

Planning Department
Fingal County Council,
County Hall,
Swords,
Co. Dublin

14th July 2025

RE: LRD APPLICATION FOR PROPOSED MODIFICATIONS TO A PREVIOUSLY PERMITTED STRATEGIC HOUSING DEVELOPMENT ON LANDS TO THE EAST OF KINSEALY LANE AND TO THE SOUTH OF BACK ROAD, KINSALEY, BROOMFIELD, MALAHIDE, CO. DUBLIN

APPLICANT: BIRCHWELL DEVELOPMENTS LTD.

Dear Sir/Madam,

DOWNEY, Chartered Town Planners, 29 Merrion Square, D02 RW64, on behalf of our client and the applicant, Birchwell Developments Ltd., Kinsealy Hall, Chapel Road, Kinsealy, Malahide, Co. Dublin, K36 KA48, hereby submit this LRD Application for proposed modifications to the previously permitted Strategic Housing Development (permitted under Ref. ABP-313361-22 and under construction) on lands to the east of Kinsealy Lane and the south of Back Road, Kinsaley, Broomfield, Malahide, Co. Dublin. The proposed development, as per the description contained within the statutory planning notice, provides for:

"We, Birchwell Developments Ltd., intend to apply for permission for development on lands to the east of Kinsealy Lane and to the south of Back Road, Kinsaley, Broomfield, Malahide, Co. Dublin. The development will consist of proposed modifications to the previously permitted Strategic Housing Development (SHD) (87 no. units permitted under Ref. ABP-313361-22, and under construction) which includes proposed modifications to the previously permitted House Types C, C1, C2, & D (61 units in total) with such amendments including extension of the rear first floor over the ground floor to omit the single storey lean-to extension and associated elevational changes, and all associated works necessary to facilitate the development."

- Digital copy of the EFT payment confirmation for the appropriate fee (€7,930);
- Digital copy of applicant letter of consent to agent;
- Digital copy of List of Drawings, Documents and Reports submitted with the application;
- Digital copy of completed Application Form;

- Digital copy of completed Form 19 LRD Application;
- Digital copy of the site notice;
- Digital copy of the original newspaper notice;
- Digital copy of site location map;
- Digital copy of site layout plan;
- Digital copy of architectural drawings and documentation prepared by MCORM Architects;
- Digital copy of planning documentation prepared by DOWNEY; and,
- 1 no. USB copy of the planning application.

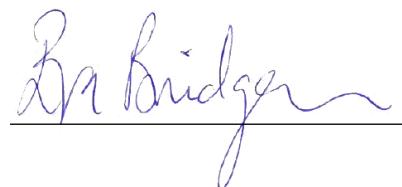
For a detailed list of all drawings, documents, maps and plans submitted with the application, please refer to the enclosed schedule titled "*List of Documents, Maps, Plans and Drawings*".

A dedicated website, www.broomfieldshdrevisionslrd.ie, has also been established, on which the application details have been uploaded.

We trust that the enclosed plans and particulars pertaining to this Large-scale Residential Development (LRD) application are in order and look forward to a favourable decision from Fingal County Council in relation to this application in due course.

Should any clarification be required, please do not hesitate to contact the undersigned.

Yours sincerely,



Eva Bridgeman MIPI
Director
For and on behalf of DOWNEY

