

ARCHITECTURAL DESIGN STATEMENT

Residential Development at Ballymastone, Donabate

LRD Stage 3 - Planning Application - RFI ResponseTo Fingal Co Co On Behalf Of Glenveagh Living Limited

26th May 2026

23010-MDO-XXXX-XX-RP-A01-113001

mdo ARCHITECTS

OUTLINE DESIGN PROPOSAL

Phase 3	Proposed/Subject Development of 433 Units over c. 11.28 Ha - RFI Pl Ref: LRD0053/S3.
Phase 3	Proposed/Subject Development of 398 Units over c. 11.28 Ha - Pl Ref: LRD0053/S3
Phase 2	Permitted Development to south as part of the masterplan Consisting of 364 units Pl Ref: LRD0039/S3
Phase 1	Permitted Development to south as part of the masterplan Consisting of 432 units Pl Ref: LRD0008/S3
Masterplan	Previous competitive tender and plan for overall lands of c32 Ha

SUPPORTING DOCUMENTS

Along with the drawings required by regulation, this architectural design report forms a part of the planning application submission and should be read in conjunction with the supporting technical reports prepared by the project team and the architecture, landscape and engineering services drawings supplied. All maps and drawings supplied in this report are for illustrating purposes and indicative only.

Note: Some images included in the report were sourced from the Internet, making it challenging to provide proper attribution or references. We want to emphasize that we do not assert any ownership rights over these images. Please restrict the usage of this report to internal purposes only.

REVISION RECORD

ISSUE	DATE	STATUS	PREPARED	CHECKED
1	25/09/2025	PLANNING APPLICATION/ LRD S3	CF, KM	NG
2	15/05/2026	DRAFT PLANNING - RFI RESPONSE	CF, RT, NG	NG
3	26/05/2026	PLANNING - RFI RESPONSE	CF, RT, NG	NG
4				
5				
6				

This architectural design statement has been prepared by McCauley Daye O'Connell Architects on behalf of Glenveagh Living Limited in Response to 'Phase 3 development' Request for Additional Information. The proposed revision has been developed in accordance with the Sustainable Residential Development and Compact Settlement Guidelines for Planning Authorities (2024) and the Planning Design Standards for Apartments Guidelines for Planning Authorities (2025). Applying the standards set out in these guidelines, including separation distances, unit sizes, and setback requirements, has provided the necessary design flexibility to respond effectively to the Request for Additional Information in relation to open space provision and other site-specific matters.

Full details of compliance with these guidelines are set out in Section 3.1 of the Planning Report and Statement of Consistency – Addendum: Response to Request for Additional Information, prepared by BSM.
The proposed development complies with the following relevant Specific Planning Policy Requirements (SPPRs):

Sustainable Residential Development and Compact Settlement Guidelines for Planning Authorities (2024)
- *SPPR 1 – Separation Distances*
- *SPPR 2 – Minimum Private Open Space Standards for Houses*
- *PPR 3 – Car Parking*
- *SPPR 4 – Cycle Parking and Storage*

Planning Design Standards for Apartments Guidelines for Planning Authorities (2025)
- *SPPR 2 – Minimum Apartment Floor Area*
- *SPPR 3 – Dual Aspect Ratio*
- *SPPR 4 – Floor to Ceiling Height*

The information presented in this report has been informed by a team of the following consultants:

McCauley Daye O'Connell - Architects & CGIs
Archer Heritage Planning- Archaeology, Architectural and Cultural Heritage
Brady Shipman Martin - Planning Consultants
DBFL Consulting Engineers - Engineering & Transportation
ENX Engineering - M&E Consultants
Cunnane Stratton Reynolds - Landscape Architects
ENX Engineering - Energy Consultant
IN2 - Daylight, Sunlight and Overshadowing Consultants
John Morris- Arborist Consultant
Maurice Johnson & Partners - Fire and Accessibility Consultants
Modelworks - Verified Photomontages



CONTENT | BALLYMASTONE - PHASE 3

1.0.	Masterplan Context	4
2.0.	Further Information	8
3.0.	Quality Design and Placemaking Response	16
4.0.	Development Character	21
5.0.	Public Realm	23
6.0.	Community Amenity	29
7.0.	Conclusion	33

1.0

MASTERPLAN CONTEXT





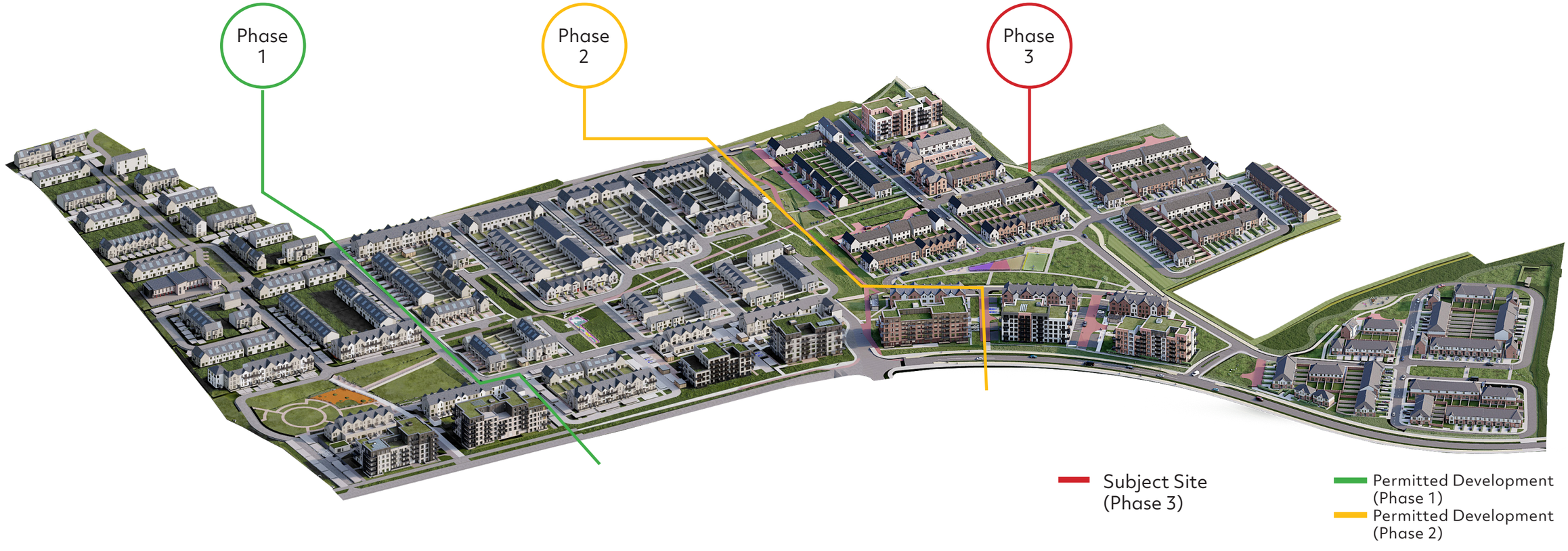
PHASE 3 – MASTERPLAN CONTEXT

The subject application (Phase 3) forms part of a wider Masterplan for lands within the Ballisk, Ballymastone, Ballalease North and Portrane Demesne Townlands. It follows from the permitted Phase 1 and Phase 2 developments.

Each phase has been developed in accordance with a Development Agreement with Fingal County Council and is designed to be self-sufficient, individually fulfilling the Masterplan principles in respect of typology mix, building heights, attenuation, and open space provision.

The phases are also designed to integrate cohesively with one another and with both the existing and emerging context to form a unified, larger scheme.

Given the scale of the overall Masterplan, the creation of a coherent sense of identity at neighbourhood and street level has been a key design objective. Certain elements of wider infrastructure are being delivered as part of the permitted Phase 1 and Phase 2 developments in order to best serve the long-term aspirations of the overall scheme and the surrounding lands, including the permitted Ballymastone Recreational Hub to the east.



