



An
Coimisiún
Pleanála

Memorandum
ACP-324182-26
Ref: LRD0052/S3E

To: Ms. M. Tucker, SEO
From: Mr. J Sweeney, EO
Re: Large Residential Development (LRD) Construction of 302 dwellings with all associated site works. EIAR submitted with application at Townland of Porterstown, Clonsilla,, Dublin 15
Date: 23rd April 2026

Fingal County Council granted permission with conditions on 5th March 2026, to Castlethorn Developments Luttrellstown Limited, subject to 49 no. conditions for the proposed large scale residential development.

On 1st April 2026, a first party appeal was received from Stephen Little & Associates on behalf of the Applicant against the imposition of condition no. 48 which requires that the applicant shall pay a financial contribution of €521,966.87.

Section 48(10)(a) of the Planning and Development Act, 2000 (as amended) states that no appeal shall lie to the Commission in relation to a condition requiring a contribution to be paid in accordance with a scheme made under this section.

Section 48(10)(b) of the Act states that an appeal may be brought to the Commission where an applicant for permission under section 34 considers that the terms of the scheme have not been properly applied in respect of any condition laid down by the planning authority. I would consider that the appeal against condition no. 48 is valid.

It is a matter for the Commission in the final analysis to determine the validity of the appeal having regard to the provision of section 48 of the Act.

The appeal was circulated to the Planning Authority on the 2nd April 2026. The last date for responses is 29th April 2026. A response has been received within the statutory timeframe.

The last date for observations is the 28th April 2026. No observations have been received at the time of writing this memorandum.

EIAR

An Environmental Impact Assessment Report was submitted with the planning application. The Environmental Impact Assessment report is uploaded on to the An Coimisiún Pleanála website.

File herewith for comments.

Notice

*Please forward file to ADP, Daire McKeown,
for case allocation*

*P. Treher
30/4/26*