANT SECTION TO BE COMPLETED

OFFICE USE ONLY	Amount Received:	Date Received:
Reg. Reference No.: F	Receipt No.:	
Newspaper Advert:	Documents Lodged	

1. Name of Relevant Planning Authority:

Fingal County Council

2. Location of Proposed Development:

Postal address or Townland or Location (as may best identify the land or structure in question)	The Lord Mayor's Public House Main Street Swords, Co. Dublin
Ordnance Survey Map Ref No (and the Grid Reference where available) ¹	2994-08 X 717964, Y 746528

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

- ☒ Permission
- ☐ Permission for Retention
- ☐ Permission for Continuation of Use
- ☐ 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: _____

5. Applicant²:

Name(s)	Jacko Investments Limited
Address	Address to be supplied at the end of this form (Question: 25)

6. Where Applicant is a Company (registered under the Companies Acts 1963 to 1999):

Name(s) of company director(s)	Liam Mounsey
Registered address (of company)	Ardee House, River Road, Main Street, Blanchardstown, Dublin 15, D15 HW26
Company Registration No.	621258

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

Name	IMG Planning Limited
Address	75 Fitzwilliam Lane Dublin 2 D02 AK77

8. Person responsible for preparation of Drawings and Plans³:

Name	Stephen Behan
Firm / Company	BKD Architects

9. Description of Proposed Development:

Brief description of nature and extent of development ⁴	Amendments to a previously approved Strategic Housing Development (SHD) (ABP Reference ABP-313223-22; Fingal County Council Register Reference SHD/013/21) comprising of 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
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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	☐		
Where legal interest is 'Other', please expand further on your interest in the land or structure				
If you are not the legal owner, please state the name and address of the person who is and supply a letter of consent from the owner to make the application as listed in the accompanying documentation				

11. Site Area:

Area of site to which the application relates in hectares	0.034 Ha
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12. Where the application relates to a building or buildings:

Gross floor space ⁵ of any existing building(s) in m ²	667
Gross floor space of proposed works in m ²	-
Gross floor space of work to be retained in m ² (if appropriate)	667
Gross floor space of any demolition in m ² (if appropriate)	-

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 m ²
Commercial	
Retail	
Office	
Other	

14. In the case of residential development please provide breakdown of residential mix:

Number of	Studio	1 Bed	2 Bed	3 Bed	4 Bed	5 Bed	6 Bed	Total
Houses	-	-	-	-	-	-	-	-
Apartments	-	-	-	-	-	-	-	-
Number of car-parking spaces to be provided	Existing			Proposed			Total:	-

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)	Commercial use (Units 1, 2, 3 and 4) (as approved)
Proposed use (or use it is proposed to retain)	Commercial/Restaurant use
Nature and extent of any such proposed use (or use it is proposed to retain)	Amalgamation of existing units to two units and change of use of the amalgamated units

16. Social and Affordable housing:

Please tick appropriate box	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	☐	☒
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.		
If the answer to the above question is "yes" but you consider the above development to be exempt by virtue of section 97 of the Planning and Development Act 2000 ⁸ (as amended), 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 ⁹ (as amended), details indicating the basis on which section 96(13) is considered to apply to the development should be submitted.	Non-residential development	

17. Development Details:

Please tick appropriate box	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?	☐	☒
Does the proposed development consist of work to the exterior of a structure which is located within an architectural conservation area (ACA)?	☐	☒
Does the application relate to development which affects or is close to a monument or place recorded under section 12 of the National Monuments (Amendment) Act 1994 ¹⁰ ?	☐	☒

Does the application relate to work within or close to a European Site (under S.I. No 94 of 1997) or a Natural Heritage Area?	☐	☒
Does the proposed development require the preparation of an Environmental Impact Assessment Report ¹¹ ?	☐	☒
Does the application relate to a development which comprises or is for the purposes of an activity requiring an integrated pollution prevention and control licence?	☐	☒
Does the application relate to a development which comprises or is for the purposes of an activity requiring a waste licence?	☐	☒
Do the Major Accident Regulations apply to the proposed development?	☐	☒
Does the application relate to a development in a Strategic Development Zone?	☐	☒
Does the proposed development involve the demolition of any structure?	☐	☒

18. Site History:

Details regarding site history (if known)	
Has the site in question ever, to your knowledge, been flooded?	
Yes ☒ No ☐	
If yes, please give details e.g. year, extent.	
Details in Flood Risk Assessment prepared by JBA Consulting submitted with application ABP-313223-22	
Are you aware of previous uses of the site e.g. dumping or quarrying?	
Yes ☐ No ☒	
If yes, please give details.	
Are you aware of any valid planning applications previously made in respect of this land/structure?	
Yes ☒ 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.: ABP- 313223 22	Date: 5 April 2022
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 2006 (as amended).	
Is the site of the proposal subject to a current appeal to An Bord Pleanála in respect of a similar development¹³?	
Yes ☐ No ☒	
An Bord Pleanála Reference No.: _____	

19. Pre-application Consultation:

Has a pre-application consultation taken place in relation to the proposed development ¹⁴ ?
Yes ☒ No ☐
If yes, please give details. Stage 1 (Section 247) Pre-application consultation
Reference No. (if any): SHD/013/21 S247 (7) 023
Date(s) of consultation: 7 / 8 / 2026
Persons involved: Gerard Brennan, Senior Planner

20. Services:

Proposed source of Water Supply	
Existing connection ☒	New connection ☐
Public Mains ☒	Group Water Scheme ☐ Private Well ☐
Other (please specify)	
Name of Group Water Scheme (where applicable)	

Proposed Wastewater Management/Treatment	
Existing ☒	New ☐
Public Sewer ☒	Conventional septic tank system ☐
Other on-site treatment system ☐	(Please specify)

Proposed Surface Water Disposal	
Public Sewer/Drain ☒	Soakpit ☐
Water Course ☐	Other ☐ (Please specify)

21. Details of Public Notice:

Approved newspaper ¹⁵ in which notice was published	Irish Daily Star
Date of Publication	10 September 2026
Date on which site notice was erected	10 September 2026

22. Application Fee:

Fee Payable	€1,200.60			
Basis of Calculation	Class 14(c) (Articles 161(1) and (2) of the Regulations) 667 sq. m. x €7.20 = €4,802.40 x 0.25			
Method of Payment	☐ Cash	☐ Debit / Credit Card	☐ Cheque	☒ EFT*

*An EFT should include a "Narrative", i.e. address of application site, to ensure fee is linked to this application

23. Notifications:

Can all correspondence be sent by email? (Apart from any Final Notification of grant which will issue thereafter by post.)	
Yes ☒	No ☐

24. Declaration:

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 Act 2000, (as amended), and the Regulations made thereunder

(See Contact Details, Page 10)

Signed (Applicant or Agent as appropriate)	
Date	11 September 2026

An Applicant will not be entitled solely by reason of a planning permission to carry out the development. The applicant may need other consents, depending on the type of development. For example, all new buildings, extensions and alterations to, and certain changes of use of existing buildings must comply with building regulations which set out basic design and construction requirements.

Note: A supplementary application form for Planning Permission for a dwelling in a Rural Area must also accompany this form, and is available on request.

Áras an Chontae, Sord, Fine Gall, Co. Bhaile Átha Cliath K67 X8Y2 / County Hall, Swords, Fingal, Co. Dublin K67 X8Y2
Swords Office t: Registry (01) 890 5541 Decisions (01) 890 5670 Appeals (01) 890 5724
e: planning@fingal.ie www.fingal.ie