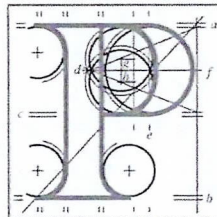


Our Case Number: ACP-324069-26



**An
Coimisiún
Pleanála**

Mary McCormack
Petmer
Burrow Road
Portrane
Co. Dublin
K36 TX38

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,

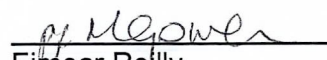
An Coimisiún Pleanála has received your recent submission in relation to the above-mentioned proposed development and will take it into consideration in its determination of the matter. Please accept this letter as a receipt for the fee of €50 that you have paid.

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 Reilly
Executive Officer
Direct Line: 01-8737184

JA02

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An Coimisiún Pleanála,
1. 64 Marlborough
Street,
Dublin 1,
D01 V902

Petmer
Burrow. Road,
Portrane
Co. Dublin
K36 TX38
March 27th 2026

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

Dear Sir or Madam,

Mary McCormack, hereby makes an observation on the application lodged on 11th February 2026 by Fingal County Council to An Coimisiún Pleanála for a coastal flooding and erosion risk management scheme at The Burrow, Portrane, Co. Dublin consisting of:

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

We have paid the requisite fee of €50 (fifty euros) to lodge this observation and expect that my comments below and of others below will be taken into account by the Commission in its decision regarding this application.

I commenced living in the Burrow area in the late 1990's when the Burrow Beach was a beautiful place to be enjoyed, with an extensive sand-dune system reflective of other coastal beaches along the Co. Louth coastline of my childhood. Unfortunately nature and other factors intervened to cause erosion and property damage. I have witnessed friends and neighbours stressed with struggling to protect their homes, sometimes to no avail as a few have lost their homes. It is very difficult for the Community to continue under present conditions, and a positive planned solution must be implemented to rescue and reverse the worse effects of the erosion. I believe the application now before the Commission could alleviate future damage, restore the sand-dunes and ecosystem. It will also benefit the community and relieve stress to property owners in the affected areas.

I concur with the other observations contained in this letter.

We are aware and acknowledge the well intentioned but ultimately unsuccessful attempts mad in recent decades to implement "*soft engineering*" solutions to arrest the ongoing and devastating coastal erosion in The Burrow. Marram grass planting, the installation of a boardwalk and fencing, by Fingal County Council, in an effort to restrict pedestrian movement through the fragile dune system were undertaken in good faith, yet the dunes on which these measures depended have collapsed and disappeared. The more recent "*hard engineering*" intervention involving "*Seabees*" (pre-cast concrete units) along a one-kilometre stretch of the beach, but notably restricted to the zone above the High Water Mark, was a temporary measure "*until a feasible and effective long-term solution is implemented*". This too has proven largely ineffective.

It is now clear that a more comprehensive intervention is urgently required. We acknowledge we do not have the expertise to assess engineering aspects of this proposed solution, we are aware that similar projects have been implemented abroad and have been effective in arresting and even reversing coastal erosion. We are also aware of the time, effort and money

Fingal County Council has invested in preparing this complex application and the consultations about it that have taken place with residents.

The public notice published by Fingal County Council regarding this application states that observations may be made relating to:

- i. The implications of the proposed development for proper planning and sustainable development in the area concerned;*
- ii. The likely effects on the environment of the proposed development; and*
- iii. The likely significant effects of the proposed development on a European site, if carried out.*

However, we believe that the very real human costs of failing to implement a scheme to arrest the coastal erosion in The Burrow must also be taken into account. The constant stress resulting from the ongoing threat to the homes of residents, and local businesses, should not be under-estimated and, although of a lesser degree of importance, the continuing deterioration of the amenity value of the beach and sand-dunes of The Burrow for residents and visitors alike should not be lightly dismissed.

We look forward to a positive response by An Coimisiún Pleanála to this application, to its implementation which is now critical, to addressing the issue of homes that are currently under threat, and to the restoration of the valuable amenity of the once fine beach in Portrane.

Yours faithfully,

__Mary McCormack_____