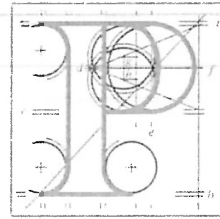


Our Case Number: ACP-324016-26

Planning Authority Reference Number: LRD0058/S3E

Your Reference: Portmarnock Real Estate Developments L



An
Coimisiún
Pleanála

Stephen Little & Associates
26/27 Upper Pembroke Street
Dublin 2
D02 X361

Date: 14 January 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,

Enclosed is a copy of a large-scale residential development appeal under the Planning and Development Act 2000, as amended.

As a party to the appeal under section 129 of the Planning and Development Act 2000, as amended, you may make submissions or observations in writing to the Commission **within a period of 4 weeks** beginning on the date of this letter.

Any submissions or observations received by the Commission outside of that period shall not be considered and where none have been validly received, the Commission may determine the appeal without further notice to you.

Please note when making a response/submission only to the appeal it may be emailed to appeals@pleanala.ie and there is no fee required.

Please quote the above appeal reference number in any further correspondence.

Teil
Glao Áitiúil
Facs
Láithreán Gréasáin
Ríomhphost

Tel
LoCall
Fax
Website
Email

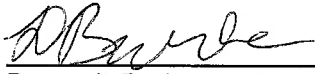
(01) 858 8100
1800 275 175
(01) 872 2684
www.pleanala.ie
communications@pleanala.ie

64 Sráid Maoilbhríde
Baile Átha Cliath 1
D01 V902

64 Marlborough Street
Dublin 1
D01 V902

If you have any queries in the meantime, please contact the undersigned officer of the Commission at appeals@pleanala.ie.

Yours faithfully,



Darragh Burke
Administrative Assistant
Direct Line: 01-873-7103

LRD05

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