



**Brady Shipman
Martin**
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Planning Department,
Fingal County Council,
County Hall,
Main Street,
Swords,
Co. Dublin,
K67 X8Y2

Date: 5th June 2026

Re: RESPONSE TO REQUEST FOR ADDITIONAL INFORMATION: Large-Scale Residential Development Application at lands at Ballymastone, Donabate, Co. Dublin (Reg. Ref. LRD0053/S3)

A Dhaoine Uaisle,

Brady Shipman Martin (BSM), Unit H, Mountpleasant Business Centre, Ranelagh, Dublin 6, D06 X7P8, is instructed by the Applicant, Glenveagh Living Limited, to submit this response to a Request for Additional Information (RAI) issued by Fingal County Council (FCC) dated 17th December 2025 in relation to a Large-Scale Residential Development Application at lands at Ballymastone, Donabate, Co. Dublin (Reg. Ref. LRD0053/S3).

The proposed development consists of the construction of a residential development which represents the third and final phase of the wider development of the Ballymastone Lands (as identified in the *Donabate Local Area Plan 2016 (as extended)*). Ballymastone Phase 3 is a continuation of both Phases 1 and 2 (Reg. Ref. LRD008/S3 and Reg. Ref. LRD0039/S3 respectively).

In responding to the RAI items, some elements of the proposed development have changed relative to the design proposed at application submission. Please refer to the *Planning Report and Statement of Consistency – Addendum: Response to Request for Additional Information* prepared by BSM for the collated response to the Request for Additional Information, which summarises the overall design revisions also, while referring to other documents provided in this response as required.

All documentation that forms part of this response to the Request for Additional Information is included in the *List of Enclosures* attached to this cover letter. Additionally, a digital copy of the documentation is provided on a USB stick.

If you require any further information, please do not hesitate to contact us.

Le meas,

Pauline Byrne
Partner and Head of Planning

for

Brady Shipman Martin

List of Enclosures

- 10 no. copies of the following documentation prepared by the project design team;

Brady Shipman Martin – Planning and Environment			
Number	Title	Sheet	Scale
n/a	Cover Letter (including List of Enclosures)	A4	n/a
n/a	Planning Report and Statement of Consistency – Addendum: Response to Request for Additional Information	A4	n/a
n/a	Environmental Impact Assessment Report (EIAR) Addendum	A4	n/a

MDO Architects - Architecture			
Reports			
Number	Title	Sheet	Scale
23010-MDO-XXXX-XX-RP- A01-113001	Architectural Design Statement	A3	n/a
23010-MDO-XXXX-XX-RP- A01-113002	Housing Quality Audit	A3	n/a
23010-MDO-XXXX-XX-RP- A01-113003	Part V Housing Quality Audit	A3	n/a
23010-MDO-XXXX-XX-RP- A01-113004	CGI Image Book	A3	n/a
23010-MDO-XXXX-XX-RP- A01-113018	Life Cycle Report	A3	n/a
Proposed Site Layout Plans			
Number	Title	Sheet	Scale
23010-MDO-ZZZZ-XX-DR- A01-050000	Proposed Site Layout Plan - Phase 3	A1	1:2000
23010-MDO-PZ4X-XX-DR- A01-050004	Proposed Site Layout Plan - Planning Zone 4	A0	1:500
23010-MDO-PZ5X-XX-DR- A01-050005	Proposed Site Layout Plan - Planning Zone 5	A0	1:500
23010-MDO-PZ4X-XX-DR- A01-050006	Proposed Site Layout Plan - Ground Floor - Planning Zone 4	A0	1:500



