

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

Ref: DART+ 20251216 RS

16<sup>th</sup> December 2025

**RE: Proposed Large-Scale Residential Development (LRD) of 302 no. dwellings on c. 4.39 Ha site comprising St. Mochtas FC grounds and adjoining lands at Porterstown Road, Clonsilla, Dublin 15.**  
**Planning Reg. Ref. LRD0052/S3E**

Dear Sir / Madam,

I write with respect to the above referenced LRD planning application and specifically Item 2 in the Request for Further Information as issued by Fingal County Council on 31<sup>st</sup> July 2025 relating to concerns we raised with respect to this planning application.

I can confirm that we and our technical advisors, AtkinsRéalis, have met with Castlethorn on several occasions with respect to this matter including a site visit and walkover of the subject lands and we have received updated physical, topographical and utility surveys from Castlethorn in addition to a proposed Phasing Plan – OMP Dwg. No. 1506E-OMP-00-SP-DR-A-1600 dated 21/10/'25.

We wish to confirm our satisfaction with that Phasing Proposal, which would safeguard a suitable compound for the DART+ West Project plus a haul road access down to the Luttrellstown Link Road, as indicated in Figure 1 below, to facilitate the required DART+ West works at this location, comprising of a pedestrian overbridge, road junction upgrades in the area and the electrification of the railway line. We are separately engaged with Castlethorn about the possibility of those required junction upgrade works being carried out by Castlethorn as a separate works contract, but we are satisfied in any event that the proposed DART+ West compound and haul route, as shown in Figure 1 below, would be sufficient to facilitate Iarnród Éireann and our appointed contractor in carrying out all required DART+ West works at this location if that is the ultimate outcome.

We respectfully request that Fingal County Council attach a condition to any grant of planning permission on the above-referenced planning application as follows:

***“The Applicant cannot commence development of Phase 3, comprising of 79 no. dwellings and associated open space to be partly utilised as a temporary haul route along the eastern edge of the site, as identified on OMP Dwg. No. 1506E-OMP-00-SP-DR-A-1600 dated 21/10/'25 and submitted in response to the Request for Further Information without the prior written consent of Iarnród Éireann being submitted to the satisfaction of the Planning Authority. That extent of haul route extending south along the eastern edge of the previously permitted Phase 1 development (under ABP-312318-21 as amended by LRD0034/S3) must also be retained as part of this DART+ West construction***

compound and haul route as identified in the above Figure 1. The Applicant must furthermore cease any potential temporary use of this area as a construction compound or for any other purpose and fully vacate this area within 2 weeks of any written instruction to do so from Iarnród Éireann being submitted to Castlethorn and/or the Planning Authority.

**REASON:** To safeguard a suitable area of the subject site and adjoining land as a temporary construction compound and haul route for the benefit of Iarnród Éireann to facilitate DART+ West works in the vicinity."