THE NEW NEIGHBOURHOOD

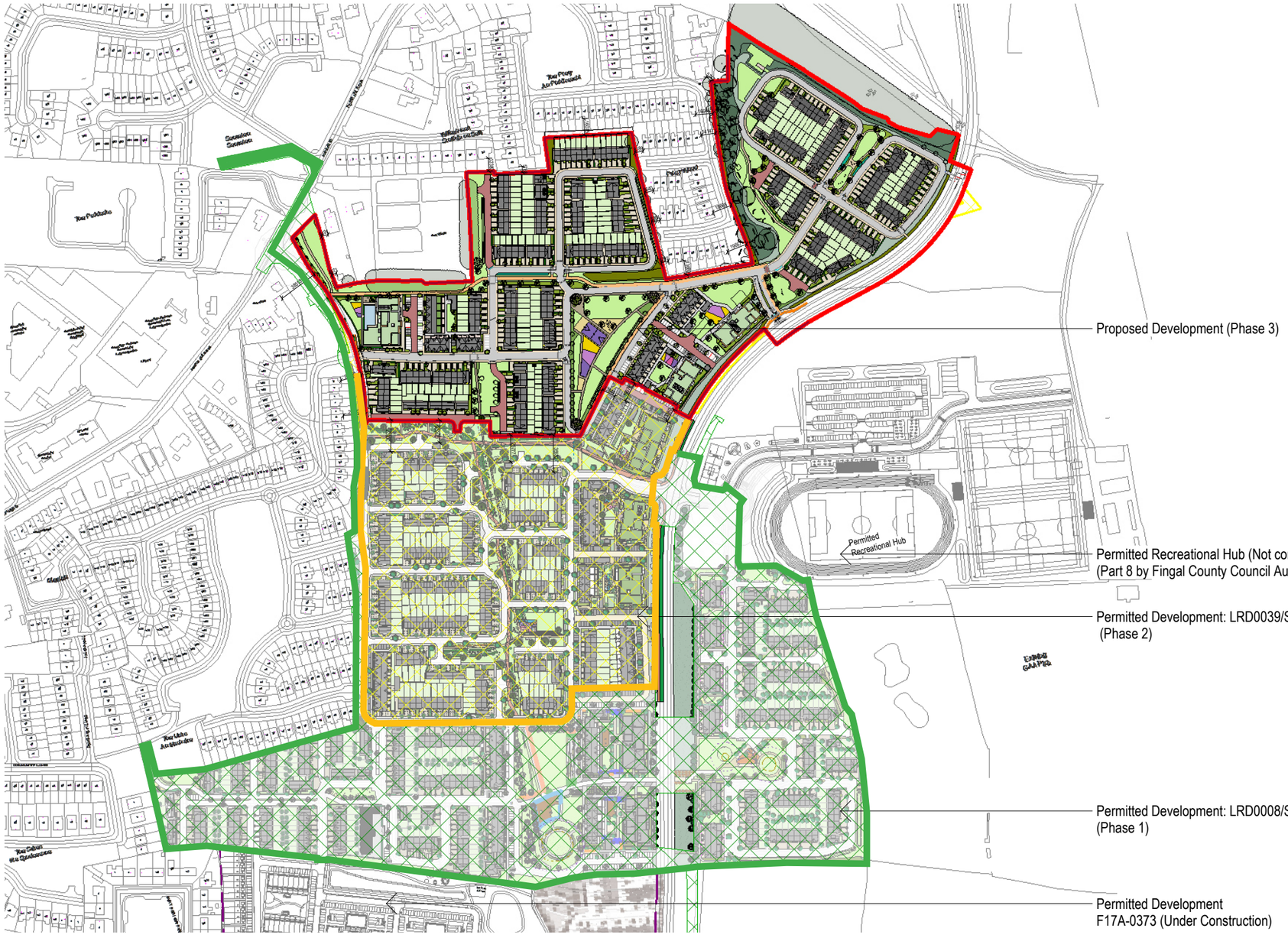
The built form has been designed to complement the overall urban design strategy, with wayfinding informed by three primary elements: character areas, site boundaries, and landmark and corner treatments; establishing legibility at both neighbourhood and street level.

The site's existing hedgerows, Links Road and District Distributor Road (DDR) provide a natural division of the character areas.

Each character area is organised around at least one park and playground area. The parks respond to their immediate context:

- Phase 1 parks sit within an archaeological context;
- Phase 2 parks are organised around the existing north-south and east-west hedgerow lines; and
- Phase 3 parks are structured around existing woodland, including a triangular park to the south and a further park to the north.

The main parks are supplemented by pocket parks linked by green corridors, or 'Commons', so that no resident is more than two streets from open space.



SUMMARY OF CHANGES

This addendum Design Statement has been prepared in response to the RFI issued by Fingal County Council. It has been developed in accordance with the Sustainable Residential Development and Compact Settlement Guidelines for Planning Authorities (2024) and the Planning Design Standards for Apartments Guidelines for Planning Authorities (2025).
The Phase 3 proposal has been reviewed and amended as follows:

PROPOSED UNITS

The overall unit count has increased from 398 to 433 units across apartments, duplex and houses, a total increase of 35 no. units.

Total apartments increase from 124 to 155 units. Block 09 is now market tenure and Block 07 is now social housing. The duplex provision remains unchanged at 47 units. Total houses increase from 227 to 231 units.

PUBLIC OPEN SPACE

The quantum and quality of public open space has been increased across the Phase 3 proposals. Courtyards, parks and pocket parks have been enhanced to reinforce the landscaping strategy, with existing hedgerows and trees retained throughout.

Total public open space provided equals 1.91Ha (17% of net site area), exceeding the 15% minimum requirement.

COMMUNITY FACILITIES

The community hall is proposed to increase in size from 100sq.m to 216 sq.m as currently proposed, and crèche reduce in size from 646 sq.m to 567 sq.m, together with associated external amenity space, are located within Block 09 to the west of the site, with direct access from Links Road. This prominent location ensures strong visibility and accessibility from Links Road, as well as from the adjoining residential neighbourhoods to the north, west and adjacency to other community and civic facilities.

These facilities, together with the amenities proposed as part of Phases 1 and 2, are intended to serve both the new Ballymastone community and the wider Donabate population.

The crèche and community hall are designed to animate this key quadrant of the new development, while providing passive surveillance of the adjoining public realm through active ground-floor frontages.

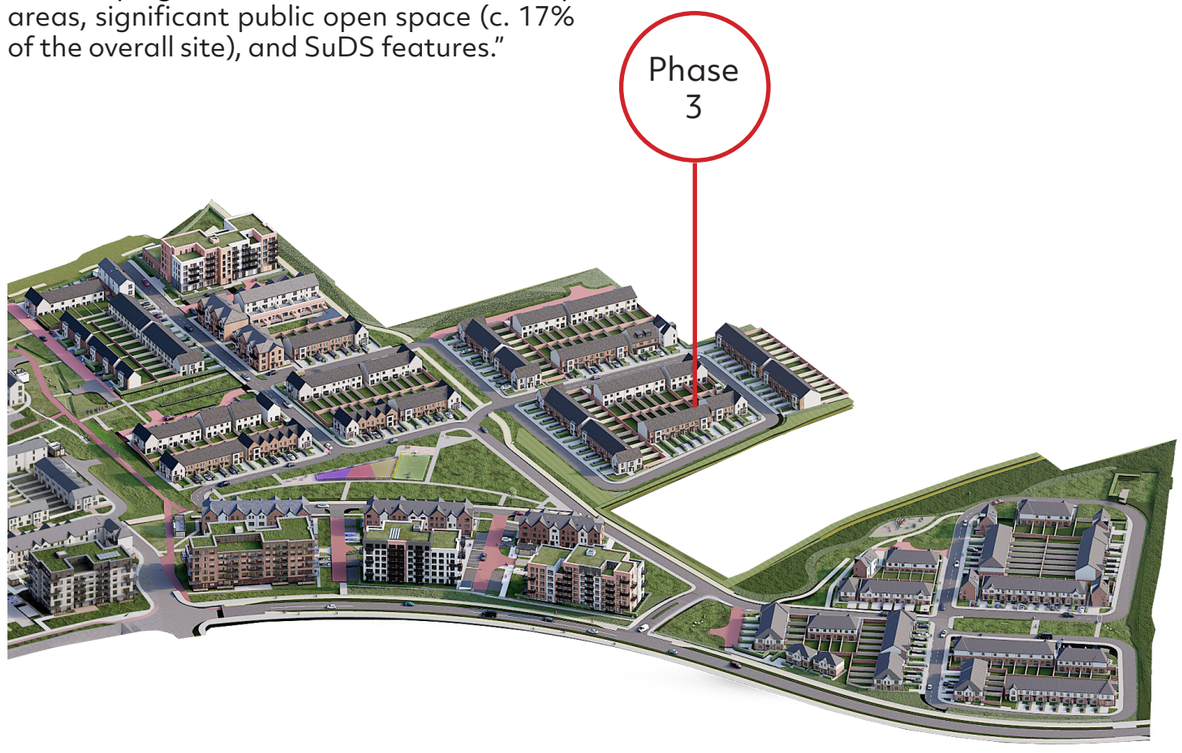
DEVELOPMENT DESCRIPTION

The following description of the proposed development has been updated to include relevant revisions arising from the request for additional information:

In summary, the proposed development will consist of the construction of a residential development, which represents Phase 3 of the wider development of the Ballymastone Lands, ranging in height from 2- to 6-storeys, to accommodate 433 no. residential dwellings (including a mix of apartments, duplexes and houses), private amenity space, a crèche (c. 567sq.m), and a community space (c. 216sq.m).

