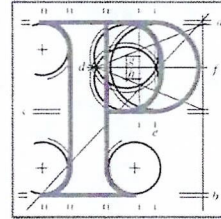


Our Case Number: ACP-324069-26



An
Coimisiún
Pleanála

Anthony Power
Doughbox Ltd
T/A Ninos Restaurant
Brook Pub
Portrane
Co. Dublin
K36W584

Date: 08 April 2026

Re: Proposed development under sections 175 and 177AE of the Planning and Development Act 2000 (as amended) and the Planning and Development Regulations 2001-2005 (as amended) for proposed coastal and flood risk management works. A Natura Impact Statement (NIS) and an Environmental Impact Assessment Report (EIAR) have been prepared in respect of the proposed development.
Burrow, Portrane, County Dublin

Dear Sir / Madam,

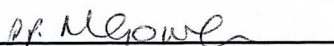
An Coimisiún Pleanála has received your recent submission in relation to the above mentioned proposed development and will take it into consideration in its determination of the matter. Please accept this letter as a receipt for the fee of €50 that you have paid.

Please note that the proposed development shall not be carried out unless the Commission has approved it or approved it with conditions.

If you have any queries in relation to the matter please do not hesitate to contact the undersigned officer of the Commission at laps@pleanala.ie

Please quote the above mentioned An Coimisiún Pleanála reference number in any correspondence or telephone contact with the Commission.

Yours faithfully,


Eimear Réilly
Executive Officer
Direct Line: 01-8737184

JA02

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Láithreán Gréasáin Website www.pleanala.ie
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64 Sráid Maoilbhríde 64 Marlborough Street
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D01 V902 D01 V902

Doughbox Ltd
T/A Ninos Restaurant
Brook Pub
Portrane
K36W584
24/03/26

An Coimisiún Pleanála
64 Marlborough St
Dublin 1

RE: Planning Application – Case No: 324069
The Burrow Portrane Coastal Flooding and Erosion Risk Management (CFERM) Scheme

Dear Sir / Madam,

With regard to the above referenced application, I wish to record my full support for the proposed works, including:

- Construction of seven fishtail (Y-shaped) groyne structures with a beach nourishment scheme;
- Construction of a c. 190m long earth embankment;
- Construction of a combined c. 130m long sheet piled flood wall and a c. 200m embankment;
- Installation of back drainage behind the proposed defences with associated outfalls;
- Installation of non-return valves to existing outfalls to prevent backflow of water from the estuary.

These works are now critical and essential for the protection of our community and local economy.

Doughbox Ltd operates a local hospitality business located just off the beach in Portrane. In recent months, we have experienced first-hand the increasing impact of coastal erosion and storm events. During a recent storm, we were required to place sandbags at our doors in an effort to prevent flooding to our premises. This is not a sustainable or viable position for any business.

If the situation deteriorates further, it is likely to result in the loss of approximately 10 jobs within our business, as well as the loss of one of the very few restaurant offerings in the area. This would have a direct and negative impact on local employment, the community, and the visitor experience in Portrane.

The ongoing risk is already affecting confidence — not only for businesses operating in the area, but also for customers and visitors. Without appropriate intervention, this uncertainty will continue to grow and will have long-term consequences for the viability of local enterprise.

In addition to providing essential protection, the proposed works will also deliver significant positive benefits. The current condition of the beach has been impacted by temporary and makeshift protection measures, including concrete seabees and debris that are often scattered across the shoreline following storms. This detracts from the natural amenity of the area and can present safety hazards to the public.

The proposed scheme represents an opportunity to restore the beach to a safer, more natural, and more attractive environment for both locals and tourists. This is critically important for businesses such as ours that rely on the appeal of the area as a destination.

From a business perspective, this scheme is not only about protection — it is about ensuring the long-term sustainability of Portrane as a place to live, work, and visit.

We strongly urge An Coimisiún Pleanála to approve this application without delay.

Yours sincerely,

Anthony Power
Director
Doughbox Ltd