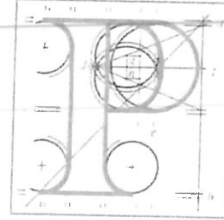


**Our Case Number:** ACP-324016-26

**Planning Authority Reference Number:** LRD0058/S3E



**An  
Coimisiún  
Pleanála**

Sile Ni Cheallaigh  
7 Skylark Park View  
St Marnock Bay  
Portmarnock  
D13C61F

**Date:** 16 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,

An Coimisiún Pleanála has received your letter in which you intended to make an appeal under the Planning and Development Act, 2000, (as amended).

Section 127(1)(e) of the 2000 Act, (as amended), provides that an appeal must be accompanied by the acknowledgement by the planning authority of receipt of submissions or observations on the application. As your appeal was not accompanied by the said acknowledgement, it is regretted that it must be regarded as invalid in accordance with section 127(2)(a) of the Act. To lodge a valid appeal you must comply with ALL of the requirements of section 127.

You are reminded that the final date for the lodgement of a valid appeal is 4 weeks beginning on the day of the decision by the planning authority. In this case, the time period to lodge a valid appeal has expired.

The documents lodged by you are enclosed and a cheque for the money lodged will follow under separate cover.

**Teil**  
**Glaao Áitiúil**  
**Facs**  
**Láithreán Gréasáin**  
**Ríomhphost**

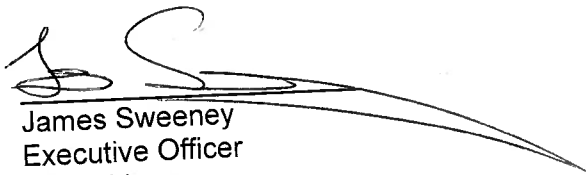
**Tel** (01) 858 8100  
**LoCall** 1800 275 175  
**Fax** (01) 872 2684  
**Website** [www.pleanala.ie](http://www.pleanala.ie)  
**Email** [communications@pleanala.ie](mailto:communications@pleanala.ie)

64 Sráid Maoilbhride  
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](mailto:appeals@pleanala.ie).

Yours faithfully,



James Sweeney  
Executive Officer  
Direct Line:

BP14

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