The site will accommodate 323 no. car parking spaces in total (comprised of 296 no. residential spaces, 9 no. spaces for the crèche, 1 no. accessible EV space, 2 no. standard (ducted) accessible spaces, 5 no. standard EV spaces, and 10 no. standard (ducted) spaces), 1,472 total no. bicycle parking spaces, new pedestrian/cycle links, road improvements, storage, services (including water, wastewater, electricity and telecommunications) and plant areas. Landscaping will include communal amenity areas, significant public open space (c. 17% of the overall site), and SuDS features."





2.0

FURTHER INFORMATION

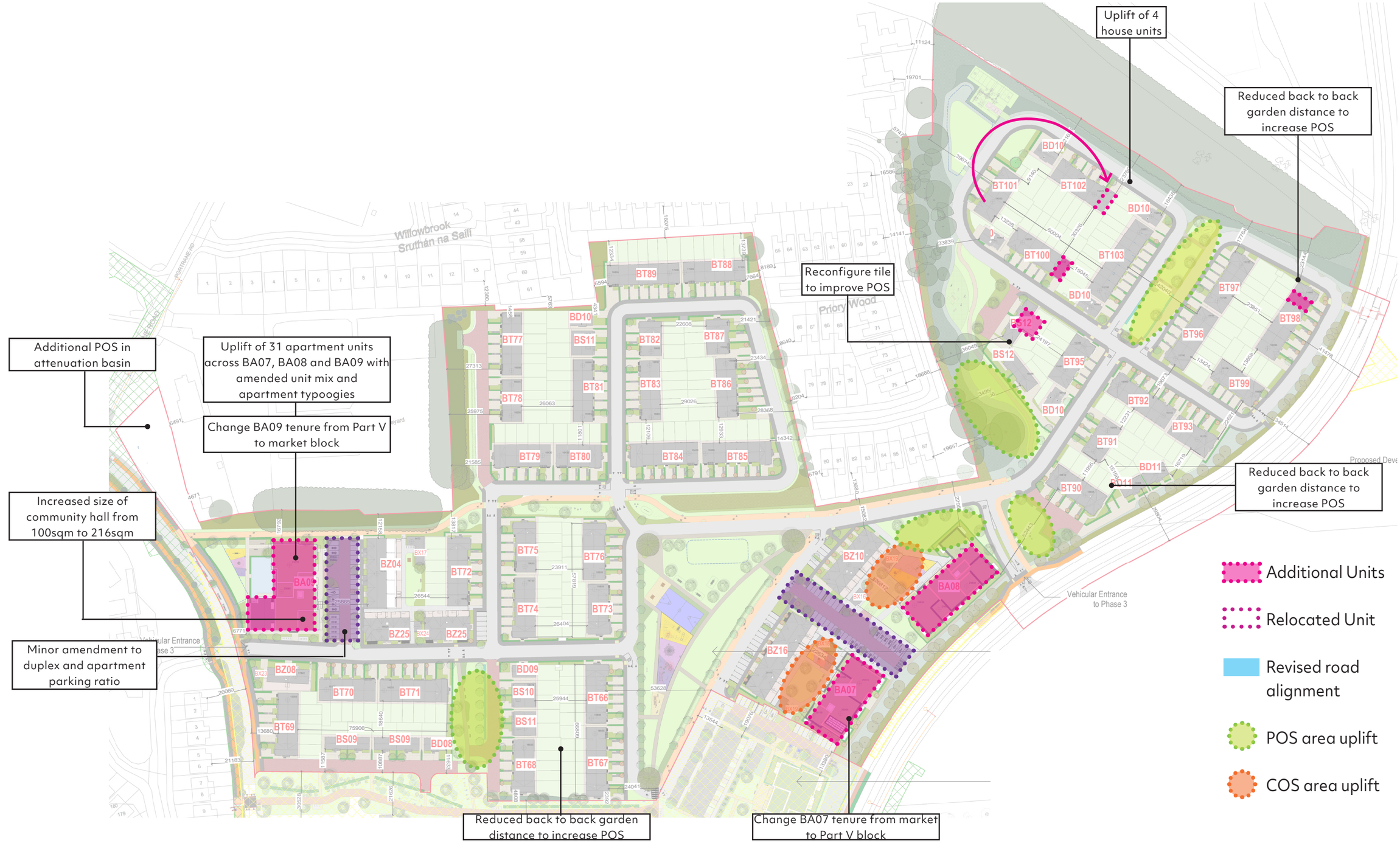
ADDITIONAL INFORMATION RESPONSE — RFI COMPLIANCE SCHEDULE

The table below sets out each item of Additional Information (FI) requested by Fingal County Council in the planning officer's report dated 16 December 2025 (Reg. Ref. LRD0053/S3), together with the MDO/design team response and applicable policy and design guideline references.

FI	FCC Requirement	MDO / Design Team Response	Policy References
FI 1	The Planning Authority are not satisfied the proposed 'community use' unit is sufficiently sized. A more appropriately sized community unit is required in a more central location, co-located with public open space, with a rationale based on the projected population of the combined three phases (1,194 units).	The proposed community hall (increased from 100 sq.m to 216 sq.m), crèche (567sq.m), and associated external amenity space are located within Block 09. The subject proposal has been informed by the BSM Planning Community & Social Infrastructure Report. The proposed location is considered central within the scheme due to its proximity to a primary entrance to the new neighbourhood and adjoining residential areas, and has been agreed in principle with Fingal County Council. The mixed-use block will animate the entrance to the development, benefiting from strong connectivity, established infrastructure, and enhanced passive surveillance of the surrounding public realm. Refer to Section 06 - Community Amenity of this report and Drawing No. 23010-MDO-BA09-ZZ-DR-A01-070001 for further detail.	*SPPR 6, Apartment Design Guidelines 2025; DMSO77, DMSO78, FDP 2023–2029; Compact Settlement Guidelines 2024, Table 3.5; Donabate LAP 2016, Section 9.*
FI 2	The Planning Authority have concerns regarding the amenity standard of the proposed public open space provisions given their locations, individual sizes, and the dominance of surface water attenuation features. Revised plans providing for more usable Public Open Space (POS), better integrated into the scheme, are required.	The design team has reviewed the layout in accordance with the Compact Settlement Guidelines 2024. Adjusting back-to-back distances between units per SPPR 2 has freed up additional POS area on the western side of the site and other areas. Revised landscape proposals by Cunnane Stratton Reynolds address the Parks Division's detailed concerns. Habitable rooms overlook key POS areas to provide passive surveillance.	*Compact Settlement Guidelines 2024, SPPR 2, Table 4.2; DMSO51, DMSO52, DMSO63, DMSO64, DMSO202, FDP 2023–2029; Apartment Design Guidelines 2025, SPPR 2.*
FI 3	Revised EIAR and Landscape Strategy Submission required to address: (a) hedgerow removal quantities; (b) WD1 woodland habitat modifications; (c) hedgehog access through fencing; (d) dark corridor at Priory Wood; (e) native hedgerow replacement; (f) pollinator-friendly planting composition.	The masterplan layout has been informed by the ecological and landscape constraints identified in the EIAR. Building positions and external lighting along the Priory Wood boundary are consistent with maintaining the dark corridor required for the protected bat roost. Refer to revised Landscape Strategy Submission (Cunnane Stratton Reynolds) and EIAR Addendum Report (Brady Shipman Martin) for detailed sub-item responses.	*DMSO125, DMSO126, DMSO127, FDP 2023–2029; Habitats Directive 92/43/EEC; Donabate LAP 2016, Landscape Objective 5.8.*
FI 4	Revised EIAR chapters required addressing: (a) landscape/visual impacts on St. Ita's ACA; (b) cultural heritage impacts on ACA; (c) daylight/sunlight non-compliant units; (d) construction traffic HGV breakdown; (e) glazing to meet BS8233:2014 Table 4 without 5dB relaxation; (f) revised OWMP.	The massing, scale and material strategy of the proposed development has had regard to the character, appearance and setting of the St. Ita's Hospital Complex ACA in accordance with FDP Policies HCAP14 and HCAP15. A revised daylight/sunlight assessment addressing non-compliant units in blocks BA08 and BZ25 is provided in the revised IN2 report. Sub-items (d), (e) and (f) are addressed in the revised EIAR chapters by the respective specialist consultants (DBFL, acoustic engineer and AWN Consulting).	*HCAP14, HCAP15, HCAO24, DMSO186, DMSO187, FDP 2023–2029; Donabate LAP 2016, Objective 5.8; Architectural Heritage Protection Guidelines, DAHGI 2011; BRE Daylight & Sunlight Guide 2022; BS8233:2014 Table 4.*

Note: Detailed technical responses to FI items 3 and 4 (sub-items d–f) are provided in the EIAR Addendum Report and specialist consultant reports submitted as part of this Additional Information response.

