



An  
Coimisiún  
Pleanála

**Memorandum**

**ABP- 324016-26**

**PA Ref: LRD0058/S3E**

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**To:** Ms. Mary Tucker, SEO  
**From:** Mr. James Sweeney, EO.  
**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 at Station Road, Portmarnock, Townland of Maynetown, Portmarnock, Co. Dublin  
**Date:** 13<sup>th</sup> February 2026

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On the 19<sup>th</sup> December 2025 Fingal County Council granted permission for the above Large Scale Residential Development to Portmarnock Real Estate Developments Limited.

A 3<sup>rd</sup> party appeal was received by the Commission from Bryan Fitzgerald & Danielle O'Riordan on 13<sup>th</sup> January 2026.

The appeal was circulated to Stephen Little & Associates and the Planning Authority on 14<sup>th</sup> January 2026.

The last date to submit a response is 10<sup>th</sup> February 2026. A response has been received from the Applicant and the Planning Authority within the statutory time frames.

The last date to submit an observation is 9<sup>th</sup> February 2026. 2 observations have been received within the statutory time frames.

### **Prescribed bodies:**

The following prescribed bodies have been notified on 5<sup>th</sup> February 2026 under Article 28 of the Planning and Development Regulations 2001 (as amended) due to proximity to the River Mayne:

- Waterways Ireland
- Inland Fisheries

The last date to respond is the 4<sup>th</sup> March 2026. No response have been received at the time of writing the memorandum.

### **Childcare Facilities**

Having regard to the childcare facilities guidelines for planning authorities issued June 2001 a notice was issued under section 131 of the Planning and Development Act 2000 (as amended) to Fingal Childcare Committee on 5<sup>th</sup> February 2026.

The last date to respond is the 4<sup>th</sup> March 2026. No response have been received at the time of writing the memorandum.

### **NIS**

A Natura Impact Statement was lodged with the Application to the planning authority.

### **EIAR**

An Environmental Impact Assessment Report was lodged with the Application to the planning authority.

### **History files requested from archive to be attached:**

ABP-312112-21 - 172 no. residential units (150 no. houses, 22 no. apartments) and associated site works at Station Road, Portmarnock, Townlands of Drumnigh, Maynetown and Portmarnock, Co. Dublin. The Commission decided to grant permission with conditions on 10<sup>th</sup> May 2022.

**History files in pouch at back of file:**

- LRD0002/S3
- LRD0037/S3
- F20A/0700
- F20A/0604
- LRD0014/S3

File submitted for comments.

*Noted*

*Please forward to C Ryan  
for inspection/report*

*R. Tucker 13/2/26*