

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

25 September 2026

Dear Sir

RE: Planning Application in Respect of Proposed Alterations to a Permitted Large-scale Residential Development on Winterwood, Carpenterstown Road, Dublin 15

1. Introduction

On behalf of Winterwood Developments Limited, please find enclosed a Large-scale Residential Development (LRD) planning application in respect of proposed amendments to a residential development permitted under a Large-scale Residential Development application (ACP Reference ACP-322813-25; Fingal County Council Register Reference LRD0056/S3E) on the above lands. The application was granted by An Coimisiún Pleanála on 19 September 2025.

2. Proposed Development

The proposed development comprises minor modifications to the approved development comprising amendments the design of the permitted 30 no. houses (4 no. house types) to provide for:

- 1) The replacement of 16 no. permitted 3 storey, 4 bedroom dwellings with 16 no. 3 storey, 5 bedroom dwellings
- 2) The replacement of 6 no. permitted 2 storey, 2 bedroom terraced dwellings with 6 no. 2 storey with attic, 3 bedroom dwellings
- 3) The replacement of 4 no. permitted 2 storey, 3 bedroom end of terrace dwellings with 6 no. 2 storey with attic, 4 bedroom dwellings; and
- 4) The replacement of 4 no. permitted 2 storey, 3 bedroom detached dwellings with 4 no 2 storey with attic, 4 bedroom dwellings

3. Documentation Submitted

The following documents are submitted herewith:

75 Fitzwilliam Lane, Dublin 2, Ireland

Application Documentation:

Application Cover Letter
Planning Application Form
Form 19 Large-scale Residential Development Form
Site Notice
Newspaper Notice
Fingal County Council Section 247 Determination
Schedule of Planning Application Documentation
Housing Quality Assessment
Irish Water Confirmation of Feasibility

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 a change in the type of house proposed to be constructed, erected or made, or 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.

Under the Large-scale Residential Development fee structure in the Regulations, the fee for each housing unit of €130 (Class 14), but as with a standard section 34 application, where the Class 1 fee applies, Article 161 there is nothing to preclude applying for modifications of permitted house types, etc., under the LRD application process.

This application proposes a change of unit-type housing and relates to 30 no. housing units only.

A fee has already been paid for 175 no. units under the parent permission and therefore the provisions of Articles 161(1) and (2) of the Regulations apply.

Accordingly, this fee is calculated on the 30 no. units only. The fee payable for the modifications to the units is a quarter of the fee payable.

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

Class 14:	Modifications to 30 no. permitted units (€130 x 30) = €3,900 x 0.25
Total Fee	€975.00

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.