



Our ref: MH19016N

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Date: 2nd October 2025

An Coimisiún Pleanála,
64 Marlborough Street,
Dublin 1, D01 V902

**RE: APPLICANT'S RESPONSE TO REQUEST FOR FURTHER INFORMATION
AN COIMISIÚN PLEANÁLA CASE REFERENCE: ABP-320250-24**

Dear Sir/Madam,

We refer to the Request for Further Information (RFI) by An Coimisiún Pleanála (the Commission / ACP) dated 30th July 2025, regarding the proposed development known as the 3FM Project, for which a planning application (Case Ref. ABP-320250-24) was submitted on 23rd July 2024.

RPS, West Pier Business Campus, Dun Laoghaire, County Dublin, is instructed by the Applicant, Dublin Port Company (DPC), Port Centre, Alexandra Road, Dublin 1, to submit this full response package in respect of the RFI items.

In response to the RFI, the Applicant and its project team have prepared detailed responses to each of the request items. These responses are submitted herewith.

For ease of reference, RPS has prepared a *RFI Response Report* to provide concise responses to each RFI item, directing to the specific enclosures prepared by DPC and the design team, where necessary. A copy of the RFI letter is enclosed for reference at Appendix A to the *RFI Response Report*.

For convenience a *Schedule of Enclosures* is included as part of this response package and is attached to this cover letter.

As requested, we confirm that this submission to the Commission includes two hard copies and one electronic copy of all enclosures forming part of the response.

We trust that this submission comprises a robust and reasonable response to each of the items of further information sought by the Commission and look forward to a positive decision in due course.

Yours faithfully,

Helena Gavin

Director - Planning
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encl.

SCHEDULE OF ENCLOSURES

- 3FM PROJECT RFI Response Report prepared by RPS.
- Request for Further Information Case Reference ABP-320250-24 in **Appendix 1**.
- Stage 1 Road Safety Audit prepared by ORS in **Appendix 2** in response to RFI Item 1.
- Response to RFI Item 3 prepared by RPS in **Appendix 3**.
- Climate Action and Energy Statement prepared by RPS in **Appendix 4** in response to RFI Item 6.
- Demolition Justification Report prepared by RPS in **Appendix 5** in response to RFI Item 6.
- Drawing 33-P-500 Active Travel Route - Pigeon House Rd _Landscape Plan prepared by TTT Landscape Architects in **Appendix 6** in response RFI Item 7.
- Response to RFI Item 8 prepared by RPS in **Appendix 7**:
 - Drawing CP1901-3FM-RPS-S26-HLG-XX-DR-LE-1400 Overall site layout – compound locations.
 - Drawing CP1901-3FM-RPS-S26-HLG-XX-DR-LE-1401 Lighting layout – compound area no 1.
 - Drawing CP1901-3FM-RPS-S26-HLG-XX-DR-LE-1402 Lighting layout – compound area no 2.
 - Drawing CP1901-3FM-RPS-S26-HLG-XX-DR-LE-1403 Lighting layout – compound area no 3.
 - Drawing CP1901-3FM-RPS-S26-HLG-XX-DR-LE-1404 Lighting layout – compound area no 4.
 - Drawing CP1901-3FM-RPS-S26-HLG-XX-DR-LE-1405 Lighting layout – compound area no 5.
 - Drawing CP1901-3FM-RPS-S26-HLG-XX-DR-LE-1406 Lighting layout – compound area no 6.
 - Drawing CP1901-3FM-RPS-S26-HLG-XX-DR-LE-1407 Lighting layout – compound area no 7.
- Response to RFI Item 9 prepared by John Morris Arboricultural Consultancy in **Appendix 8**:
 - 25-577-01 Tree Schedule.
 - 25-577-02 Tree Constraints Plan.
 - 25-577-03 Tree Impact & Protection Plan.
 - 22-577-04 Arboricultural Impact Assessment & Method Statements.
- Drawing 33-P-005 Community-Gain-Port-Park: Proposed-Planting-Plan-Area-O-Tree-Screening-Sheet-2 prepared by TTT Landscape Architects in **Appendix 9** in response to RFI Item 10.
- Drawing CP1901-3FM-RPS-S45-06-DR-C-0656 Proposed Maintenance Building (2) Plans, elevations and Cross section prepared by RPS in **Appendix 10** in response to RFI Item 11.
- Response to RFI Item 12 prepared by Darmody Architects in **Appendix 11**:
 - Drawing CP1901_005-DA-00-XX-DR-A-PA-200 Port Park: Proposed Site Section AA.
 - Drawing CP1901_005-DA-00-XX-DR-A-PA-201 Port Park: Proposed Site Sections BB & CC.
 - Drawing CP1901_005-DA-00-XX-DR-A-PA-300 Port Park: Proposed Contiguous Elevation along South Bank Road.
 - Drawing CP1901_005-DA-00-XX-DR-A-PA-400 Port Park: Proposed Sports Pitch Lighting Proposed Elevations & Luminaire Standard.
 - Light Specification.