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MDO Architects - Architecture			
23010-MDO-PZ5X-XX-DR-A01-050007	Proposed Site Layout Plan - Ground Floor - Planning Zone 5	A0	1:500
23010-MDO-ZZZZ-XX-DR-A01-053303	Development Phasing - Phase 3	A1	1:2000
23010-MDO-PZ4X-XX-DR-A01-054304	TIC Area Plan - Planning Zone 4 - Phase 3	A0	1:500
23010-MDO-PZ5X-XX-DR-A01-054305	TIC Area Plan - Planning Zone 5 - Phase 3	A0	1:500
Contiguous Site Sections and Elevations			
Number	Title	Sheet	Scale
23010-MDO-ZZZZ-XX-DR-A01-060001	Proposed Contiguous Site Elevation 1 & 2	A1	1:500
23010-MDO-ZZZZ-XX-DR-A01-061001	Proposed Contiguous Site Sections 1 & 2	A1	1:500
23010-MDO-ZZZZ-XX-DR-A01-061002	Proposed Contiguous Site Sections 3, 4 & 5	A1	1:500
Apartment Blocks			
Number	Number	Number	Number
23010-MDO-BA07-ZZ-DR-A01-070001	Apartment Block BA07 - Plans	A1	1:200
23010-MDO-BA07-ZZ-DR-A01-070002	Apartment Block BA07 - Plans	A1	1:200
23010-MDO-BA07-XX-DR-A01-080001	Apartment Block BA07 - Elevations and Sections	A1	1:200
23010-MDO-BA08-ZZ-DR-A01-070001	Apartment Block BA08 - Plans	A1	1:200
23010-MDO-BA08-ZZ-DR-A01-070002	Apartment Block BA08 - Plans	A1	1:200
23010-MDO-BA08-XX-DR-A01-080001	Apartment Block BA08 - Elevations and Sections	A1	1:200



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MDO Architects - Architecture			
23010-MDO-BA09-ZZ- DR-A01-070001	Apartment Block BA09 - Plans	A1	1:200
23010-MDO-BA09-ZZ- DR-A01-070002	Apartment Block BA09 - Plans	A1	1:200
23010-MDO-BA09-XX- DR-A01-080001	Apartment Block BA09 - Elevations and Sections	A1	1:200
Duplex Blocks			
Number	Number	Number	Number
23010-MDO-BZ04-ZZ- DR-A01-070001	Duplex Block BZ04 - Plans, Elevations and Sections	A1	1:200
23010-MDO-BZ08-ZZ- DR-A01-070001	Duplex Block BZ08 - Plans, Elevations and Sections	A1	1:200
23010-MDO-BZ10-ZZ- DR-A01-070001	Duplex Block BZ10 - Plans, Elevations and Sections	A1	1:200
23010-MDO-BZ16-ZZ- DR-A01-070001	Duplex Block BZ16 - Plans, Elevations and Sections	A1	1:200
23010-MDO-BZ25-ZZ- DR-A01-070001	Duplex Block BZ25 - Plans, Elevations and Sections	A1	1:200
23010-MDO-BD09-XX- DR-A01-074009	Unit Type BD09 - Plans, Sections and Elevations	A1	1:200
23010-MDO-BD10-XX- DR-A01-075015	Unit Type BD10 - Plans, Sections and Elevations	A1	1:200
23010-MDO-BD11-XX- DR-A01-075016	Unit Type BD11 - Plans, Sections and Elevations	A1	1:200
23010-MDO-BD12-XX- DR-A01-075017	Unit Type BD12 - Plans, Sections and Elevations	A1	1:200
23010-MDO-BD13-XX- DR-A01-075018	Unit Type BD13 - Plans, Sections and Elevations	A1	1:200
23010-MDO-BS10-XX- DR-A01-074012	Block BS10 - Plans, Sections and Elevations	A1	1:200



