
FW: Our Ref: SCA/01/25; Your Ref: ABP-321466-24

From communications <communications@pleanala.ie>

Date Mon 21/07/2025 12:24 PM

To Appeals2 <appeals@pleanala.ie>

 2 attachments (166 KB)

Further Comment re DAA Submission SCA_01_25.pdf; Further Comment re Housing Submission_SCA_01_25.pdf;

From: Planning Appeals <planningappeals@fingal.ie>

Sent: Monday, July 21, 2025 11:58 AM

To: communications <communications@pleanala.ie>

Cc: James Sweeney <j.sweeney@pleanala.ie>

Subject: Our Ref: SCA/01/25; Your Ref: ABP-321466-24

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Dear Sir/Madam,

Please find attached response to correspondence received in respect of the above application.

Yours faithfully,

Kind regards,

Darija Balciunaite

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

Comhairle Contae
Fine Gall
Fingal County
Council



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

Our Ref. SCA/01/25

Your Ref. ABP- 321466-24

18th July 2025

**Re: Application for further development under Section 37L of the Planning and Development Act 2000 (As amended) for the ongoing use of the Waste Recycling and Transfer facility with all associated site works. EIAR and NIS submitted with application.
Sandyhill, St Margaret's, Co Dublin. K67 EW73.**

Dear Sir/Madam,

I refer to your correspondence dated 30th June 2025 regarding the above application.

The planning authority acknowledges the submission of the letter from the Dublin Airport Authority re wildlife hazard and aviation safety concerns relating to the proposed open water attenuation feature and the proposed wildflower meadow.

The planning authority would like to acknowledge that the Airport is of vital importance to the Irish economy and acts as the principal international gateway for trade, inward investment and tourism. The Airport facilitates Ireland's integration with Europe and aids in attracting foreign direct investment. The managed growth of Dublin Airport is critical to the economic well-being of the state. The Airport is the largest employer in Fingal and the economic status of the County is enhanced through the significant accessibility provided to the Airport in addition to the spin-off benefits accrued in the form of employment, housing demand, salary distribution which result in increased economic activity. Protection of the core function of the Airport is a key objective of the Dublin Airport LAP in order to ensure that the significant investment required to ensure sustainable growth is utilised equitably for the benefit of the nation, region and County.

The proposed development is not a minor extension or alteration to an existing property. It is a very significant use and is not compatible with aviation activities. It is also a material intensification of use. The volume alone of 21,900 tonnes per annum

when compared with the permitted annual throughput of waste not exceeding 10,000 tonnes, is a multiple of c.2.2 times the permitted use. The nature of the proposed waste intake and the processing carried out on site is also a material intensification of the permitted use and would be likely to have a material impact on Dublin Airport, which is of vital importance to the Irish Economy.

The planning authority would consider the proposed permanent intensification of use at this location is not acceptable and is not considered to be in accordance with the proper planning and sustainable development of the area. Any proposals such as the proposed open water attenuation feature and the proposed wildflower meadow which impacts negatively on Dublin Airport would not be acceptable to the planning authority.

Yours faithfully,



Sean Walsh
Senior Planner.

Date: 24/7/25



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

Our Ref. SCA/01/25

Your Ref. ABP- 321466-24

18th July 2025

Re: Application for further development under Section 37L of the Planning and Development Act 2000 (As amended) for the ongoing use of the Waste Recycling and Transfer facility with all associated site works. EIAR and NIS submitted with application.

Sandyhill, St Margaret's, Co Dublin. K67 EW73.

Dear Sir/Madam,

I refer to your correspondence dated 30th June 2025 regarding the above application.

The planning authority acknowledges the submission of the letter from the Department of Housing, Local Government and Heritage re Nature Conservation and the possible effects of the proposed development on flora and fauna in that surface water runoff from the development site might transport pollutants into the nearby Huntstown Stream and adversely affect biota in this stream and potentially Qualifying Interests for the Malahide Estuary Special Area of Conservation and Malahide Estuary Special Protection Area into which waters from the Huntstown stream are eventually discharged via the Ward and Broadmeadow Rivers. An Coimisiún Pleanála is the competent authority with regard to the assessment of the information received.

However irrespective of the submitted documentation it is the view of the Planning Authority that the proposed development is not a reasonable intensification or a reasonable extension of an existing non-conforming use and the proposed permanent intensification of use at this location is not acceptable and is not considered to be in accordance with the proper planning and sustainable development of the area.

Yours faithfully,

Sec USA

Sean Walsh
Senior Planner.

Date: 2/7/25