

File With _____

**LARGE RESIDENTIAL
DEVELOPMENT
CORRESPONDENCE FORM**

Appeal No: ACP 324331-26Please treat correspondence received on 19/6/26 as follows:

1. Update database with new agent for Applicant/Appellant _____

2. Acknowledge with LRD 203. Keep copy of Commission's Letter ☐

1. RETURN TO SENDER with LRD _____

2. Keep Envelope: ☐3. Keep Copy of Commission's letter ☐

Amendments/Comments

PA Resp

* To be scanned

4. Attach to file

(a) ~~SHD/LRD Unit~~ ☒(b) Inspector ☐RETURN TO EO ☐Plans Date Stamped ☐Date Stamped Filled in ☐EO: [Signature]AA: [Signature]Date: 20 23/6/26Date: 23/6/26

Our Ref:- LRD0055/S3E Your Ref:- ACP-324331-26

From Planning Appeals <planningappeals@fingal.ie>

Date Fri 19 Jun 2026 4:33 PM

To Appeals2 <appeals@pleanala.ie>

Cc Darija Balciunaite <Darija.Balciunaite@fingal.ie>

 1 attachment (113 KB)

LRD0055 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 Forbartha | 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
Forbartha**
Planning and Development
Department



This email and any files transmitted with it are confidential and may be legally privileged. It is intended solely for the addressee. If you are not the intended recipient, any disclosure, copying, distribution or any action taken or omitted to be taken in reliance on it, is prohibited and may be unlawful. If you have received this electronic message in error, please notify the sender or itservicedesk@fingal.ie. Internet communications cannot be guaranteed to be secure or error-free as information could be intercepted, corrupted, lost, destroyed, arrive late or incomplete. Therefore, we do not accept responsibility for any errors or omissions that are present in this message, or any attachment, that have arisen as a result of e-mail transmission. This message has been swept by Anti-Virus software. Tá an ríomhphost seo agus aon chomhad a ghabhann leis faoi rún agus d'fhéadfadh sé a bheith faoi phribhléid dhlíthliúil. Is ar an seolaí amháin atá sé dírithe. Mura tú an faighteoir beartaithe, tá cosc ar aon nochtadh, cóipeáil, dáileadh, nó aon ghníomh a dhéanamh nó a fhágáil ar lár i dtaca leis an ríomhphost agus d'fhéadfadh sin a bheith mídhleathach. Má tá an ríomhphost seo faighte agat trí dhearmad, cuir an seoltóir nó itservicedesk@fingal.ie ar an eolas. Ní féidir cumarsáid idirlín a ráthú a bheith slán nó saor ó earráidí mar d'fhéadfadh faisnéis a bheith idircheaptha, truaillithe, caillte, scriosta, nó teacht déanach nó neamhiomlán. Dá bhrí sin, ní féidir linn glacadh le freagracht as aon earráidí nó easnaimh atá sa teachtaireacht seo, nó aon iatán, a

tháinig chun cinn mar thoradh ar an tarchur ríomhphoist . Tá an teachtaireacht cuardaithe ag bogearraí Frithvíreas.



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

Our Ref. LRD0055/S3E
Your Ref. ACP-324331-26
18th June, 2026

Re: 10 year permission for construction of 530 residential units, Creche, 163 car parking spaces, ESB substation, Photovoltaic roof mounted panels, hard and soft landscaping. The planning application may be inspected online at www.barrysparks-lrd.ie. An Environmental Impact Assessment Report (EIAR) and a Natura Impact Assessment (NIS) were submitted to the Planning Authority.

Barrysparks and Crowcastle (lands generally bound by the R132 to the north, Lakeshore Drive to the west, drynam Road to the east and the Hollywell Distributor Road to the south), Swords, C. Dublin

Dear Sir/Madam,

I refer to your correspondence dated 02nd June 2026 regarding Condition 26 of the above application and advise as follows:

The Parks & Green Infrastructure Division notes the applicant's response regarding the provision of public open space and the reliance on the quantitative standards set out in the Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities (2024) and Objective DMSO52 of the Fingal Development Plan 2023–2029.

While the Parks & Green Infrastructure Division acknowledges that the applicant is providing 12% of the net site area of public open space to serve the residential development within this

phase 1, it is important to make clear the purpose and function of the public open space standards contained within the Development Plan, particularly Objective DMSO51.

Objective DMSO51 establishes a strategic standard of 2.5 hectares of public open space per 1,000 population. This standard is not intended to suggest that all developments will be capable of physically providing the full quantum of open space required to meet this population-based benchmark within their site boundaries. Rather, the purpose of the standard is to ensure that, cumulatively, new development contributes to the delivery of adequate recreational infrastructure across the wider area.

In circumstances where the full open space requirement arising from a development cannot be accommodated within the application site, the Development Plan provides for a financial contribution in lieu of public open space. This mechanism enables the Planning Authority to secure funding necessary to deliver public recreational infrastructure within the wider area that will serve new and existing communities.

These facilities are essential in ensuring that the level of recreational provision within the area keeps pace with population growth associated with new residential development.

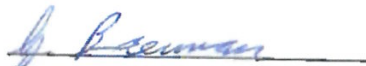
The Parks & Green Infrastructure Division therefore does not accept that the provision of public open space within the application site negates the requirement to address the broader public open space needs generated by the proposed population. The contribution in lieu of public open space is a key mechanism through which the council can deliver strategic recreational amenities that cannot reasonably be accommodated within individual development sites.

The additional 5,227 sqm allocated for Phases 2 and 3 is reserved exclusively for bed space calculations in those later stages and cannot be applied to Phase 1.

Accordingly, as the development does not provide the full extent of public open space required to meet the population-based standard set out in Objective DMSO51, the Parks & Green Infrastructure Division considers it appropriate that a contribution in lieu for a shortfall of 18,366 sqm in the overall public open space provision be applied in accordance with the provisions of the Fingal Development Plan 2023–2029.

The Planning Authority requests that Condition No. 26 remain unchanged in An Coimisiún Pleanála's determination.

Yours faithfully,

A handwritten signature in blue ink, appearing to read 'G. Brennan', is written over a horizontal line.

Gerard Brennan
A/Senior Planner

Date: 19/6/26