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MDO Architects - Architecture			
23010-MDO-BS11-XX- DR-A01-074013	Block BS11- Plans, Sections and Elevations	A1	1:200
23010-MDO-BT66-XX- DR-A01-074066	Terrace BT66 - Plans, Sections and Elevations	A1	1:200
23010-MDO-BT67-XX- DR-A01-074067	Terrace BT67 - Plans, Sections and Elevations	A1	1:200
23010-MDO-BT68-XX- DR-A01-074068	Terrace BT68 - Plans, Sections and Elevations	A1	1:200
23010-MDO-BT69-XX- DR-A01-074069	Terrace BT69 - Plans, Sections and Elevations	A1	1:200
23010-MDO-BT70-XX- DR-A01-074070	Terrace BT70 - Plans, Sections and Elevations	A1	1:200
23010-MDO-BT71-XX- DR-A01-074071	Terrace BT71 - Plans, Sections and Elevations	A1	1:200
23010-MDO-BT72-XX- DR-A01-074072	Terrace BT72 - Plans, Sections and Elevations	A1	1:200
23010-MDO-BT73-XX- DR-A01-074073	Terrace BT73 - Plans, Sections and Elevations	A1	1:200
23010-MDO-BT74-XX- DR-A01-074074	Terrace BT74 - Plans, Sections and Elevations	A1	1:200
23010-MDO-BT75-XX- DR-A01-074075	Terrace BT75 - Plans, Sections and Elevations	A1	1:200
23010-MDO-BT76-XX- DR-A01-074076	Terrace BT76 - Plans, Sections and Elevations	A1	1:200
23010-MDO-BT77-XX- DR-A01-074077	Terrace BT77 - Plans, Sections and Elevations	A1	1:200
23010-MDO-BT78-XX- DR-A01-074078	Terrace BT78 - Plans, Sections and Elevations	A1	1:200
23010-MDO-BT79-XX- DR-A01-074079	Terrace BT79 - Plans, Sections and Elevations	A1	1:200



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MDO Architects - Architecture			
23010-MDO-BT81-XX- DR-A01-074081	Terrace BT81 - Plans, Sections and Elevations	A1	1:200
23010-MDO-BT82-XX- DR-A01-074082	Terrace BT82 - Plans, Sections and Elevations	A1	1:200
23010-MDO-BT83-XX- DR-A01-074083	Terrace BT83 - Plans, Sections and Elevations	A1	1:200
23010-MDO-BT86-XX- DR-A01-074086	Terrace BT86 - Plans, Sections and Elevations	A1	1:200
23010-MDO-BT87-XX- DR-A01-074087	Terrace BT87 - Plans, Sections and Elevations	A1	1:200
23010-MDO-BT88-XX- DR-A01-074088	Terrace BT88 - Plans, Sections and Elevations	A1	1:200
23010-MDO-BT89-XX- DR-A01-074089	Terrace BT89 - Plans, Sections and Elevations	A1	1:200
23010-MDO-BT90-XX- DR-A01-075090	Terrace BT90 - Plans, Sections and Elevations	A1	1:200
23010-MDO-BT91-XX- DR-A01-075091	Terrace BT91 - Plans, Sections and Elevations	A1	1:200
23010-MDO-BT92-XX- DR-A01-075092	Terrace BT92 - Plans, Sections and Elevations	A1	1:200
23010-MDO-BT93-XX- DR-A01-075093	Terrace BT93 - Plans, Sections and Elevations	A1	1:200
23010-MDO-BT94-XX- DR-A01-075094	Terrace BT94 - Plans, Sections and Elevations	A1	1:200
23010-MDO-BT95-XX- DR-A01-075095	Terrace BT95 - Plans, Sections and Elevations	A1	1:200
23010-MDO-BT96-XX- DR-A01-075096	Terrace BT96 - Plans, Sections and Elevations	A1	1:200
23010-MDO-BT97-XX- DR-A01-075097	Terrace BT97 - Plans, Sections and Elevations	A1	1:200



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MDO Architects - Architecture			
23010-MDO-BT98-XX-DR-A01-075098	Terrace BT98 - Plans, Sections and Elevations	A1	1:200
23010-MDO-BT99-XX-DR-A01-075099	Terrace BT99 - Plans, Sections and Elevations	A1	1:200
23010-MDO-BT100-XX-DR-A01-075100	Terrace BT100 - Plans, Sections and Elevations	A1	1:200
23010-MDO-BT101-XX-DR-A01-075101	Terrace BT101 - Plans, Sections and Elevations	A1	1:200
23010-MDO-BT102-XX-DR-A01-075102	Terrace BT102 - Plans, Sections and Elevations	A1	1:200
23010-MDO-BT103-XX-DR-A01-075103	Terrace BT103 - Plans, Sections and Elevations	A1	1:200
Other Buildings			
Number	Title	Sheet	Scale
23010-MDO-BX23-XX-DR-A01-070001	Block BX23 - BZ08 Bin & Bicycle Store - Plans, Elevations and Section	A1	1:100
23010-MDO-BX24-XX-DR-A01-070001	Block BX24 - Bin Store - Plans, Elevations and Section	A1	1:100
23010-MDO-BX25-XX-DR-A01-070001	Block BX25 - ESB Substation - Plans, Elevations and Section	A1	1:100
Other Buildings			
Number	Title	Sheet	Scale
23010-MDO-ZZZZ-XX-DR-A01-100000	Part V - Site Layout Plan - Overall	A1	1:2000
23010-MDO-PZ4X-XX-DR-A01-104000	Part V - Site Layout Plan - Planning Zone 4	A0	1:500
23010-MDO-PZ5X-XX-DR-A01-105000	Part V - Site Layout Plan - Planning Zone 5	A0	1:500
23010-MDO-BA07-ZZ-DR-A01-103701	Part V - Apartment Block BA07 - Plans	A1	1:200



