



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

Our Ref. LRD0039/S3

Your Ref. ABP-320885 -24

17<sup>th</sup> October, 2024

**Re: Construction of 364 dwellings with all associated site works. An Environmental Impact Assessment Report and Natura Impact Statement was submitted with the application. Lands at Ballymastone, Donabate, Co. Dublin.**

Dear Sir/Madam,

I refer to your correspondence dated 24, 25 and 27<sup>th</sup> September 2024 regarding the above application.

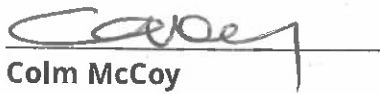
The Planning Authority have no further comments to make in relation to the proposal.

An Bord Pleanála is requested to uphold the decision of the Planning Authority.

In the event that the Planning Authority's decision is upheld, provision should be made in the determination for applying the following:

- a financial contribution and/or a provision for any shortfall in open space and/or any Special Development Contributions required in accordance with Fingal County Council's Section 48 Development Contribution Scheme.
- the inclusion of Bond/Cash Security for residential developments of 2 or more units.
- conditions should also be included where a tree bond or a contribution in respect of a shortfall of play provision facilities are required.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'Colm McCoy', written over a horizontal line.

**Colm McCoy**  
**Senior Planner.**

Date: 17-10-2024.