

Our Case Number: ACP-324016-26

Planning Authority Reference Number: LRD0058/



An  
Coimisiún  
Pleanála

~Inland Fisheries Ireland (Dublin)  
3044 Lake Drive  
Citywest Business Campus  
Dublin 24  
D24 CK66

Date: 05 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 have been asked by the Commission to refer to the above-mentioned appeal.

The Commission is of the opinion that the proposed development, the subject of the appeal, may have an effect on the river Mayne.

Having regard to article 28(1)(g) of the Planning and Development Regulations 2001 to 2018, (as amended), the Commission is of the opinion that it is appropriate in the interests of justice to request you to make submissions or observations to it. Your submission in response to this notice must be received by the Commission on or before **4 March 2026**.

In accordance with section 131 of the Planning and Development Act, 2000, (as amended), you are requested to make any submissions or observations you have in relation to the appeal in the context of the matter referred to in the above-mentioned article. The Commission cannot consider submissions or observations that are outside the scope of that matter. Your submission in response to this notice must be received by the Commission on or before the date specified above.

If no submissions or observations are received before the end of the specified period, the Commission will proceed to determine the appeal without further notice to you, in accordance with section 133 of the 2000 Act, (as amended).

I enclose for your information a copy of the decision order of the planning authority on the application and a copy of the site location map. The planning application, along with other documents relating to the planning authority decision and copies of the appeal(s) made to the Commission are available for inspection at the offices of the planning authority in accordance with section 38 of the Planning and Development Act, 2000, (as amended), and article 68 of the Planning and Development Regulations 2001.

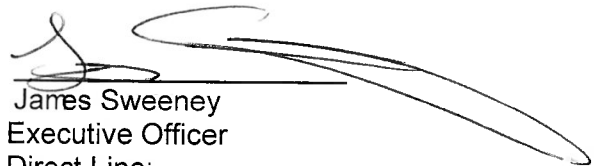
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Glao Áitiúil 1800 275 175  
Facs (01) 872 2684  
Láithreán Gréasáin www.pleanala.ie  
Ríomhphost Email communications@pleanala.ie

64 Sráid Maoilbhríde 64 Marlborough Street  
Baile Átha Cliath 1 Dublin 1  
D01 V902 D01 V902

Please quote the appeal reference number in any correspondence.

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:

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An  
Coimisiún  
Pleanála

Waterways Ireland - Eastern Regional Office  
C/O Sinéad Mallon  
Ashtown Gate  
Navan Road  
Dublin 15

**Date:** 05 February 2026

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Station Road, Portmarnock, Townland of Maynetown, Portmarnock, Co. Dublin

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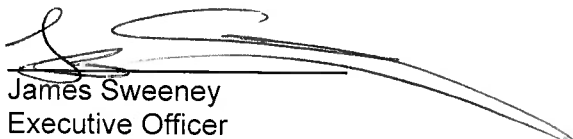
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Yours faithfully,



James Sweeney  
Executive Officer  
Direct Line:

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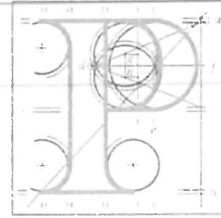
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**Our Case Number:** ACP-324016-26

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



An  
Coimisiún  
Pleanála

Fingal County Childcare Committee  
Digital Office Centre  
Balheary Industrial Park  
Balheary Road  
Swords  
Co. Dublin  
K67 E5A0

**Date:** 05 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 have been asked by An Coimisiún Pleanála to refer to the above mentioned appeal.

The Commission is of opinion that, in the particular circumstances of this appeal, it is appropriate in the interests of justice to request you to make submissions or observations in relation to the above appeal.

In accordance with section 131 of the Planning and Development Act, 2000, (as amended), you are requested to make any submissions or observations that you may have in relation to this enclosure on or before **4 March 2026**. The Commission cannot consider comments that are outside the scope of the matter in question. Your submission in response to this notice must be received by the Commission **on or before the date specified above**.

If no submission or observation is received before the end of the specified period, the Commission will proceed to determine the appeal without further notice to you, in accordance with section 133 of the 2000 Act, (as amended).

I enclose for your information a copy of the decision order of the planning authority on the application and a copy of the site location map. The planning application, along with other documents relating to the planning authority decision and copies of the appeal(s) made to the Commission are available for inspection at the offices of the planning authority in accordance with section 38 of the Planning and Development Act, 2000, (as amended), and article 68 of the Planning and Development Regulations 2001, as amended.

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