PLANNING APPLICATION STAGE SITE LAYOUT PLAN | BALLYMASTONE - PHASE 3

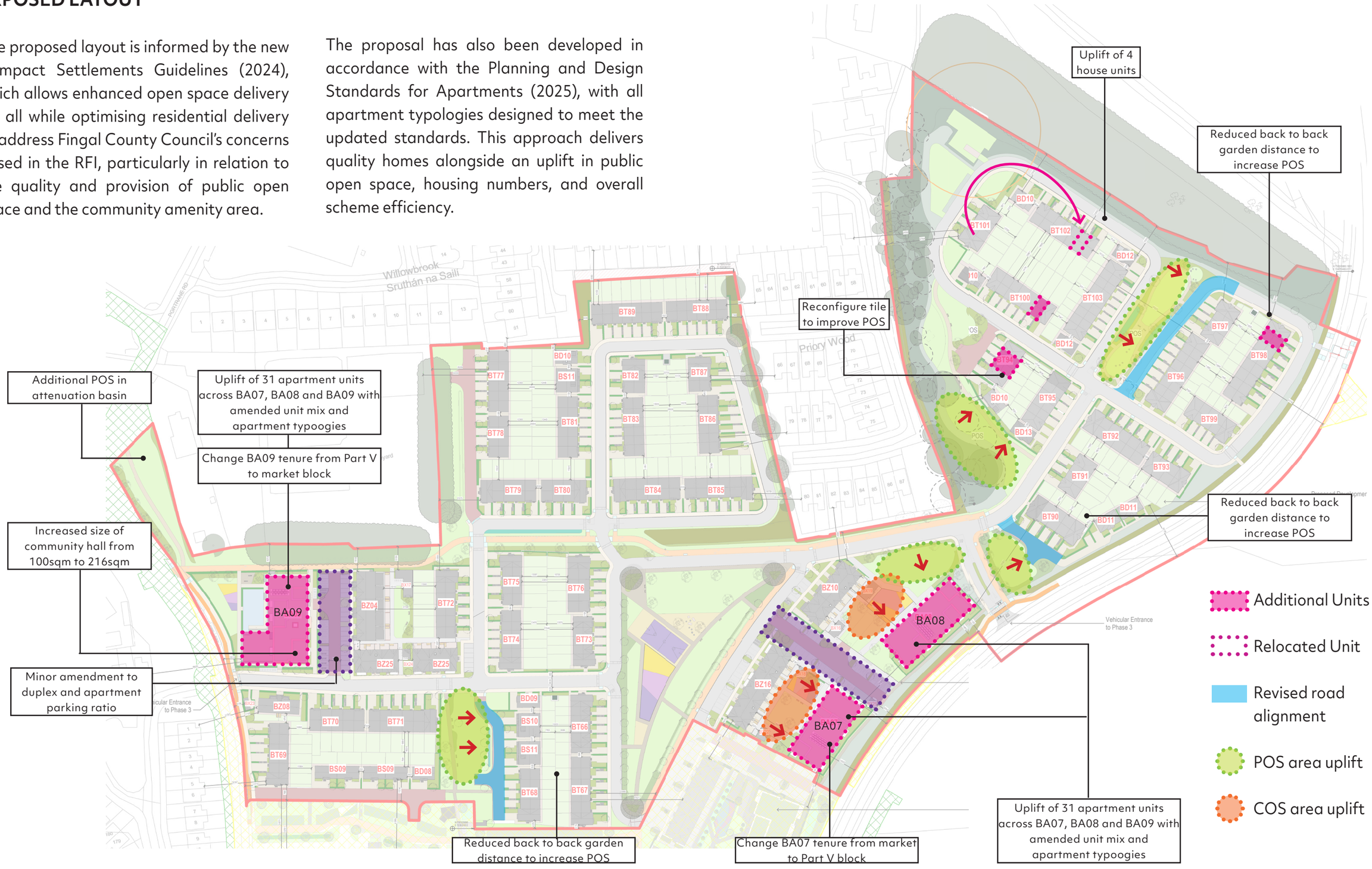


RFI PROPOSED SITE LAYOUT PLAN | BALLYMASTONE - PHASE 3

PRPOSED LAYOUT

The proposed layout is informed by the new Compact Settlements Guidelines (2024), which allows enhanced open space delivery for all while optimising residential delivery to address Fingal County Council's concerns raised in the RFI, particularly in relation to the quality and provision of public open space and the community amenity area.

The proposal has also been developed in accordance with the Planning and Design Standards for Apartments (2025), with all apartment typologies designed to meet the updated standards. This approach delivers quality homes alongside an uplift in public open space, housing numbers, and overall scheme efficiency.



PLANNING APPLICATION STAGE SUMMARY OF ACCOMMODATION | BALLYMASTONE - PHASE 3

Market Blocks - Planning

Apartment Block 07	Apt Type	GF	1F	2F	3F	4F	5F	Total Units	Mix
	1 BED		3	3	3	2	1	12	32%
	2 BED - MID (4P)	1	1	1	1	1	1	6	68%
	2 BED - COR (4P)	3	4	4	4	4	1	20	
	TOTAL	4	8	8	8	7	3	38	
	DUAL ASPECT	3	4	4	4	4	1	20	52.6%
	UD UNIT							0	0.0%

Apartment Block 08		GF	1F	2F	3F	4F	5F	Total Units	Mix
	1 BED - MID	1	2	2	2	1		8	18%
	1 BED - COR	1						1	
	2 BED - MID (4P)	2	3	3	3	3	2	16	
	2 BED - COR (4P)	2	3	3	3	3	1	15	37%
	2 BED - COR (4P)		1	1	1	1		4	
	3 BED - COR (5P)	1	1	1	1	1		5	10%
	TOTAL	7	10	10	10	9	3	49	
	DUAL ASPECT	3	4	4	4	4	1	20	40.8%
	UD UNIT							0	0.0%

Social Blocks - Planning

Apartment Block 09	Apt Type	GF	1F	2F	3F	4F		Total Units	Mix
	1 BED - MID		2	2	2	2		8	
	1 BED - MID		4	4	4	2		14	70%
	1 BED - COR		1	1	1	1		4	
	2 BED - COR (4P)		1	1	1	1		4	19%
	2 BED - COR (4P)		1	1	1			3	
	3 BED - COR (5P)		1	1	1	1		4	11%
	TOTAL	0	10	10	10	7	0	37	
	DUAL ASPECT		4	4	4	4		16	43.2%
	UD UNIT							0	0.0%

Overall Apartment Blocks

Summary Units	Apt Type	Block 07	Block 08	Block 09	Total Units	Mix
	Studio				0	0.0%
	1 BED	12	9	26	47	37.9%
	2 BED	6	35	7	48	38.7%
	3 BED	20	5	4	29	23.4%
	TOTAL	38	49	37	124	
	DUAL ASPECT	20	20	16	56	45.2%
	UD UNIT	0	0	0	0	0.0%

Market Units	Mix
0	0%
21	24%
41	47%
25	29%
87	

Social Units	Mix
0	0%
26	70%
7	19%
4	11%
37	

PLANNING APPLICATION STAGE SUMMARY OF ACCOMMODATION | BALLYMASTONE - PHASE 3

Overall Duplex

Summary Units	Apt Type	BZ04	BZ08	BZ16	BZ10	BZ25 (2)	Total
	1 BED		2				2
	2 BED	5	2	6	7	6	26
	3 BED	5		6	2	6	19
	TOTAL	10	4	12	9	12	47

All market

Overall Houses

Summary Units	House Type	Affordable	Social	Market	Total
	2 BED	32	15	34	81
	3 BED	47	15	72	134
	4 BED		2	10	12
		79	32	116	227
	MIX	35%	14%	51%	

Total Units	Mix
Affordable	35%
Social	14%
Market	51%

Overall Units

Apartments	124
Duplex	47
Houses	227
	398

Summary Units	Bed Type	Total	%
	Studio	0	0%
	1 BED	49	12%
	2 BED	155	39%
	3 BED	182	46%
	4 BED	12	3%
	TOTAL	398	

RFI RESPONSE SUMMARY OF ACCOMMODATION | BALLYMASTONE - PHASE 3

Market Blocks - Proposed (Glenveagh New Type)

Apartment Block 09	Apt Type	GF	1F	2F	3F	4F		Total Units	Mix	Target
	Studio		3	3	3	2		11	25%	25%
	1 BED		6	6	6	5		23	52%	50%
	2 BED (3P)		1	1	1			3	23%	25%
	2 BED (4P) UD		2	2	2	1		7		
	TOTAL		12	12	12	8		44		
	DUAL ASPECT		4	4	4	4		16	36.4%	
	UD UNIT	0	2	2	2	1		7	15.9%	

