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# Environmental Impact Assessment Report

**Volmue 1: Written Statement incl. Non-Technical Summary**

**For Portmarnock Real Estate Developments Limited**

**Portmarnock South Phase 1F – 296no. Residential Units & All  
Associated and Ancillary Site Development Works**

**In the Townlands of Portmarnock and Maynetown Portmarnock, Co.  
Dublin and partially in the townland of Stapolin, Baldoyle, Dublin 13**

**Prepared By: -**



**Stephen Little & Associates**

*Chartered Town Planners and Development Consultants*

26 / 27 Upper Pembroke Street, Dublin 2, D02 X361  
Phone: + 353 (1) 676 6507 § Email: info@sla-pdc.com

**In Association with: -**

Burke Kennedy Doyle Architects, Egis Consulting Engineers, Brady Shipman Martin Built Environment Consultants, AWN Consulting Ltd., IN2 Design Partnership Ltd., Courtney Deery Archaeological & Cultural Heritage and Fallon Consulting Engineers.

**JULY 2025**

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