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**LARGE RESIDENTIAL
DEVELOPMENT
CORRESPONDENCE FORM**

Appeal No: ACP 32401626

Please treat correspondence received on 17/2/26 as follows:

1. Update database with new agent for Applicant/Appellant _____	
2. Acknowledge with ^{BP} LRD <u>22</u>	1. RETURN TO SENDER with LRD _____
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Amendments/Comments
<u>Art 28 resp from Inland Fisheries</u>
<u>LRD 4/3/26</u>

4. Attach to file	RETURN TO EO <input type="checkbox"/>
(a) SHD/LRD Unit <input type="checkbox"/> (b) Inspector <input checked="" type="checkbox"/>	

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EO: <u>[Signature]</u>	AA: <u>DBurke</u>
Date: <u>17/2/26</u>	Date: <u>18/02/2026</u>

Karen Byrne

From: Roisin O'Callaghan <Roisin.O'Callaghan@fisheriesireland.ie>
Sent: Tuesday 17 February 2026 14:39
To: Appeals2
Subject: ACP-324016-26: LRD Portmarnock, Co. Dublin
Attachments: ACP 324016 26 _ LRD Portmarnock, Co. Dublin.pdf

You don't often get email from roisin.o'callaghan@fisheriesireland.ie. [Learn why this is important](#)

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RE: ACP-324016-26/ LRD0058/S3E: LRD 296 dwellings. An environmental Impact assessment Report (EIAR) and a Natura Impact Statement (NIS) has been prepare in respect of the proposed development and accompany this application.

Development Address **Station Road, Portmarnock, Townland of Maynetown, Portmarnock, Co. Dublin**

To whom it may concern

Attached are the comments of IFI in relation to the above application.

Kind Regards,

Roisin
Roisin O'Callaghan
Senior Fisheries Environmental Officer

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Iascach Intíre Éireann
Inland Fisheries Ireland

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**Iascach Intíre Éireann
Inland Fisheries Ireland**

17/02/2026

RE: ACP-324016-26/ LRD0058/S3E: LRD 296 dwellings. An environmental Impact assessment Report (EIAR) and a Natura Impact Statement (NIS) has been prepare in respect of the proposed development and accompany this application.

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

We have reviewed the application and associated documentation and make the following observations

- The proposed phase of the development is located in the catchment of Mayne River. While the catchment is non-salmonid, it does contain populations of European Eel (considered a protected and highly threatened species in Ireland) and other fish species.
- To prevent water pollution, before commencing any works, it is strongly advised to ensure that all construction personnel and contractors are made familiar with and adhere to the mitigation measures in any construction phase surface water management plan, construction management and environmental plan, Inland Fisheries guidance on protecting fisheries during construction, construction industry guidance and planning permission conditions pertaining to your site to protect water quality and the wildlife habitat of any watercourses.
- The short-term storage and removal / disposal of excavated material must be considered and planned such that risk of pollution from these activities is minimised. Drainage from the topsoil storage area will need to be directed to a settlement area for treatment. A common issue encountered on large construction sites is the excessive removal of top soil from the site resulting in the generation of volumes of silted water after wet weather that cannot be sufficiently treated before discharge to watercourses. There can be no direct pumping of contaminated water from the works to a watercourse at any time; any dewatering must be treated by either infiltration over land or to a suitably sized and sited settlement pond. A discharge licence may be required from Fingal County Council.



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- It is essential that the receiving foul and storm water infrastructure has adequate capacity to accept predicted volumes from this development with no negative repercussions for quality of treatment, final effluent quality and the quality of receiving waters.
- The proposed rising main will cross the River Mayne. The crossing should be carried out using a trenchless method, such as directional drilling, to avoid disturbance to the river channel and banks. A detailed design of the crossing, including drawings, construction methodology, environmental protection measures, and contingency plans, must be prepared in advance. The final design and the associated method statements for the river crossing shall be submitted to IFI for review and approval prior to the commencement of works
- It is recommended that the "Guidelines on protection of fisheries during construction works in and adjacent to waters" (2016) be consulted particularly in the vicinity of surface water features.
- IFI have also published the following guidelines which should also be referred to during construction. They can be accessed on our website www.fisheriesireland.ie : Revised "**Planning for watercourses in the urban environment**" which can provide guidance on site specific measures to enhance, protect, rehabilitate or establish riparian and aquatic habitats.

I trust you will take our observations on board.

Kind regards,

Roisin O' Callaghan

Senior Fisheries Environmental Officer
Inland Fisheries Ireland - Dublin
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