

File With _____

**LARGE RESIDENTIAL
DEVELOPMENT
CORRESPONDENCE FORM**

Appeal No: ABP 32066024

Please treat correspondence received on 23/9/24 as follows:

1. Update database with new agent for Applicant/Appellant _____	
2. Acknowledge with LRD <u>RD</u>	1. RETURN TO SENDER with LRD _____
3. Keep copy of Board's Letter <input type="checkbox"/>	2. Keep Envelope: <input type="checkbox"/>
	3. Keep Copy of Board's letter <input type="checkbox"/>

Amendments/Comments
<u>PA Resp read to Appeal</u>
<u>L/P 23/9/24</u>

4. Attach to file (a) CHD/LRD Unit <input checked="" type="checkbox"/> <u>Screen</u> (b) Inspector <input type="checkbox"/>	RETURN TO EO <input type="checkbox"/>
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	Plans Date Stamped <input type="checkbox"/>
	Date Stamped Filled in <input type="checkbox"/>
EO: <u>[Signature]</u>	AA: <u>Fadime Khetijaz</u>
Date: <u>25/9/24</u>	Date: <u>25/09/24</u>

Jones

Lita Clarke

From: Planning Appeals <planningappeals@fingal.ie>
Sent: Monday 23 September 2024 11:54
To: Appeals2
Cc: Darija Balciunaite
Subject: Our Ref: LRD0035/S3 Your Ref: ABP-320660-24
Attachments: LRD0035 S3 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 | Fingal County Council | Planning & Strategic Infrastructure
Department | County Hall | Main Street | Swords | Co. Dublin | K67 X8Y2

Comhairle Contae
Fhine Gall
Fingal County
Council



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Comhairle Contae Fhine Gall
Fingal County Council

**An Roinn um Pleanáil agus
Infrastruchtúr Straitéiseach**
Planning and Strategic
Infrastructure Department



The Secretary,
An Bord Pleanála,
64 Marlborough Street,
Dublin 1.

Our Ref. LRD0035/S3

Your Ref. ABP- 320660 -24

23th September, 2024

**Re: LRD construction of 135 residential units ranging 3-5 storeys and all associated site works.
Land Adjoining Howth Demesne, Deer Park, Howth.**

Dear Sir/Madam,

I refer to your correspondence dated 27th August 2024 regarding the above application.

The Planning Authority's comments are as follows:

The proposed development was assessed against the policies and objectives of the Fingal Development Plan 2023-2029 and existing government policy and guidelines.

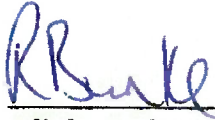
The development was assessed having regard to the development plan zoning objective, as well as the impact on adjoining neighbours and the sensitive historic character of the area.

Concerns set out in 3rd party objections were acknowledged and considered.

The concerns and considerations of the Conservation Office remain that the scale and mass of the proposal is not an appropriate response to this sensitive historic setting within lands that form part of a historic demesne of national significance (the lands fall within the attendant grounds of the Protected Structure of Howth Castle).

The significance of the historic environment and its sensitive setting are clearly outlined to explain why the site is considered to be of high sensitivity and significance. The proposal has been assessed on this basis and is informed by the direction given in Section 13.7 of the *Architectural Heritage Protection Guidelines for Planning Authorities* regarding development within the Attendant Grounds of a Protected Structure (including the considerations 13.7.2 (g)(i)(j)).

Yours faithfully,

Handwritten signature of Róisín Burke in blue ink, written over a horizontal line.

Róisín Burke
Senior Planner.

Date: 23.9.24