

From: Brian Ebbs <Brian.Ebbs@fingal.ie>
Sent: Wednesday 5 August 2026 10:15
To: Muirín Gowen
Cc: AislingS Doyle; Natalie Dineen
Subject: Section 45 Additional Information for PA378- Castleland Court Balbriggan Your Ref. ACP-324462-26
Attachments: ACP Letter for AI 30 Jul PA378 Castlelands Court.pdf; Pa378 signed 8 week letter.pdf; Reg Post Book.pdf
Categories: Application Docs

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.

Good Morning Muirín,

I refer to your correspondence dated 30/7/2026, where you requested the following additional documents:-

1. Please provide a copy of the Section 34 grant of Planning Permission for the development.
2. Please provide a copy of written correspondence issued under Section 45(1)(c) to demonstrate that the planning authority has served on the owner of the land a written request that, within a period specified in the request (being a period of not less than 8 weeks commencing on the date of the request), he or she will provide, level or otherwise adapt or maintain the land in a manner so specified, being a manner which in its opinion would make it suitable for the purpose for which the open space was to be provided.

Please find attached a copy of the letter sent to the owner of the land, along with proof of posting.

We are awaiting a copy of the planning permission from our Archive section and will send it on as soon as it arrives.

Please contact me should you have any queries,

Regards,

Brian

Brian Ebbs

Senior Staff Officer | Property Services | Economic, Community & Cultural Development Department
Fingal County Council | County Hall | Main Street | Swords | Co Dublin | K67 X8Y2
Email: brian.ebbs@fingal.ie
Phone: 087 457 2076

All correspondence is Subject to Contract/Contract Denied/Without Prejudice



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. 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. 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.

RK031744145IE

[Track again](#)

Current status: Your delivery is in BALBRIGGAN D.S.U., CO DUBLIN

Log in or sign up to keep an eye on tracking and manage your delivery

Sign up

Log in

Item history



RK031744145IE

20 July 2026 14:12

Your delivery is in BALBRIGGAN D.S.U., CO DUBLIN

20 July 2026 12:17

We tried to deliver your item but there was no answer at the address. Tracking will update shortly with further information

20 July 2026 07:32

Your item is out for delivery

20 July 2026 06:30

Your item is being prepared for delivery

17 July 2026 15:52

Your item has been handed to An Post

An

Trac

ma

star

chc

Dow



Joseph Wade Developments Ltd
Wavecrest, North Strand, Skerries, Dublin

Location: Open Space Lands at Castlelands Court, Balbriggan. Date: 28/07/2026

Dear Sir/ Madam,

Fingal County Council have begun the process of registering land previously dedicated to us through a Deed of Dedication, where the conveyance process was not fully completed in accordance with Section 45 of the Planning and Development Act 2000 (as amended). Accordingly, title of these lands has not yet been registered in the name of Fingal County Council and remains vested in the current registered owner.

From our file, we see the lands above were dedicated to Fingal County Council by Joseph Wade Developments Ltd on the 2nd of September 2013

As part of the process, we have been advised by An Coimisiún Pleanála that we must comply with part (C) of Section 45 of the Planning and Development Act 2000 (as amended). Part (C) states,

(c) the planning authority has served on the owner of the land a written request that, within a period specified in the request (being a period of not less than 8 weeks commencing on the date of the request), he or she will provide, level, plant or otherwise adapt or maintain the land in a manner so specified, being a manner which in its opinion would make it suitable for the purpose for which the open space was to be provided, and

Fingal County Council wishes to notify you that it is now proceeding with the registration of these lands pursuant to Section 45 of the Planning and Development Act 2000 (as amended). In accordance with the statutory requirements, the Council is hereby giving eight weeks' notice of its intention to register the lands in the name of Fingal County Council.

Should you have any queries on this matter, you may contact us at 01-8905000 or Property.Mgt@fingal.ie,



Brian Ebbs
Senior Staff Officer
Property Management Section