Apartment Block 08		GF	1F	2F	3F	4F	5F	Total Units	Mix	Target
	Studio	1	3	3	3	2	1	13	22%	25%
	1 BED	4	6	6	6	6	4	32	53%	50%
	2 BED (3P)	1	1	1	1	1	1	6	25%	25%
	2 BED (4P) UD	1	2	2	2	2		9		
	TOTAL	7	12	12	12	11	6	60		
	DUAL ASPECT	3	4	4	4	4	3	22	36.7%	
	UD UNIT	1	2	2	2	2	0	9	15.0%	

Social Blocks - Proposed (Glenveagh New Type)

Apartment Block 07	Apt Type	GF	1F	2F	3F	4F	5F	Total Units	Mix	Target
	Studio	1	3	3	3	2	2	14	27%	25%
	1 BED	1	2	2	2	2	2	11	43%	50%
	1 BED (UD)	2	2	2	2	2	1	11		
	2 BED (3P)	1	1	1	1	1	1	6	29%	25%
	2 BED (4P) UD	1	2	2	2	2		9		
	TOTAL	6	10	10	10	9	6	51		
	DUAL ASPECT	3	4	4	4	4	1	20	39.2%	
	UD UNIT	3	4	4	4	4	1	20	39.2%	

Overall Apartment Blocks

Summary Units	Apt Type	Block 07	Block 08	Block 09	Total Units	Mix	Target
	Studio	14	13	11	38	24.5%	25%
	1 BED	11	32	23	77	49.7%	50%
	1 BED (UD)	11					
	2 BED (3P)	6	6	3	15	25.8%	25%
	2 BED (4P) UD	9	9	7	25		
	TOTAL	51	60	44	155		
	DUAL ASPECT	20	22	16	58	37.4%	
	UD UNIT	20	9	7	36	23.2%	

Market Units	Mix	Target
24	23%	25%
55	53%	50%
9	24%	0%
16		
104		

Social Units	Mix	Target
14	27%	25%
22	43%	50%
6	29%	25%
9		
51		

RFI RESPONSE SUMMARY OF ACCOMMODATION | BALLYMASTONE - PHASE 3

Overall Duplex

Summary Units	Apt Type	BZ04	BZ08	BZ16	BZ10	BZ25 (2)	Total
	1 BED		2				2
	2 BED	5	2	6	7	6	26
	3 BED	5		6	2	6	19
	TOTAL	10	4	12	9	12	47

All market

Overall Houses

Summary Units	House Type	Affordable	Social	Market	Total
	2 BED	40	15	31	86
	3 BED	47	15	71	133
	4 BED		2	10	12
		87	32	112	231
	MIX	38%	14%	48%	

Total Units	Mix	Target
Affordable	38%	
Social	14%	
Market	48%	

Overall Units

Apartments	155
Duplex	47
Houses	231
	433

Summary Units	Bed Type	Total	%
	Studio	38	9%
	1 BED	79	18%
	2 BED	152	35%
	3 BED	152	35%
	4 BED	12	3%
	TOTAL	433	

3.0

QUALITY DESIGN AND PLACEMAKING RESPONSE

SUSTAINABLE & EFFICIENT MOVEMENT

Ensuring places are well connected and accessible by sustainable modes. Also acknowledging that quality of journey is equally important and that places are perceived as safe and are not dominated cars.





Primary vehicular access is provided via the R126 and the Links Road, with the scheme designed to ensure safe and efficient traffic movement.

A series of streets establish a clear hierarchy of routes, prioritising pedestrians and cyclists while maintaining appropriate vehicular access. The layout promotes permeability through connected routes linking Planning Zones 4 and 5 with the wider Ballymastone Phase 1 and Phase 2 permitted developments

The interface between streets and the built environment has been carefully designed to promote permeability, accessibility, safety, and privacy for residents, while fostering passive surveillance and community interaction.

The proposal incorporates a mix of on-curtilage, perpendicular, and parallel parking arrangements, responding to the varying street typologies across the scheme. Please refer to DBFL consulting engineers drawings for further details re. parking requirements.

MIX & DISTRIBUTION OF USES

Promoting the integration of land uses and transportation and a diverse and innovative mix of housing that can facilitate compact housing and provide greater housing choice.

The Ballymastone Phase 3 development will deliver 433 high-quality residential dwellings within an established and well-connected settlement, addressing significant housing demand in Donabate and the wider Fingal area. The proposal includes a diverse mix of dwelling typologies comprising:

- 155 apartments (increased from 124 units)
- 47 duplex units (unchanged)
- 231 houses (increased from 227 units)

This range of housing types accommodates individuals, couples, and families, supporting the creation of a vibrant and inclusive community. The proposal reflects the compact and efficient approach to residential development promoted under the Sustainable Urban Housing Design Standards and the Fingal County Development Plan.

The scheme is supported by a range of community and recreational facilities, including a crèche, community hall, and a network of parks and public open spaces. These elements are integrated within a legible and walkable neighbourhood that reduces car dependency and promotes active travel.





GREEN AND BLUE INFRASTRUCTURE

Placing an emphasis on the protection of natural assets and biodiversity, whilst also tasking a more strategic view as to how open space networks are formed to balance the needs of communities.





Public and communal open space is distributed throughout the masterplan, offering a range of amenity for residents and contributing positively to the quality of the scheme, from intimate communal courtyards to larger neighbourhood parks.

Existing boundary hedgerows and mature trees are largely retained and supplemented with new street trees and structured planting, delivering a net gain in biodiversity and reinforcing the wider green infrastructure network of the Donabate area.

SuDS features are integrated throughout the scheme to manage stormwater runoff, mitigate flood risk, and enhance public amenity through multifunctional landscape features, including permeable paving, rain gardens, green roofs and landscaped attenuation areas. The larger attenuation features incorporate playful landscape elements encouraging natural, informal play, with gently graded embankments and natural boulders providing tactile, imaginative play opportunities. This ensures water management assets contribute meaningfully to the social and recreational amenity of the development.



RESPONSIVE BUILT FORM

Placing an emphasis on the creation of a coherent urban structure and design approach that responds to local character and is attractive.

The overall form, scale, and massing of the scheme respond sensitively to the existing context, street hierarchy, and the location of public open spaces.

Building heights and typologies create a gradual transition between R126, the Links Road (entrance to the development) and the adjacent developments to the west. The apartment blocks front onto the R126 and the public open space, establishing a clear gateway to the development and an active frontage along the new landscaped area.

Blocks are strategically orientated to optimise solar gain, maximise natural daylight, and reduce energy demand, supporting lower carbon emissions and improved thermal comfort.

60% of the units are own-door units, providing residents with a balance of privacy and convenience while promoting passive surveillance to support a safe, well-connected community. The development applies the "Great Place Principles" to ensure a sustainable, vibrant, and environmentally conscious approach throughout.

APARTMENTS



HOUSES



DUPLEX



4.0

DEVELOPMENT CHARACTER

No changes to the character areas or material palette are proposed in response to this RFI. Brick is the dominant material across all buildings within the scheme, with render applied in limited quantities to duplex blocks and houses in order to add variety and character to the facade treatments. The brick colour palette for each neighbourhood has been selected in response to the surrounding environment. Subtle transitions in tone between character areas, rather than broad distinctions, ensure the creation of distinctive neighbourhoods within the scheme.

CHARACTER AREAS

Neighbourhood F: Ballalease Way (Phases 3)

Adopts a traditional red brick palette. While outside the Portrane Demesne and St Ita's Hospital Architectural Conservation Area, the selected materials complement its established character, reinforcing visual continuity and integration between the proposed development and surrounding neighbourhoods.

Neighbourhood G: Ballalease Mews (Phases 2 and 3)

Red brick is proposed in keeping with the existing buildings within the Portrane Demesne Conservation Area. White and grey tones are incorporated to reinforce an urban village character. Building massing steps up and down to create distinct sections, breaking down the scale of the apartment blocks and creating a soft frontage along the Distributor District Road. This variation in massing, combined with an alternating material palette and rhythmic plot-line widths, reinforces the urban grain.

Neighbourhood H: Ballalease Woods (Phase 3)

Houses in neighbourhood H incorporates traditional red brick and concrete detailing at a lower scale of 2 storey high, reflecting the character of the neighbouring Portrane Demesne and its partial location within the Architectural Conservation Area. Cream render is introduced to selected terraces, creating visual variety and responding to the site's more rural eastern setting.





5.0

PUBLIC REALM

PUBLIC OPEN SPACE

Over 1.9Ha (17% of the net site area) of public open space is provided to cater to the entire community. It is intended to preserve as many trees as possible and enhance biodiversity, habitats, and connectivity to the wider green network.

