

File With _____

**LARGE RESIDENTIAL
DEVELOPMENT
CORRESPONDENCE FORM**

Appeal No: ACP 324182-26

Please treat correspondence received on 23/4/26 as follows:

1. Update database with new agent for Applicant/Appellant _____ 2. Acknowledge with LRD <u>20</u> _____ 3. Keep copy of Commission's Letter ☐	1. RETURN TO SENDER with LRD _____ 2. Keep Envelope: ☐ 3. Keep Copy of Commission's letter ☐
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Amendments/Comments
PA Resp

4. Attach to file (a) SHD/LRD Unit ☐ (b) Inspector ☐	RETURN TO EO ☐
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	Plans Date Stamped ☐ Date Stamped Filled in ☐
EO: <u>[Signature]</u>	AA: <u>[Signature]</u>
Date: <u>27/4/26</u>	Date: <u>28/4/26</u>

From: Planning Appeals <planningappeals@fingal.ie>
Sent: Thursday 23 April 2026 16:35
To: Appeals2
Cc: Darija Balciunaite
Subject: Our Ref:- LRD0052/S3E Your Ref:- ACP-324182-26
Attachments: LRD0052 S3E Appeal Response.pdf

Caution: This is an **External Email** and may have malicious content. Please take care when clicking links or opening attachments. When in doubt, contact the ICT Helpdesk.

Dear Sir/Madam,

Please find attached response to correspondence received in respect of the above application.

Yours faithfully,

Abhilash Nair | Clerical Officer

An Roinn Pleanála agus Forbatha | Planning & Development Department

Comhairle Contae Fhine Gall, Áras an Chontae, Sórd, Baile Átha Cliath, K67 X8Y2
Fingal County Council, County Hall, Main Street, Swords, Co. Dublin, K67 X8Y2

Comhairle Contae Fhine Gall
Fingal County Council

**An Roinn Pleanála agus
Forbatha**
Planning and Development
Department



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The Secretary,
An Coimisiún Pleanála,
4 Marlborough Street,
Dublin 1.

Our Ref. LRD0052/S3E
Your Ref. ACP-324182-26
23rd April, 2026

Re: Large Residential Development (LRD) Construction of 302 dwellings with all associated site works. EIAR submitted with application Townland of Porterstown, Clonsilla, Dublin 15

Dear Sir/Madam,

I refer to your correspondence dated 02nd April 2026 regarding the above application and advise as follows:

Public Open Space

The proposed scheme includes 8231 sqm of Public Open Space located to the east of the site and throughout the site, equating to 16.3% of the site area. This is considered acceptable. However, the overall public open space required for the scheme is 17125sqm. The following areas are excluded from this calculation:

- *Access or maintenance requirements for the bridge where the active space is located.*
- *Existing 14m wayleave with a gas and watermain traversing (in accordance with Table 14.2 of the Development Plan in relation to wayleaves)*
- *Future train station and/or future Metro area*

As there is a shortfall of public open space, Fingal County Council will seek a contribution in lieu of the shortfall of public open space to provide function and suitable play amenities to Class 1 Public Open Spaces in the area in the form of Local & Neighbourhood which caters primarily for active recreation – e.g. playing pitches, all-weather pitches etc., for the lifespan of this development and its future residents.

As mentioned in previous sections of this report, areas of the development are designated as temporary acquisition of lands for the DART+West construction compounds. A significant portion of the lands designated as public open space for this development are Temporary Acquisition lands, and the Parks and Green Infrastructure Division have concerns regarding the impact that this will have on the proposed development.

The Council's opinion remains unchanged on this matter.

The open space shortfall was levied on this application as 8,894sqm and was calculated as follows:

Open Space Requirement:	17,125sqm
Less Open Space being provided	<u>-8,231sqm</u>
Open Space Shortfall	8,894sqm

The Planning Authority requests that Condition No. 48 remain unchanged in An Bord Pleanála's determination.

Yours faithfully,

See: 

Sean Walsh
A/Senior Planner

Date: 23/4/26



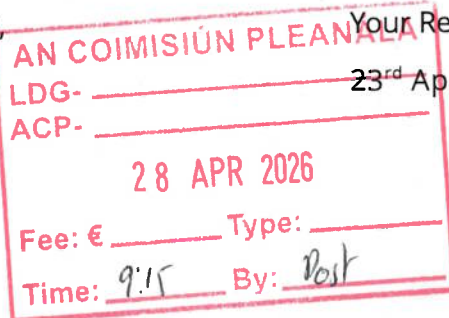
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Sean Walsh
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A/Senior Planner

Date: 23/4/26