

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

18TH June 2026

RE: Forest Road LRD Stage 3 Planning Application for an amendment to application Reg. Ref. LRD0057/S3, on lands at Forest Road, Swords, Co. Dublin.

Applicant: Golden Port Homes Limited

Dear Sir/Madam,

DOWNEY, Chartered Town Planners, 29 Merrion Square, D02RW64, on behalf of our client, Golden Port Homes Limited, are submitting an application for a Large-Scale Residential Development (LRD) on lands at Forest Road, Swords, Co. Dublin.

The proposed development, as per the statutory notices, will be as follows:

"We, Golden Port Homes Limited, intend to apply for permission for a Large-scale Residential Development on lands at Forest Road, Swords, Co. Dublin. The proposed development will consist of amendments to the previously permitted development, granted under Reg. Ref. LRD0057/S3, and will comprise of amendments to the following 10 no. houses and 21 no. duplex units:

- 1. Amendments to house types B from a 2-storey 3-bedroom mid-terrace unit, to 3-storey, 4-bedroom, mid terrace units with associated elevational changes (2 no. houses in total);*
- 2. Amendments to house types C from a 2-storey 3-bedroom unit, to 3-storey, 3-bedroom unit with associated elevational changes (4 no. houses in total);*
- 3. Amendments to house types E from a 2-storey 3-bedroom unit, to 3-storey, 3-bedroom unit with associated elevational changes (4 no. houses in total);*
- 4. Amendments to the entrance to the ground floor Duplex Unit Types 1, 2, & 3 (17 no. units) to provide the entrance at the rear in lieu of the entrance to the front with associated elevational changes to all duplex units (21 no. units in total);*
- 5. Amendments to public open space, including modifications to paths and mounding;*
- 6. Provision of a new underground pumping station with ancillary landscaping, infrastructure and vehicular access.*

7. *All associated site and infrastructure work, along with landscaping, necessary to facilitate the proposed development.*”

To support this planning application, please find enclosed the following documents:

- PDF Copy of Letter of Consent, and Section 247(7) Determination Letter, from Fingal County Council;
- A dedicated website for the application has been set up at www.forestroadlrdamendment1.ie
- PDF copy of site location map, site layout plan, and all other architectural drawings including permitted and proposed, Housing Quality Assessment, and Architectural Design Statement and Building Lifecycle Report, prepared by Crawford Architecture;
- PDF copy of a Planning Statement & Statement of Consistency, Newspaper Notice, Site Notice, Section 247(7) letter from the Planning Authority, Letter of consent from Applicant; LRD Application Form; Confirmation of Payment of appropriate fee (€4,190), and List of Documents prepared by DOWNEY;
- PDF copy of Civil Design Statement, and all engineering drawings prepared by Barrett Mahony Consulting Engineers;
- PDF copy of an AA Screening prepared by Altemar Environmental Consultants;
- 1 no. copy of all landscaping drawings, including landscape masterplan, combined landscape and services/engineering plan, Green Infrastructure Landscape Rationale Reports, prepared by Ronan MacDiarmada & Associates;

We trust that the enclosed plans and particulars pertaining to this planning application are in order and look forward to a favourable decision from Fingal County Council in due course.

Yours sincerely,



Donal Duffy MIPI
Director
For and on behalf of DOWNEY