

File With _____

Large-Scale Residential Development Appeal Correspondence Form

Case No: ABP 319343-24

Please treat correspondence received on 17/04/2024 as follows:

1. Update Plean-IT with new agent of Applicant/Appellant	
2. Acknowledge with LRD <u>20</u>	1. Return to sender with LRD _____
3. Keep copy of Board Letter <input type="checkbox"/>	2. Keep Envelope <input type="checkbox"/>
	3. Keep Copy of Board Letter <input type="checkbox"/>

Amendments/Comments: PA response to LRD appeal
21/03/24: 17/04/24

4. Attach to File	
(a) LRD Unit <input type="checkbox"/>	(b) Inspector <input type="checkbox"/>
	Return to EO <input type="checkbox"/>

	Plans Date Stamped <input type="checkbox"/>
	Date Stamp Filled in <input type="checkbox"/>

EO: <u>Pat B</u>	AA: <u>Dillon Corcoran</u>
Date: <u>25/04/2024</u>	Date: <u>25/04/24</u>

P. Buckley

Dillon Corcoran

From: Planning Appeals <planningappeals@fingal.ie>
Sent: Wednesday 17 April 2024 14:58
To: Appeals2
Subject: Our Ref. LRD0006/S3; Your Ref. ABP-319343-24
Attachments: LRD0006 S3 Response to Appeal.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,

Alison Rothwell | Clerical Officer | Fingal County Council | Planning & Strategic Infrastructure Department |
County Hall | Main Street | Swords | Co. Dublin | K67 X8Y2

Telephone : 01 8708411

Email: alison.rothwell@fingal.ie

Comhairle Contae
Fhine Gall
Fingal County
Council



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

Our Ref. LRD0006/S3

Your Ref. ABP-319343-23

16th April, 2024

**Re: Ten year planning permission for a large scale residential development (LRD):
construction of 564 dwelling units and all associated works.
Lands off Flemington Lane, Balbriggan, Co. Dublin.**

Dear Sir/Madam,

I refer to your correspondence dated 21st March, 2024 regarding the above application.

The Planning Authority's comments are as follows:

The Planning Authority has reviewed the documents lodged as part of the first party appeal to An Bord Pleanála in relation to ABP-319343-24. This includes documentation set out in appendices, including a draft Deed of Transfer.

The Planning Authority remains of the view that the development as presented in the LRD application gives rise to a number of concerns and would be deficient in the timely delivery and phasing of necessary and supporting infrastructure and would fail to contribute to achievement of enhanced connectivity and sustainable travel opportunities in the wider northwest Balbriggan area. Therefore, the scheme would result in a substandard, poor-quality environment for future residents.

The Planning Authority also considers that matters of concern raised at the time of LRD Opinion, and which informed the finding that the application did not constitute a reasonable basis on which to make an application for permission, remained unresolved in the application process. Such matters included the resolution of the southern alignment and layout of the C-Ring/Spine Road, achievement of wider connectivity, as well as the establishment of phasing arrangements to ensure the timely delivery of public open spaces and housing in an orderly manner.

Furthermore, and as required under Section 177V of the Planning and Development Act 2000, as amended, a competent authority shall only give consent having determined that a development would not adversely affect the integrity of a European site. Having regard

to the information provided as part of the application, particularly in relation to the impact of the development on qualifying interests, insufficient information was available to the Planning Authority to enable it to determine whether the proposed development individually, or in combination, with other plans or projects would not adversely affect the integrity of nearby European Sites or their qualifying species.

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

In the event that this appeal is successful, provision should be made in the determination for applying a financial contribution and/or Bond in accordance with Fingal County Council's Section 48 Development Contribution Scheme.

Yours faithfully,



Deirdre Fallon,
A/Senior Planner.

Date: 17th April 2024



hard copy
A.K.

AN BORD PLEANÁLA
LDG- _____
ABP- _____
26 APR 2024
€ _____ Type: _____
Time: 9.00am By: Post

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An Bord Pleanála,
64 Marlborough Street,
Dublin 1.

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