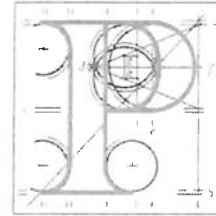


Our Case Number: ABP-319343-24

Planning Authority Reference Number: LRD0006/S3

Your Reference: Dean Swift Property Holdings Unlimited Company



An
Bord
Pleanála

Hughes Planning & Development Consultants
85 Merrion Square South
Dublin 2
D02 FX60

Date: 25 April 2024

Re: Ten year planning permission for a large scale residential development (LRD): construction of 564 no. dwelling units and all associated works.
Lands off Flemington Lane, Balbriggan, Co. Dublin (flemingtonlaneLRD.ie)

Dear Sir / Madam,

I have been asked by the Board to refer to the above-mentioned appeal.

The Board is of the opinion that the public notice does not comply with the statutory requirements. You are hereby required, under section 142(4) of the Planning and Development Act, 2000, (as amended), to publish (in a newspaper which has been approved in accordance with the Planning and Development Regulations 2001 to 2018) a revised notice in the form set out in the attached document headed "newspaper notice".

In addition to the newspaper notice, the Board requires the erection of a site notice. The site notice should be in the form set out in the attached document headed "site notice". The site notice should be inscribed or printed in indelible ink on a **white background**, affixed on rigid, durable material and secured against damage from bad weather and other causes, and should be securely erected or fixed in a conspicuous position on or near the main entrance to the land or structure concerned from a public road, or where there is more than one entrance from the public roads, on or near all such entrances, or on any other part of the land or structure adjoining a public road, so as to be easily visible and legible by persons using the public road, and shall not be obscured or concealed at any time. **The site notice should state when it was erected.** The site notice should be renewed or replaced if it is removed or becomes defaced or illegible within the period of **5 WEEKS** during which it is open to observers to make submissions to the Board. **The site notice should be erected on the day of the publication of the newspaper notice.**

The Board is of the opinion that the new notice, which may be in Irish or English, is necessary for the purpose of enabling it to determine the appeal and in accordance with section 132 of the Planning and Development Act, 2000, (as amended), you are required to submit, to the Board on or before **15th May 2024**, a statement to the effect that the site notice has been erected on the site in accordance with the Board's requirements, a copy of that notice together with a copy of the page of the newspaper in which the notice has appeared.

Teil	Tel	(01) 858 8100
Glaó Áitiúil	LoCall	1800 275 175
Facs	Fax	(01) 872 2684
Láithreán Gréasáin	Website	www.pleanala.ie
Ríomhphost	Email	bord@pleanala.ie

64 Sráid Maoilbhride	64 Marlborough Street
Baile Átha Cliath 1	Dublin 1
D01 V902	D01 V902

If the particulars requested are not received before the end of the specified period, the Board will dismiss/otherwise determine the appeal without further notice to you in accordance with section 73 of the 2000 Act, (as amended). Your submission in response to this notice must be received by the Board not later than **5:30pm on the date specified above.**

Please quote the above appeal reference number in any further correspondence.

Yours faithfully,



Patrick Buckley
Executive Officer
Direct Line: 018737167

BP72 Registered Post

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