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MDO Architects - Architecture			
23010-MDO-BA07-ZZ-DR-A01-103702	Part V - Apartment Block BA07 - Plans	A1	1:200
23010-MDO-BA07-XX-DR-A01-103801	Part V - Apartment Block BA07 - Elevations And Sections	A1	1:200
23010-MDO-BT70-XX-DR-A01-104770	Part V - Terrace BT70 - Plans, Sections and Elevations	A1	1:200
23010-MDO-BT71-XX-DR-A01-104771	Part V - Terrace BT71 - Plans, Sections and Elevations	A1	1:200
23010-MDO-BT72-XX-DR-A01-104772	Part V - Terrace BT72 - Plans, Sections and Elevations	A1	1:200
23010-MDO-BT74-XX-DR-A01-104774	Part V - Terrace BT74 - Plans, Sections and Elevations	A1	1:200
23010-MDO-BT75-XX-DR-A01-104775	Part V - Terrace BT75 - Plans, Sections and Elevations	A1	1:200
23010-MDO-BT79-XX-DR-A01-104779	Part V - Terrace BT79 - Plans, Sections and Elevations	A1	1:200
23010-MDO-BT83-XX-DR-A01-104783	Part V - Terrace BT83 - Plans, Sections and Elevations	A1	1:200
23010-MDO-BT86-XX-DR-A01-104786	Part V - Terrace BT86 - Plans, Sections and Elevations	A1	1:200
23010-MDO-BT93-XX-DR-A01-105793	Part V - Terrace BT93 - Plans, Sections and Elevations	A1	1:200
23010-MDO-BT94-XX-DR-A01-105794	Part V - Terrace BT94 - Plans, Sections and Elevations	A1	1:200
23010-MDO-BT95-XX-DR-A01-105795	Part V - Terrace BT95 - Plans, Sections and Elevations	A1	1:200
23010-MDO-BT98-XX-DR-A01-105798	Part V - Terrace BT98 - Plans, Sections and Elevations	A1	1:200
23010-MDO-BT99-XX-DR-A01-105799	Part V - Terrace BT99 - Plans, Sections and Elevations	A1	1:200



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MDO Architects - Architecture			
23010-MDO-BT102-XX-DR-A01-105702	Part V - Terrace BT102 - Plans, Sections and Elevations	A1	1:200
23010-MDO-BS10-XX-DR-A01-104707	Part V - Block BS10 - Plans, Sections and Elevations	A1	1:200
23010-MDO-BZ04-XX-DR-A01-104710	Part V - Duplex Block BZ04 - Plans, Elevations and Sections	A1	1:200

