

LDG-086593-26

James



An Coimisiún Pleanála

Large-scale Residential Development Appeal Observation

Online Reference
LRD-OBS-006402

LRD 40
PBurke
12/02/26

Online Observation Details

Contact Name
Liam Morrissey

Lodgement Date
09/02/2026 22:28:52

Case Number / Description
324016

Payment Details

Payment Method
Online Payment

Cardholder Name
Liam Morrissey

Payment Amount
€50.00

Fee Refund Requisition

Please Arrange a Refund of Fee of

€

Lodgement No

LDG—

Reason for Refund

Documents Returned to Observer

Yes

No

Request Emailed to Senior Executive Officer for Approval

Yes

No

Signed

EO

Date

Finance Section

Payment Reference

ch_3Sz2wqB1CW0EN5FC12o5kluL

Checked Against Fee Income Online

EO/AA (Accounts Section)

Amount

€

Refund Date

Authorised By (1)

SEO (Finance)

Authorised By (2)

Chief Officer/Director of Corporate Affairs/SAO/Board Member

Date

Date

To: The Secretary
An Coimisiun Pleanála
64 Marlborough Street,
Dublin 1
D01V902

From: St Marnocks's Bay Residents
C/O Liam Morrisery
16 Skylark Park View
Portmarnock
Dublin
D13 CXN3

Date: 9th February 2026

Planning Reference Case Fingal Co Co : LRD0058/S3E

Appeal Reference No. ACP-324016-26

Re: Observation by the St Marnocks' Bay Residents Group (C/O Liam Morrisery) on a 3rd Party Appeal prepared by Bryan Fitzgearld & Danielle O' Riordan, No. 7 The Park, St Marnocks Bay, Portmarnock, County Dublin D13KC9Z

Dear Sir/Madam,

The St Marnocks' Bay Residents Group are largely in support of the proposed development but did have concerns regarding elements of the development, in particular traffic calming measures and the lack of childcare facilities within the development and the surrounding Portmarnock Area. The Group did make representations by way of a planning observation during the 5-week public consultation period. Following the decision by Fingal County Council to grant planning permission for the proposal, the residents' group have successfully engaged with the developers to try and find solutions to the concerns raised in their observation.

The resident group has since reached agreement with the subject developers on most of the issues raised in the observation. In response to concerns raised by residents the developer has agreed to engage a 3rd party to conduct a speed safety survey in the estate. Following the survey, we will engage the Planning Authority to discuss and agree safety mitigations should any issues be identified. The developer has also agreed to jointly explore offsite solutions to address the lack of community and childcare facilities within the development and the wider Portmarnock area given the safety restrictions on the subject lands.

Having reviewed the 3rd Party Appeal prepared by Bryan Fitzgerald & Danielle O' Riordan, we understand that the proximity of the lands to Dublin Airport flight paths does restrict the development of childcare facilities on the subject lands and that the Coimisiun will likely uphold Fingal County Council's Decision to grant planning permission in this instance.

We are therefore of the view that the better option in this instance would be to proactively work with the developers as the residents' group has been, to try and find a long-term solution to this issue, in particular to the childcare facilities.

The Residents Group would request that An Coimisiun Pleanala take into consideration the above comments when accessing this 3rd Party Appeal in full.

Please find enclosed the Observation Fee of €50.00 to make this observation.

Yours Sincerely



St Marnocks's Bay Residents Group

(C/O Liam Morrisery)