The public open spaces are designed along the existing hedgerows, between each of the character areas. These areas provide a range of activities for people to enjoy, including sitting areas, children's playgrounds, walking and cycling paths, outdoor exercise areas, nature observation spots, and social gathering areas.

Pocket parks provide additional recreational opportunities, making the overall development a positive addition to the locality. The public open space is designed to be well lit, safe and is actively overlooked.

All materials and planting have been carefully chosen to ensure minimal maintenance requirements and maximum aesthetic impact. Please refer to CSR's Landscape Design Strategy for additional details.

COMMUNAL OPEN SPACE

The communal open space has been strategically designed next to the apartment blocks. The communal amenity space is overlooked by the apartments, offering the safety of passive surveillance. This ensures that the area is both secure and inviting, creating a pleasant environment for residents to enjoy.

The annual sunlight availability of the proposed communal and public amenity spaces across the development was analysed. Please refer to IN2 Sunlight & Daylight Assessment report.

PRIVATE OPEN SPACE

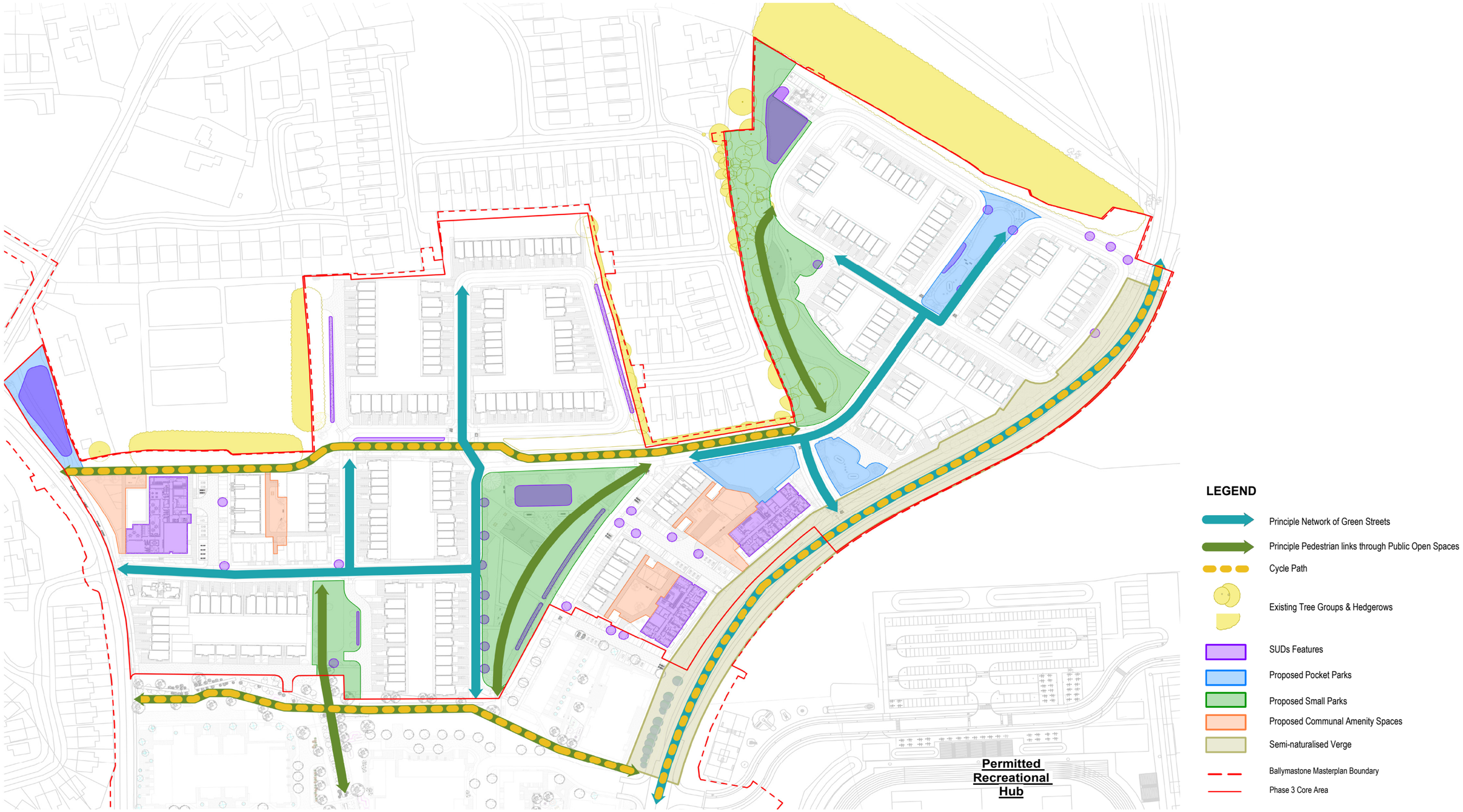
The development has been designed to allow for adequate back-to back distances between buildings and maximise daylight/sunlight penetration and minimise overshadowing.

Private amenity has been provided for each unit - in the form of gardens or patios/ terraces for ground floor apartments and balconies at upper levels. Where provided at ground level, private amenity space shall incorporate boundary treatment appropriate to ensure privacy, security and optimising solar orientation.

Please refer to the Proposed Site Layout Plan - Ground Floor - Planning Zone 4 and 5 for further details and dimensions.

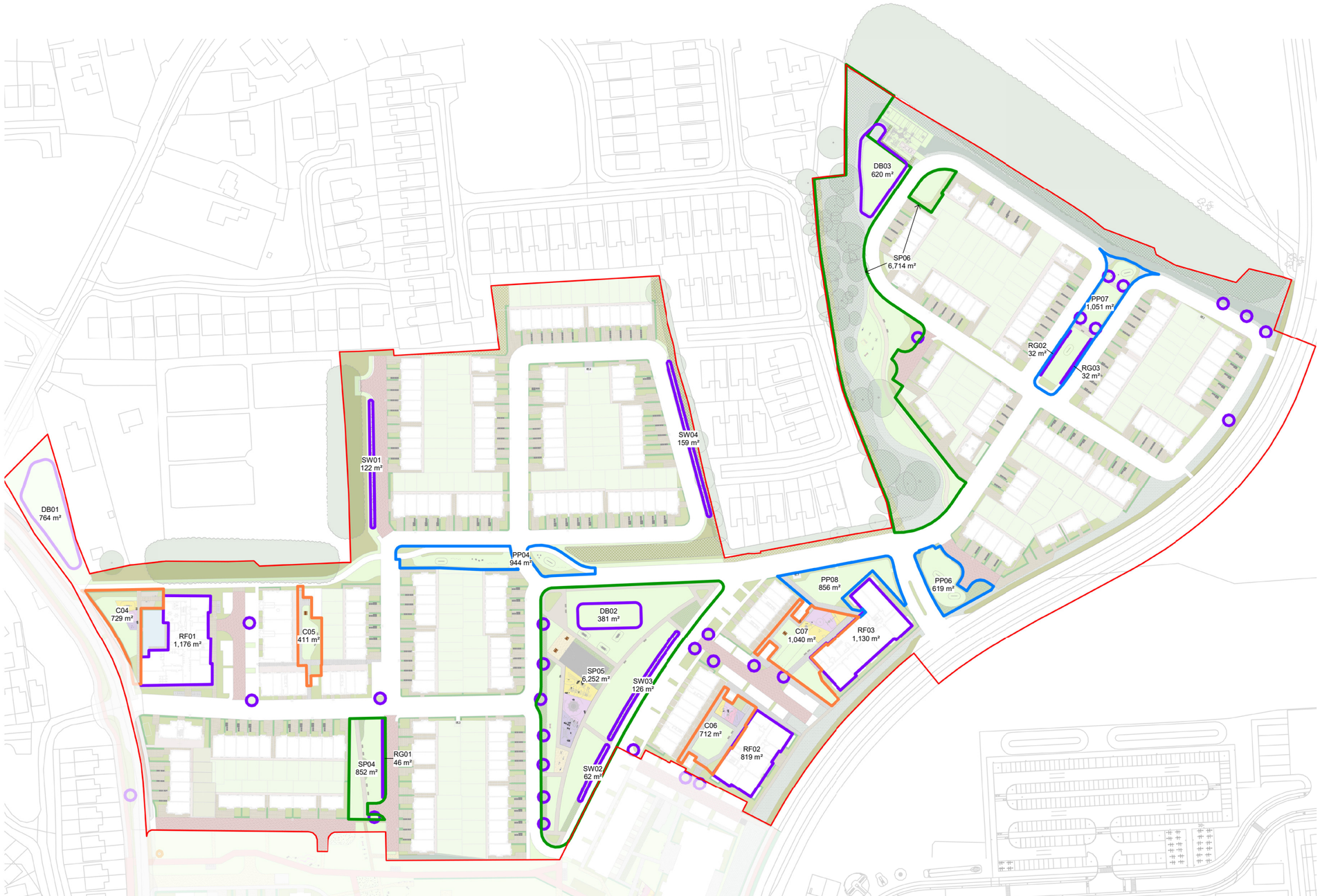


PROPOSED RFI RESPONSE



PUBLIC OPEN SPACE, COMMUNAL OPEN SPACE & SUDS | BALLYMASTONE - PHASE 3

PLANNING
APPLICATION STAGE



LEGEND

- Communal Open Spaces (C)
- Pocket Parks (PP)
- Small Parks (SP)
- SUDs Features
- Phase 3 Core Area

