

LRD Planning Section
Planning Department
Fingal County Council
County Hall
Main Street
Swords
Co. Dublin

4th March 2026

RE: LRD APPLICATION FOR PROPOSED MODIFICATIONS TO PREVIOUSLY PERMITTED LARGE-SCALE RESIDENTIAL DEVELOPMENT (LRD) UNDER REG. REF. LRD0043/S3E ON LANDS TO THE SOUTH OF BACK ROAD AND TO THE EAST OF KINSEALY LANE, KINSALEY, BROOMFIELD, MALAHIDE, CO. DUBLIN

APPLICANT: BIRCHWELL DEVELOPMENTS LTD.

Dear Sir/Madam,

DOWNEY, Chartered Town Planners, 29 Merrion Square, Dublin 2, D02 RW64, have prepared this planning application on behalf of our client and the applicant, Birchwell Developments Ltd., for proposed modifications to the previously permitted Large-scale Residential Development (LRD) under Reg. Ref. LRD0043/S3E on lands to the south of Back Road and to the east of Kinsealy Lane, Kinsaley, Broomfield, Malahide, Co. Dublin.

The proposed development, as per the description contained within the statutory planning notices, provides for:

"We, Birchwell Developments Ltd., intend to apply for permission for development on lands to the south of Back Road and to the east of Kinsealy Lane, Kinsaley, Broomfield, Malahide, Co. Dublin. The development will consist of proposed modifications to the previously permitted Large-scale Residential Development (LRD) (permitted under planning permission Reg. Ref. LRD0043/S3E) to include modifications to the previously permitted 1 no. single to two storey detached commercial building, containing 1 no. café/restaurant unit with associated outdoor seating area, 1 no. retail unit, and 1 no. yoga studio, to now provide 2 no. two storey detached commercial buildings at this location, with Building A containing 1 no. café/restaurant unit with associated outdoor seating area at ground floor level and 1 no. yoga studio at first floor level, and Building B containing 1 no. pharmacy at ground floor level and 1 no. GP surgery at first floor level, and all associated site works necessary to facilitate the development)."

Please note that this LRD amendment application has been submitted through the e-planning system. DOWNEY therefore now enclose one digital copy of the application, together with one digital copy on a USB, issued to the offices of Fingal County Council.

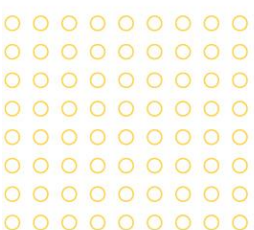
The enclosed documents include the following:

- Digital copy of the EFT payment confirmation for the appropriate fee;
- Digital copy of completed Application Form;
- Digital copy of completed Form 19 LRD Application;
- Digital copy of the FCC S.247 (7) Determination letter;
- Digital copy of the site notice;
- Digital copy of the original newspaper notice;
- Digital copy of landowners letter of consent;
- Digital copy of applicant letter of consent to agent;
- Digital copy of List of Documents, Maps, Plans and Drawings submitted with the application;
- 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 landscape architectural drawings and documentation prepared by KFLA Landscape Architects;
- Digital copy of engineering drawings and documentation prepared by Waterman Moylan Consulting Engineers;
- Digital copy of public lighting drawing and documentation prepared by Sabre Electrical Services Ltd.; and,
- Digital copy of planning documentation prepared by DOWNEY.

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.broomfieldlrdrevisions.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.

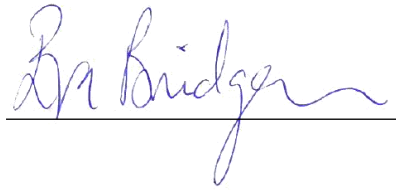


www.dwny.ie

Directors: J Downey, E Downey, E Bridgeman, D Duffy
Company Registration No: 474793 | Vat No: 9718370P

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

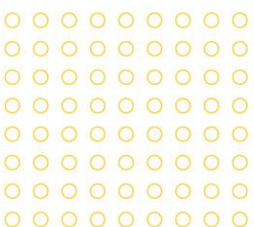
Yours sincerely,



Eva Bridgeman MIPI

Director

For and on behalf of DOWNEY



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