

Mary Cradley

S. 37

File With \_\_\_\_\_

**LARGE RESIDENTIAL  
DEVELOPMENT  
CORRESPONDENCE FORM**

Appeal No: ABP 321437

Please treat correspondence received on 20/1/25 as follows:

1. Update database with new agent for Applicant/Appellant _____	
2. Acknowledge with LRD <u>20</u>	1. RETURN TO SENDER with LRD _____
3. Keep copy of Board's Letter <input type="checkbox"/>	2. Keep Envelope: <input type="checkbox"/>
	3. Keep Copy of Board's letter <input type="checkbox"/>

Amendments/Comments
<u>PA Rep</u>
<u>2 / D 21/1</u>

4. Attach to file (a) SHD/LRD Unit <input type="checkbox"/> (b) Inspector <input type="checkbox"/>	RETURN TO EO <input type="checkbox"/>
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EO: <u>[Signature]</u>	Plans Date Stamped <input type="checkbox"/>
Date: <u>22/1/25</u>	Date Stamped Filled in <input type="checkbox"/>
	AA: <u>Fadime Alsharif</u>
	Date: <u>23/01/25</u>

( )

## Alfie Staunton

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**From:** Planning Appeals <planningappeals@fingal.ie>  
**Sent:** Monday 20 January 2025 16:10  
**To:** Appeals2  
**Cc:** Abhilash Nair; Darija Balciunaite  
**Subject:** Our Ref LRD0048/S3; Your Reference ABP-321437  
**Attachments:** LRD0048\_ S3 Appeal Response.pdf

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

**Caution:** This is an **External Email** and may have malicious content. Please take care when clicking links or opening attachments. When in doubt, contact the ICT Helpdesk.

Dear Sir/Madam,

Please find attached response to correspondence received in respect of the above application.

Kind regards,

Darija Balciunaite

Staff Officer | Fingal County Council | Planning & Strategic Infrastructure Department | County Hall | Main Street | Swords | Co. Dublin | K67 X8Y2

Comhairle Contae  
Fhine Gall  
Fingal County  
Council



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The Secretary,  
An Bord Pleanála,  
64 Marlborough Street,  
Dublin 1.

Our Ref. LRD0048/S3E

Your Ref. ABP-321437-24

20<sup>th</sup> January 2025

**Re: LARGE RESIDENTIAL DEVELOPMENT (LRD) Construction of Phase 4 for 197 dwellings with all associated site works. EIAR and NIS submitted with application.**  
**Within the townlands of 'Clonard or Folkstown Great' and 'Clogheder', Balbriggan, Co. Dublin**

Dear Sir/Madam,

I refer to your correspondence dated 16<sup>th</sup> December 2024 regarding the above application.

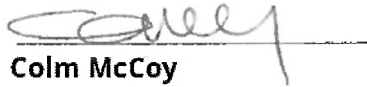
The Planning Authority has no further comment to make in respect of this appeal.

An Bord Pleanála is requested to uphold the decision of the Planning Authority.

In the event that this appeal is successful, provision should be made in the determination for applying the following:

- a financial contribution and/or a provision for any shortfall in open space and/or any Special Development Contributions required in accordance with Fingal County Council's Section 48 Development Contribution Scheme.
- the inclusion of Bond/Cash Security for residential developments of 2 or more units.
- conditions should also be included where a tree bond or a contribution in respect of a shortfall of play provision facilities are required.

Yours faithfully,

A handwritten signature in cursive script, appearing to read 'Colm', is written over a horizontal line.

**Colm McCoy**  
**Senior Planner.**

Date: 20.01.2025



The Secretary,  
An Bord Pleanála,  
64 Marlborough Street,  
Dublin 1.

**AN BORD PLEANÁLA**

LDG- \_\_\_\_\_ Our Ref. LRD0048/S3E  
ABP- \_\_\_\_\_  
**30 JAN 2025**  
Fee: € \_\_\_\_\_ Type: \_\_\_\_\_  
Time: 8.42 By: Post  
20<sup>th</sup> January 2025

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AN BORD PLEANAIA

LDC. \_\_\_\_\_

ABP. \_\_\_\_\_

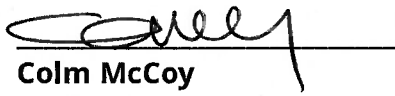
30 JAN 2025

For E \_\_\_\_\_

Time \_\_\_\_\_



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**Colm McCoy**  
**Senior Planner.**

Date: 20.01.2025