Communal Open Spaces (CAS)	
CODE	AREA
C05	411.5 m²
C06	712.4 m²
C07	1040.3 m²
C04	729.4 m²
Total Area	2893.5 m²

Small Parks (SP)	
CODE	AREA
SP04	851.8 m²
SP05	6252.1 m²
SP06	6714 m²
	13817.8 m²

Pocket Parks (PP)	
CODE	AREA
PP04	943.9 m²
PP06	619.3 m²
PP07	1050.9 m²
PP08	856.3 m²
Total Area	3470.4 m²

SUDs Features	
FEATURE TYPE	AREA
Detention Basins (DB)	1765.9 m²
Rain Gardens (RG)	109.9 m²
Roof Gardens (RF)	3124.1 m²
Swales (SW)	469.3 m²
Tree Pits	664.2 m²
Total Area	6133.5 m²

Minimum Public Open Space requirement is 15% of the net site area.

15% of 11.28Ha (Phase 3 net site area) = **1.69Ha**
Total public open space provided = **1.73Ha (15.3% of net site area)**

FCC Development Plan objective DMS051 requires *"a minimum public open space provision of 2.5 hectares per 1000 population…"*

2.373ha of open space is required in total
(75% Class 1 / 25% Class 2)

Class 1 open space required = **1.77ha**
Total Provided = **0.0ha**

Class 2 open space required = **0.6ha**
Total Provided = **1.73ha**

RFI - PUBLIC OPEN SPACE, COMMUNAL OPEN SPACE & SUDS | BALLYMASTONE - PHASE 3

PROPOSED RFI RESPONSE



LEGEND

- Communal Open Spaces (C)
- Pocket Parks (PP)
- Small Parks (SP)
- SUDs Features
- Phase 3 Core Area

Communal Open Spaces (CAS)	
CODE	AREA
C05	411.5 m²
C06	780.3 m²
C07	1122.3 m²
C04	725.8 m²
Total Area	3039.8 m²

Small Parks (SP)	
CODE	AREA
SP05	6252.1 m²
SP06	6746.3 m²
SP04 (PH3)	1443.1 m²
	14441.5 m²

Pocket Parks (PP)	
CODE	AREA
PP06	701.2 m²
PP07	1476.5 m²
PP08	1109.7 m²
PP09	1358.2 m²
Total Area	4645.7 m²

SUDs Features	
FEATURE TYPE	AREA
Detention Basins (DB)	1765.9 m²
Rain Gardens (RG)	134.1 m²
Swales (SW)	469.3 m²
Total Area	2369.3 m²

Total SUDs features occupy **10,93%** of the available open space (including accessible detention basins)

SUDs features occupy **1.68%** of the available open space (excluding accessible detention basins)

Minimum Public Open Space requirement is 15% of the net site area.

Phase 3 net site area = **11.28Ha**

15% of 11.28Ha (Phase 3 net site area) = **1.69Ha**
Total public open space provided = **1.91Ha (17% of net site area)**

FCC Development Plan objective DMS051 requires *"a minimum public open space provision of 2.5 hectares per 1000 population…"*

2.373ha of open space is required in total
(75% Class 1 / 25% Class 2)

Class 1 open space required = **1.77ha**
Total Provided = **0.0ha**

Class 2 open space required = **0.6ha**
Total Provided = **1.91ha**



The proposals include a variety of landscape types including parkland, woodland, wetland, areas to play and exercise, cultural landscape features, hard landscape areas, semi-private courtyard gardens, planted swales and tree-lined streets.

















6.0

COMMUNITY AMENITY

The surrounding area is already well served by internal community facilities, sports and recreation provision, public open space and educational infrastructure. Donabate town centre, located less than 1 km from the site, provides a range of amenities.

Internal Community Uses

The site is well served by internal community facilities, including the Donabate Portrane Community Centre and Leisure Centre, which provides a gym, sports hall and multi-purpose rooms. Donabate Library, recently refurbished in 2026, offers a bookable community room, while Donabate Parish Hall provides a further gathering space for local groups.

Sport and Recreation

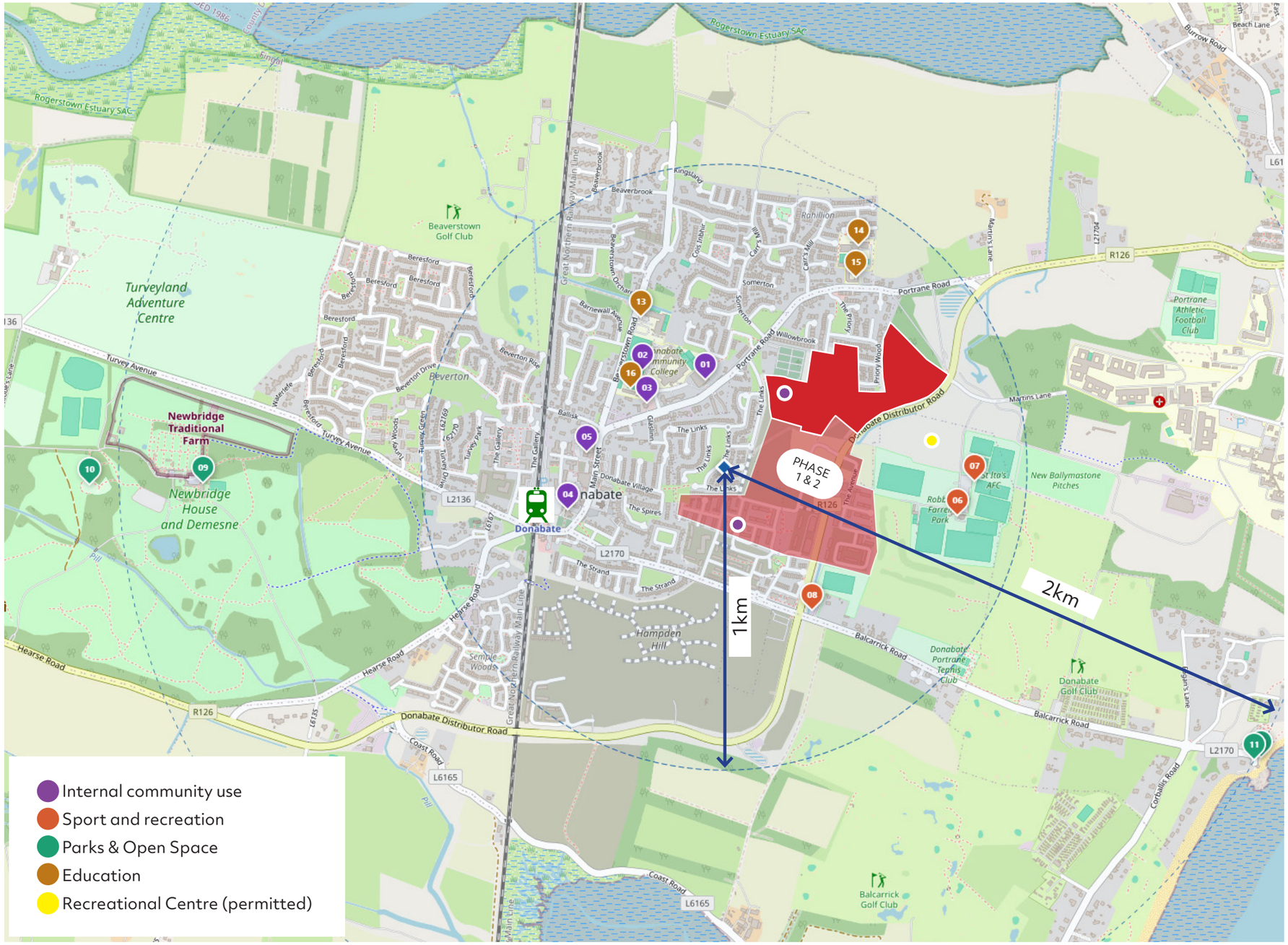
Active recreational facilities in the area include a multi-use all-weather pitch at Ballisk Common, multiple GAA pitches at Robbie Farrell Park (St. Patrick's Donabate GAA Club), and association football pitches at St. Ita's AFC, Ballymastone, all within close proximity of the site.

