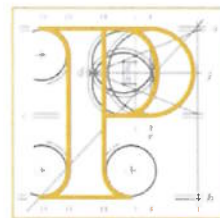


Our Case Number: ABP-319866-24

Your Reference: John Smith



An
Bord
Pleanála

Hughs Planning & Development
85 Merrion Square
Dublin 2
D02 FX60

Date: 14 August 2024

Re: Proposed development known as North Irish Sea Array ("NISA") Offshore Wind Farm
Located off the coast of Counties Dublin, Meath and Louth (www.northirishsearraysid.ie)

Dear Sir / Madam,

An Bord Pleanála has received your recent submission and fee in relation to the above-mentioned proposed development and will take it into consideration in its determination of the matter. Please accept this letter as a receipt for the fee of €50 that you have paid.

The Board will revert to you in due course with regard to the matter.

Please be advised that copies of all submissions/observations received in relation to the application will be made available for public inspection at the offices of Dublin City, Fingal, Meath and Louth County Councils and at the offices of An Bord Pleanála when they have been processed by the Board.

More detailed information in relation to marine infrastructure development can be viewed on the Board's website: www.pleanala.ie.

If you have any queries in the meantime, please contact the undersigned officer of the Board or email marine@pleanala.ie quoting the above mentioned An Bord Pleanála reference number in any correspondence with the Board.

Yours faithfully,


Ellen Moss
Executive Officer
Direct Line: 01-8737285

OA03

Tell
Glao Áitiúil
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Láithreán Gréasáin
Ríomhphost

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LoCall
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(01) 858 8100
1800 275 175
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bord@pleanala.ie

64 Sráid Maoilbhríde
Baile Átha Cliath 1
D01 V902

64 Marlborough Street
Dublin 1
D01 V902



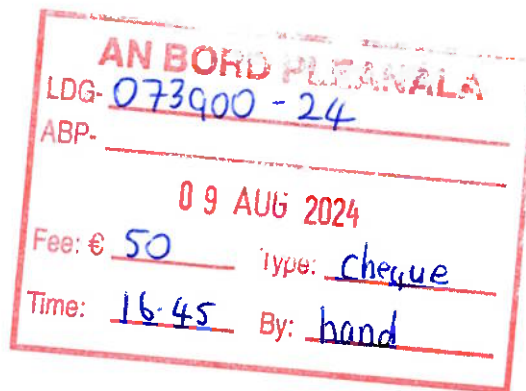
The Secretary,
An Bord Pleanála,
64 Marlborough Street,
Rotunda,
Dublin 1,
(D01 V902)

85 Merrion Square, Dublin 2, D02 FX60

T +353 (0)1 539 0710

E info@hpdc.ie

www.hpdc.ie



9th August 2024

Planning Observation

ABP. Ref. OA29N.319866
Applicant North Irish Sea Array Windfarm Ltd.
Address The offshore infrastructure of the proposed development will be located off the coast of counties Dublin, Meath and Louth. The onshore infrastructure of the proposed development will be located in County Dublin (Fingal County Council and Dublin City Council administrative areas).
Proposal Summary The proposed development is an offshore wind farm comprising of both offshore and onshore infrastructure. The proposed development boundary, within which the proposed development is located, will include offshore infrastructure off the coast of Counties Dublin, Meath and Louth and onshore infrastructure within County Dublin (Fingal and Dublin City Council administrative areas).

Dear Sir/Madam,

Hughes Planning and Development Consultants, 85 Merrion Square, Dublin 2, have been instructed by our clients Mr. John Smith, 12 Meadow Close, Blackrock, Co. Dublin; and Mr. Bobby Jones, 1 Thomastown, Loughshinny, Skerries, Co. Dublin, to prepare a planning observation in respect of the above referenced offshore wind farm application, made by North Irish Sea Array Windfarm Ltd. under ABP Ref. OA29N.319866. The required observation fee of €50.00 is enclosed with this submission.

