

File With _____

**LARGE RESIDENTIAL
DEVELOPMENT
CORRESPONDENCE FORM**

Appeal No: ACP 324 016-26

Please treat correspondence received on 10/2/26 as follows:

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

4. Attach to file (a) SHD/LRD Unit <input checked="" type="checkbox"/> (b) Inspector <input type="checkbox"/>	RETURN TO EO <input type="checkbox"/>
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	Plans Date Stamped <input type="checkbox"/> Date Stamped Filled in <input type="checkbox"/>
EO: <u>[Signature]</u>	AA: <u>[Signature]</u>
Date: <u>13/1/26</u>	Date: <u>13/2/26</u>

J Sweeney

Dáire Littleton Caden

From: Planning Appeals <planningappeals@fingal.ie>
Sent: Dé Máirt 10 Feabhra 2026 12:49
To: Appeals2
Cc: Darija Balciunaite
Subject: Our Ref:- LRD0058/S3E Your Ref:- ACP-324016-26
Attachments: LRD0058 S3E Appeal Response.pdf

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.

Yours faithfully,

Abhilash Nair | Clerical 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 Coimisiún Pleanála,
4 Marlborough Street,
Dublin 1.

Our Ref. LRD0058/S3E
Your Ref. ACP-324016-26
09th February, 2026

**Re: Large Residential Development (LRD) - 296 dwellings. An Environmental Impact Assessment Report (EIAR) and a Natura Impact Statement (NIS) has been prepared in respect of the proposed development and accompany this application.
Station Road, Portmarnock, Townland of Maynetown, Portmarnock, Co. Dublin**

Dear Sir/Madam,

I refer to your correspondence dated 14th January 2026 regarding the above application; the Planning Authority consider that the conditions are appropriate for the development.

The application was assessed against the policies and objectives of the Fingal Development Plan 2023-2029, and existing government policy and guidelines. The proposal was assessed having regard to the development plan zoning objectives as well as residential and visual amenity and development management standards and the character of the area.

Having reviewed the grounds of the Third-Party Appeal, the Planning Authority remain of the opinion that the proposed development will not detract from adjoining residential amenity, nor will it impact negatively on the site or surrounding area, subject to compliance with conditions. The conditions included are deemed appropriate for the development.

Overall, the proposed works are considered acceptable and would not give rise to any undue levels of negative impact upon the visual and residential amenity of the surrounding area or sites, therefore is considered to be in accordance with the proper planning and sustainable development of the area.

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

In the event that the Planning Authority's decision is upheld, 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,



Colm McCoy
Senior Planner

Date: 10/02/2026