Parks and Open Space

Newbridge Demesne, managed by Fingal County Council, provides significant public open space comprising parkland, woodland walks, a children's playground and café. Donabate Beach (Balcarrick), approximately 2.5 km from the site, holds Blue Flag and Green Coast status and is served by an adjoining coastal walk.

Education

Four primary schools are located within walking distance of the site: Donabate Portrane Educate Together NS, St. Patrick's Boys' NS, Scoil Phadraic Cailíní NS, and Gaelscoil na Mara.



MASTERPLAN

The masterplan has been designed with reference to the Project for Public Spaces framework for what makes a great place, guided by the four core qualities of accessibility, active uses, comfort and sociability.

The proposal responds directly to its existing context. The surrounding area is already well served by internal community facilities, sports and recreation provision, public open space and educational infrastructure. Donabate town centre, located less than 1 km from the site, provides a established mixed-use hub with a range of commercial, retail and civic amenities readily accessible to future residents on foot. The masterplan seeks to complement and connect to these established amenities, whilst introducing new community uses and activated ground floor spaces to serve the wider neighbourhood.

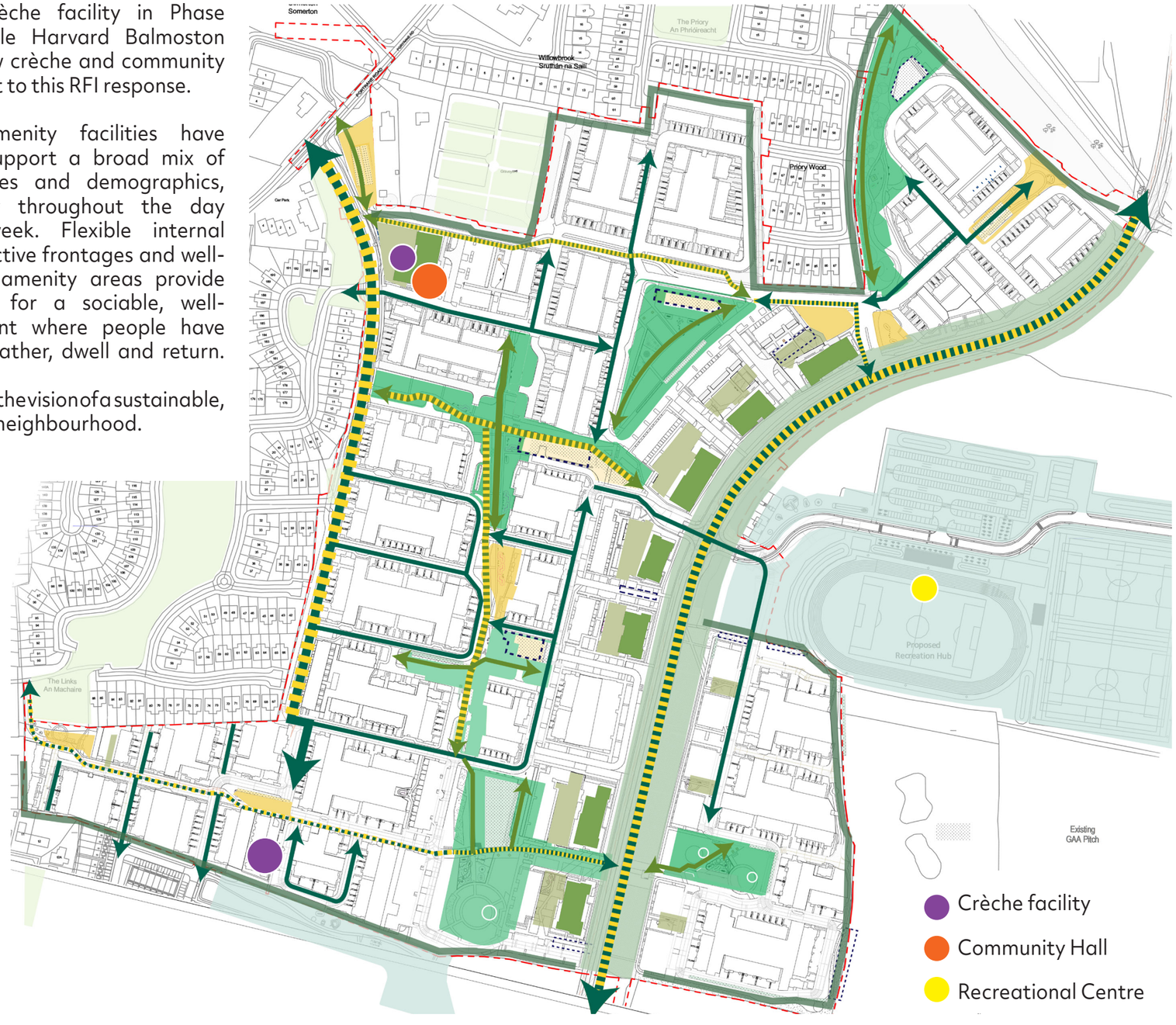
These include a crèche facility in Phase 1, operated as Little Harvard Balmoston Donabate, and a new crèche and community hall in Phase 3, subject to this RFI response.

The community amenity facilities have been designed to support a broad mix of users across all ages and demographics, encouraging activity throughout the day and across the week. Flexible internal community spaces, active frontages and well-considered external amenity areas provide the building blocks for a sociable, well-managed environment where people have genuine reasons to gather, dwell and return.

This approach reflects the vision of a sustainable, inclusive and liveable neighbourhood.



Project for Public Spaces



PROPOSED DEVELOPMENT

The proposed community amenity facilities are located within Block 09 (BA09) at the north-east corner of the site, at the primary entrance to the new neighbourhood. The ground floor accommodates a crèche (567sqm reduce from 646sqm) and community hall (216 sqm increase from 100sqm), with associated external amenity space.

The position of Block 09 along the western boundary of Phase 3 creates a direct point of connection between existing residents and the wider Ballymastone Masterplan area and Donabate area, allowing better access for the other residents as needed, and in addition, provides balance to the site relative to the Recreational hub to be constructed on the other side.

The mixed-use ground floor activates this key corner of the development, benefitting from strong pedestrian connectivity, infrastructure and passive surveillance.

The integration of the crèche and community hall within a single building is intentional, fostering social connections between different user groups and strengthening community cohesion across all ages. The community hall is designed to accommodate a broad range of cultural, recreational and civic uses, including arts, performance, wellness, fitness, education, and community gathering, ensuring the space is active throughout the day and across the week.

This creates a flexible, welcoming and well-managed facility that gives future residents and the wider neighbourhood genuine reasons to gather, participate and return.





7.0

CONCLUSION

CONCLUSION

The proposed development is consistent with the National Planning Framework (NPF) and the Fingal County Council Development Plan.

- National Planning Framework

National Policy Objective 3:
"Deliver at least 40% of all new homes nationally, within the built-up footprint of existing settlements."

National Policy Objective 4:
"Ensure the creation of attractive, livable, well designed, high quality urban places that are home to diverse and integrated communities that enjoy a high quality of life and well-being."

The design has been prepared in accordance with the Sustainable Residential Development and Compact Settlement Guidelines for Planning Authorities (2024) and the Planning and Design Standards for Apartments Guidelines for Planning Authorities (2025). The application of standards set out in these guidelines, including separation distances, unit sizes and setback requirements, has provided the necessary design flexibility to respond effectively to the Request for Additional Information in relation to open space provision and other site-specific matters.

Full details of compliance are set out in Section 3.1 of the Planning Report and Statement of Consistency Addendum, prepared by BSM.



OVERALL BENEFITS & OPPORTUNITIES:

The development delivers a range of planning and design benefits, summarised as follows:

- 433 new high-quality dwellings that promote compact, sustainable growth within an established area.
- A sustainable mix of well-orientated unit types that maximise solar gain and offer varied housing choice.
- A layout that respects and enhances existing site features, including established hedgerows and neighbouring properties, while adopting a well-planned phasing strategy.
- Improved connectivity and accessibility for pedestrians and cyclists, promoting sustainable modes of transport and reducing environmental impact.
- New community facilities for future residents and the wider community.
- Generous public and private communal open spaces designed for the enjoyment and well-being of residents and the local community.
- New lighting and passive surveillance measures throughout the development and at adjoining public areas.
- A landscape strategy that strengthens ecological value through the integration of existing hedgerows and thoughtfully designed boundary treatments.

In summary, the proposed development represents a high-quality, policy-compliant residential scheme that makes a meaningful contribution to the delivery of compact, sustainable, and liveable urban growth in accordance with national and local planning policy, meeting present housing needs while safeguarding the well-being and prosperity of future generations.



mdo
ARCHITECTS