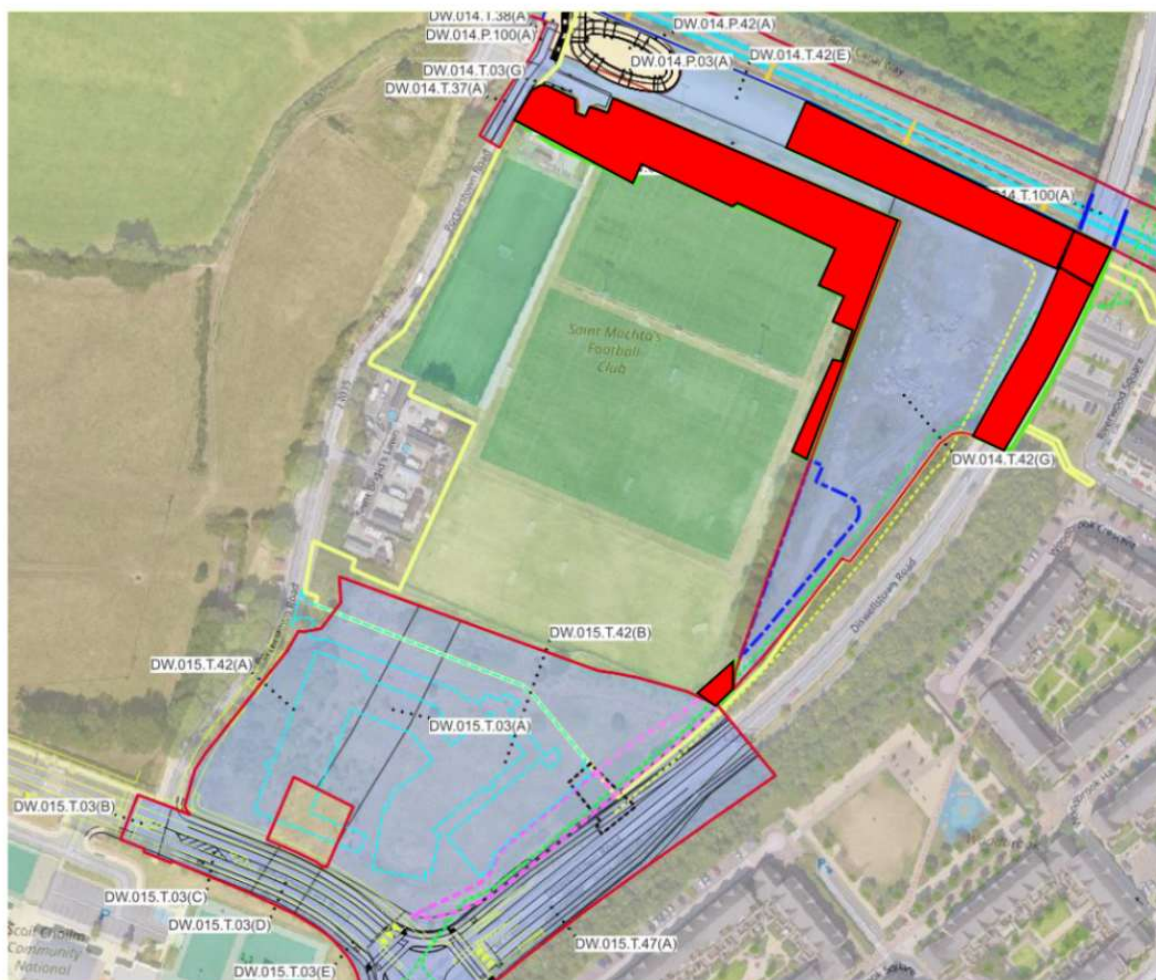


Figure 1: Castlethorn Kellystown Development Lands - Negotiations Map

#### Legend

- **Purple Dash** – Land in CPO that Castlethorn agreed will not materially affect the Phase 1 compliance conditions if CPO'd.
- **Dark Blue Dash** – Land in CPO that Castlethorn wishes to retain (green space compliance).
- **RED Solid** – Land that Castlethorn have offered outside of CPO.
- **Black Dash** – Edge of Gas Main protection slab as access to site from Diswellstown Road
- **Yellow Solid** – Boundary of latest LRD/0052/S3E application held up by DART for agreement.
- **Black Solid** – Diswellstown Road Junction upgrade Lane and Kerb Marking
- **Yellow Dot/Dash** – Gas Main as provided by Castlethorn from top and utility survey provided.
- **Light Blue Dash** – Phase 1 Building outline and car parking outline
- **Green Dash** – ESB proposed substation power supply connection cable routes.
- Translucent Blue areas bounded by Redline RO Project Works boundary are Temporary CPO Acquisition Lands for Compounds and Road Works.

Castlethorn have separately furnished us and our technical advisors with CAD drawings of their proposed development, and we are satisfied with the boundary lines and development setbacks proposed as part of their subject LRD planning application.

We trust that this matter has been resolved to the satisfaction of the Planning Authority, and we look forward to a continuing close working relationship with Castlethorn and their team at Porterstown.

Yours faithfully,

A handwritten signature in black ink, reading "Ricardo Santos". The signature is written in a cursive style with a horizontal line underneath.

Ricardo Santos

Programme Manager DART+

*For and on behalf of*

**Iarnrod Eireann**