

Housing commencement notices - Knockatee

Knockatee, Dublin | Fingal County Council | Evidence checked 2026-07-29T21:32:50+00:00

Notice events	Largest notice-stated units	Largest notice-stated floor area	Drawing categories
6	166	8,427 m2	6

Largest single notice-stated value in the reviewed group. Notice values are not summed and are not presented as whole-scheme scale.

Project brief

Planning references: LRD0018/S3E

Commencement references:,,,,

Latest notified commencement in the reviewed group: 10 Jun 2026

This record remains its own commencement notice group because no shared planning-reference context is available. The grouping does not establish construction progress or completion. This is a commencement notice group, not a canonical scheme. Each notice remains a separate event.

Source-stated organisation roles

Builder: Cairn Homes Construction Ltd - stated on 2 notices

Developer: Cairn Homes - stated on 1 notice

Developer: Cairn Homes Construction Ltd - stated on 1 notice

Developer / Builder (role varies by notice): Cairn Homes Construction Ltd - stated on 3 notices

Roles are reproduced only as stated in public notice evidence. They do not prove current appointment, procurement, endorsement or affiliation.

Reviewed official drawings and document examples

Every link below is an HTTPS destination in the fixed reviewed official-source manifest. Categories are based on explicit document titles.

Architecture drawings

House Type 1F1.V1 Plans, Section and Elevations	Open exact official document index https://planning.agileapplications.ie/fingal/application-details/99181
House Type 1C4 Plans, Section and Elevations	Open exact official document index https://planning.agileapplications.ie/fingal/application-details/99181

Site layout and masterplan

SITE LAYOUT PLAN	Open exact official document index https://planning.agileapplications.ie/fingal/application-details/99181
Phasing Strategy - Site Plan	Open exact official document index https://planning.agileapplications.ie/fingal/application-details/99181

Phasing plan

Phasing Strategy - Site Plan	Open exact official document index https://planning.agileapplications.ie/fingal/application-details/99181
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House-type plans

House Type 1F1.V1 Plans, Section and Elevations	Open exact official document index https://planning.agileapplications.ie/fingal/application-details/99181
House Type 1C4 Plans, Section and Elevations	Open exact official document index https://planning.agileapplications.ie/fingal/application-details/99181

Engineering and drainage

Road Markings & Signage-Sheet 2 of 2	Open exact official document index https://planning.agileapplications.ie/fingal/application-details/99181
Road Markings & Signage-Sheet 1 of 2	Open exact official document index https://planning.agileapplications.ie/fingal/application-details/99181

Landscape plans

Tree Survey	Open exact official document index https://planning.agileapplications.ie/fingal/application-details/99181
Landscape	Open exact official document index https://planning.agileapplications.ie/fingal/application-details/99181

SOURCE REGISTER AND NOTICE STORY

Official sources and separate commencement events

Official planning, document and appeal destinations remain separate from the commencement events. No relationship or scale is inferred beyond the displayed source evidence.

Official source register

1. Official planning record LRD0018/S3E - exact official planning record

[Open official source](#)

<https://planning.agileapplications.ie/fingal/application-details/99181>

Health: exact_official_planning_record | Checked: 2026-07-29T21:32:50+00:00

2. Official drawings and document index - exact official drawings/document hub

[Open official source](#)

<https://planning.agileapplications.ie/fingal/application-details/99181>

Health: verified_exact_document_hub | Checked: 2026-07-29T21:32:50+00:00

Commencement event story

01 Oct 2026 - 75 houses

Phase 3 consisting of 75 No. houses comprising of: 24 No. two bedroom houses, 47 No. three bedroom houses and 4 No. four bedroom houses. These range in height from two to three store and include semi-detached and terraced houses.

11 Sep 2026 - 42 units

Construction of Block 11, a Four Storey (Ground plus 3) residential block located off Holybanks Avenue on a site accessed from Glen Ellan Road, Swords, County Dublin. Ground Floor contains ancillary sprinkler plant and water storage area

26 Jun 2026 - 52 units

Construction of Block 3, a Five Storey (Ground plus 4) residential block located off Holybanks Place on a site accessed from Glen Ellan Road, Swords, County Dublin. Ground Floor contains Ancillary Bike storage / Plant use.

10 Jun 2026 - 52 units

Construction of Block 2, a Five Storey (Ground plus 4) residential block located off Holybanks Place on a site accessed from Glen Ellan Road, Swords, County Dublin. Ground Floor contains Ancillary Bike storage / Plant use.

13 May 2026 - 38 units

Construction of Block 1, a Five Storey (Ground plus 4) residential block located off Holybanks Boulevard on a site accessed from Glen Ellan Road, Swords, County Dublin. Ground Floor contains a Ancillary Bike storage / Plant use.

27 Apr 2026 - 27 units

Construction of Block 5, a Four Storey (Ground plus 3) residential block located between Holybanks Drive and Holybanks Place on a site accessed from Glen Ellan Road, Swords, County Dublin. Ground Floor contains a community use which will be completed to shell and core standard.

27 Apr 2026 - 1,881 m²

Phase 2 consisting of 16 No. back-to- back Townhouses comprising of: 16 No. three bedroom three storey houses.

08 Apr 2026 - 27 units

Construction of Block 4, a Four Storey (Ground plus 3) residential block located between Holybanks Drive and Holybanks Place Accessed from Glen Ellan Road, Swords, County Dublin. Block 04 will comprise of 27 no. residential apartment units. The building has a communal secure bicycle store at ground floor level. A Meter Room and Plant room are also located at ground floor level. The Retail Space and Creche will be completed to a shell finish. The Retail Space and Creche fit out will be completed under a separate Commencement Notice.

05 Jan 2026 - 8,427 m²

Phase 1a consisting of 75 No. houses comprising of: 4 No. two bedroom houses, 54 No. three bedroom houses and 17 No. four bedroom houses These range in height from two to three store and include semi- detached and terraced houses.



Open the live project story
<https://planningbrief.com/commencements/projects/0fd6272172ca9361050c2f85939bc9b1/story/>

The live page supersedes this export.

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Export audit: <https://planningbrief.com/commencements/projects/0fd6272172ca9361050c2f85939bc9b1/export-audit.json> | Manifest SHA-256: ac522d84ef4910d0fc61374d1d9593b57f147c017bf0a9c761129a5b3229f1c1