



An
Bord
Pleanála

Memorandum
ABP-322429-25
PA Ref: F24A/0362E

To: Bronwyn Byrne, SEO
From: James Sweeney, EO
Re: NIS

The proposed development will consist of:

- Demolition of an existing vacant dwelling and water storage reservoir with associated pump station located along the western boundary of Zone A;
- Demolition of two existing vacant dwellings and all associated outbuildings within Zone F;
- Provision of roads and services infrastructure (surface water, foul and water supply) to facilitate the future development of the lands including public lighting, utility connections (power, telecommunications and gas) and SuDS drainage;
- Provision of new access roads from 'Bhailsigh Road' (L1140) to Zone A and Zone F and a new cycle and pedestrian route over the M1 motorway towards the R132 via the 'Bhailsigh Road' (L1140);
- Upgrades and modifications to the existing roundabout along the 'Bhailsigh Road' (L1140);
- All ancillary landscaping, tree/hedgerow removal, road works, boundary treatments, signage and site development works to support the development.

An Environmental Impact Assessment Report (EIAR) and Natura Impact Statement (NIS) will be submitted to the Planning Authority with the planning application. The EIAR and NIS may be inspected or purchased at a fee not exceeding the reasonable cost of making a copy at the offices of the Planning Authority during its public opening hours.

The site includes two plots of land which are primarily greenfield and located to the west of the M1 motorway. Zone A is located to the north of the Bhailsigh Road (L1140). Part of this site contains a vacant dwelling (Eircode: K45 YD54). Zone F is located to the south of the Bhailsigh Road (L1140). This site contains two vacant dwellings (Eircode: K45 KR26 and K45 EP80) and their associated outbuildings. The site also includes a section of the Bhailsigh Road (L1140) towards the R132 at Junction 5 of the M1 motorway.

AI Received 07/02/2025 - Includes Updated NIS & Updated EIAR at A site located in the townlands of Rowans Big, Rowans Little, and Courtlough, Lusk and Balbriggan, Co. Dublin.

Date: 5th June 2025

On the 3rd April 2025 Fingal County Council granted permission to Vida M1 Limited for the above-mentioned development.

On 28th April 2025, the Board received a third party appeal from Transport Infrastructure Ireland (TII).

The appeal was circulated to the Applicant and the Planning Authority on 6th May 2025. The last date for responses to the appeal is the 3rd June 2025.

A response has been received from the Applicant and the Planning Authority.
It is not considered necessary to circulate under S131

The late date to submit an observation is the 26th May 2025. No observations have been received.

NIS

A Natura Impact Statement was lodged as part of the application to the planning authority.

EIAR

An Environmental Impact Assessment Report was lodged as part of the application to the planning authority.

Comments

- EIAR uploaded to the Pleanála website.
- Blue sticker put on cover of file

File herewith for comments.

Mr Sweeney
forward file to ADP for allocation + Report

RBZ 9/6/25.

