



An
Bord
Pleanála

Memorandum ABP-313361-22

To: Planning Inspector
From: Helen Keane, Executive Officer
Re: Demolition of buildings, construction of 415 no. residential units (252 no houses, 163 no. apartments) creche and associated site works.
Lands at Back Road and Kinsealy Lane, Kinsaley, Broomfield, Malahide, Co. Dublin.
Date: 8th August 2022

1. Please find hereunder an application for permission for the above-mentioned proposed development. A fee of €77,537.20 has been submitted with the application. Two printed copies and three electronic copies of the application documentation have been received in accordance with article 297(5) of the Planning and Development (Strategic Housing Development) Regulations 2017.
2. A website has been created: www.broomfieldshd.ie
3. The planning application was valid.
4. Pre-application consultations in accordance with section 5 of the Act of 2016 were held with under reference ABP-308804-21. ABP's Opinion was that the documents submitted constitute a reasonable basis for an application for strategic infrastructure development.
5. The planning application contains documents submitted in accordance with the Planning and Development (Housing) and Residential Tenancies Act 2016.
6. A EIAR has been submitted with this application.
7. An NIS was submitted with this application.

8. The Material Contravention Statement can be permitted under the provisions of the Planning and Development (Housing) and Residential Tenancies Act 2016.
9. A submission was received from Irish Water on 16th May 2022 which states that the Applicant has engaged with Irish Water in respect of design proposal for which they have been issued a Statement of Design Acceptance for the development.
10. The public notice was published in the Irish Daily Star newspaper dated 13th April 2022. The site notice was erected on 13th April 2022.
11. The prescribed bodies for the purposes of the application are set out in article 295 of the Planning and Development (Strategic Housing Development) Regulations 2017. The following bodies were circulated with the application documentation in accordance with the advice from ABP:
 - Minister for Housing, Local Government & Heritage
 - An Taisce
 - Irish Water
 - Transport Infrastructure Ireland
 - National Transport Authority
 - Coras Iompair Eireann
 - The Commission for Railway Regulation
 - Iarnrod Eireann
 - Irish Aviation Authority
 - Fingal Childcare Committee

Copies of the letters have been submitted

12. 30 submissions have been received.
13. The Chief Executives report of Fingal County Council was received on 13th June 2022.
14. Site history identified by the applicant:

313265-22	SHD	Live
F21A/0451	Upgrade	Grant
F13A/0459/ PL06F.243863	Residentail	Grant
F13A/0460 / PL06F.243821	Residential	Grant
F94A/0887	Reinstatement of lands	Grant

File for assessment and report.

