



An
Bord
Pleanála

Memorandum
ABP-319343-24
Reg. Ref.: LRD0006/S3

To: Bronwyn Byrne, Senior Executive Officer
From: Patrick Buckley, Executive Officer
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)

Date: 24th April 2024

On 22nd February 2024 Fingal County Council refused permission for the above large scale residential development. The Board received a 1st party appeal on 20th March 2024.

The appeal was circulated to Fingal County Council on 21st March 2024.

The last date for responses to this appeal was 17th April 2024. A response was received from Fingal County Council on 17th April 2024.

The last date for observations to be made on this appeal is 16th April 2024. Two observations have been received to date.

These observations were received from:

1. Alice Davis
2. Kevin Tolan

Mr Buckley
Please request revised
notes.
Forward file to
hsp for inspection
Report

BB
25/4/24

NIS

A Natura Impact Statement was submitted with the application. Please find attached NIS recommendation form (light green) to be completed by inspectorate.

A Revised Natura Impact Statement was submitted with the appeal.

It is recommended that Dean Swift Property Holdings Unlimited Company be instructed to publish/erect new public notices in accordance with section 142(4) of the Planning and Development Act, 2000, (as amended).

These new public notices would serve to inform the public of the Revised Natura Impact Statement (NIS) that was received by An Bord Pleanála and allow submissions/observations to be made to the Board within the appropriate time period.

This LRD appeal file has statutory objective to be decided within **16 weeks** from 20th March 2024 i.e., **by 9th July 2024**.

File forwarded for comments.