Our clients are the owners of lands located to the north of Flemington Lane, Balbriggan, Co. Dublin as identified in the aerial image below:

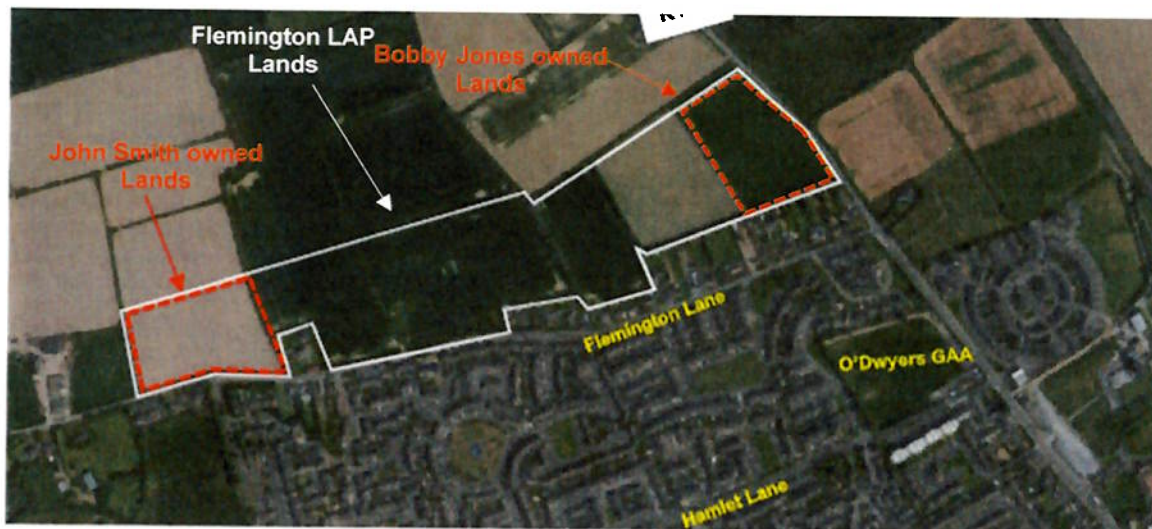


Figure 1.0 Aerial image showing the lands located to the north of Flemington Lane which are within the ownership of our clients (red outline).

In the first instance we wish to highlight to the Board that the area of land outlined in white on the above aerial image is subject to a forthcoming Local Area Plan (LAP), referred to as the Flemington LAP. This Plan is currently under preparation by Fingal County Council and is due to go on public display in September 2024, with the view to formal adoption in December 2024. These LAP lands are located to the immediate south and we understand from a review of the application drawings, and in particular the layout presented below, that it is proposed to locate a significantly scaled substation building and associated infrastructure, together with an access road, immediately adjacent to our clients lands.



Figure 2.0 Application drawing extract showing the proposed substation and associated infrastructure located to the north of Flemington Lane Balbriggan, immediately north of the Flemington LAP lands and our clients' landholdings.

We would note that the Flemington LAP lands to the south are earmarked for future residential development and this will become more apparent following the publication of the Draft LAP by Fingal County Council in September of this year. The proposed substation building, shown above, comprising what appears to be a minimum building height of approximately 17 metres, will have a significantly negative effect on the future development of our clients lands and indeed, the wider LAP landbank, which our client's consider will severely impact their landholdings from a visual and valuation perspective.

In addition to the above, we would also note following initial stakeholder consultation with Fingal County Council in relation to the Flemington LAP and upon review of the Draft development layout presented for the lands, which will be published as part of same, there is a link road proposed along the northern boundary of the LAP landbank and the Planning Authority have made very clear that this piece of infrastructure will be critical to the overall delivery of development on the lands. This proposed link road is located to the immediate south of the substation access road, which is proposed in the drawing extract above, and we consider that a more suitable approach rather than providing two roads at this location running parallel to one another, would be the consideration of a joint up approach between the substation site above and the LAP lands, as opposed to doubling up on road infrastructure at this location. Upon our review it would appear feasible that a spur road off the main access road to the substation could be facilitated which provides connectivity to and permeability

between the LAP lands and the substation lands. Furthermore, it is noted that should the substation access road proposed above, and the LAP link road in its current position as proposed by FCC, will result in two accesses onto the adjacent R132 road, which we feel would present a traffic safety issue.

We would respectfully ask An Bord Pleanála to have regard to the above in their assessment of this case and consider the provisions of the Draft Flemington LAP when published.

We submit this observation to An Bord Pleanála and request that the Board acknowledge the concerns outlined in this letter, in order to maintain the integrity and value of our clients lands located to the North of Flemington Lane, Balbriggan, Co. Dublin.

Please forward all correspondence relating to this matter, to this office.

We respectfully request that the concerns identified above be appropriately considered by the Board when assessing the proposed development.

Regards,



Kevin Hughes MIPI MRTPI
Director
for HPDC Ltd.