Cunnane Stratton Reynolds (CSR) – Landscape Architecture			
Drawings			
Number	Title	Sheet	Scale
19164-2-0101	Overall Landscape Master Plan	A1	1:1500
19164-2-0121	Green Infrastructure Plan	A1	1:1000
19164-2-3101	Landscape Masterplan	A1	1:1000
19164-2-3120	Vegetation Retention and Removal	A1	1:1000
19164-2-3121	Public Open Space, Communal Open Space & SUDS	A1	1:1000
19164-2-3122	Play Provision Strategy	A1	1:1000
19164-2-3123	Boundary Treatment Plan	A1	1:1000
19164-2-3124	Combined Services and Tree Location Plan	A1	1:1000
19164-2-3125	Material Strategy	A1	1:1000
19164-2-3131	Public Open Space - Small Parks	A1	1:500
19164-2-3132	Public Open Space - Small Parks	A1	1:500
19164-2-3134	Public Open Space - Pocket Parks	A1	1:250
19164-2-3135	Public Open Space - Pocket Parks	A1	1:250
19164-2-3137	Communal Open Space	A1	1:250
19164-2-3138	Play Spaces	A1	1:200
19164-2-3139	Play Spaces	A1	1:100
19164-2-3141	Frontage Typologies	A1	1:150
19164-2-3171	Planting Strategy	A1	1:1000
19164-2-3172	Tree Planting Strategy	A1	1:1000
19164-2-3201	Sections - Site Boundaries	A1	1:100
19164-2-3211	Sections - Small Parks	A1	1:200
19164-2-3213	Sections - Pocket Parks	A1	1:100
19164-2-3214	Sections - Pocket Parks	A1	1:100



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Cunnane Stratton Reynolds (CSR) – Landscape Architecture			
19164-2-3215	Sections - Communal Open Space	A1	1:100
19164-2-3216	Sections - Communal Open Space	A1	1:100
Reports			
19164-2-D02	Ballymastone-Ph3 - Landscape Strategy Addendum	A3	n/a

DBFL Consulting Engineers – C&S Engineering			
Number	Title	Sheet	Scale
20003-DBF-XXXX-XX-DR-C01-123000	Overall Road Layout	A0	1:1000
20003-DBF-XXXX-XX-DR-C01-123001	Proposed Road Layout Sheet 1	A0	1:500
20003-DBF-XXXX-XX-DR-C01-123002	Proposed Road Layout Sheet 2	A0	1:500
20003-DBF-XXXX-XX-DR-C01-123004	Proposed Road Hierarchy	A0	NTS
20003-DBF-XXXX-XX-DR-C01-123010	Parking Allocation Plan	A0	1:1000
20003-DBF-XXXX-XX-RP-C01-000108	Parking Note	A4	n/a

ENX – M&E Engineering			
Drawings			
Number	Title	Sheet	Scale
3260-ENX-XXXX-XX-DR-E01-006001	Site - Services Layouts - Electrical Public Lighting (Sheet 1 of 2)	A1	1:500
3260-ENX-XXXX-XX-DR-E01-006001	Site - Services Layouts - Electrical Public Lighting (Sheet 2 of 2)	A1	1:500
3260-ENX-XXXX-XX-DR-E01-006002	Site - Services Layouts - Electrical Public Lighting Ducting (Sheet 1 of 2)	A1	1:500
3260-ENX-XXXX-XX-DR-E01-006002	Site - Services Layouts - Electrical Public Lighting Ducting (Sheet 2 of 2)	A1	1:500
3260-ENX-XXXX-XX-DR-E01-006003	Site - Services Layouts - Electrical - Proposed EV Charging Layout (Sheet 1 of 2)	A1	1:500



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ENX – M&E Engineering			
3260-ENX-XXXX-XX-DR-E01-006003	Site - Services Layouts - Electrical - Proposed EV Charging Layout (Sheet 2 of 2)	A1	1:500
3260-ENX-XXXX-XX-DR-E01-006009	Site - Services Layouts - Electrical Public Lighting Circuit Schematic	A1	1:500
Reports and Others			
Number	Title	Sheet	Scale
3260-ENX-XXXX-XX-CA-E01-006001	Public lighting Volt drop	A4	n/a
3260-ENX-XXXX-XX-CA-E01-006002	Energy Consumption Calculation	A4	n/a
3260-ENX-XXXX-XX-RP-E01-006001	Outdoor Lighting Report	A4	n/a
3260-ENX-XXXX-XX-RP-E01-006003	Glenveagh Homes EV Charging Proposal Summary	A4	n/a

IN2 – Daylight/Sunlight			
Number	Title	Sheet	Scale
n/a	Daylight and Sunlight Analysis Report	A3	n/a