

FINGAL COUNTY COUNCIL

SITE NOTICE

Notice of Large-Scale Residential Development (LRD) Application to Fingal County Council

We, Glenveagh Living Limited, intend to apply for permission for a Large-Scale Residential Development (LRD) at this site at Ballymastone, Donabate, County Dublin. The application site, of c. 11.28ha, is bounded by existing residential developments of Willowbrook, The Priory and Priory Wood, and Donabate Burial Ground to the north/northwest, the Donabate Distributor Road (DDR) to the east, permitted Ballymastone Phase 2 (FCC. Ref. LRD0039/S3 & ABP Ref. 320885) to the south, and the Links Road to the west. A portion of the subject site is within the St. Ita's Hospital Complex Architectural Conservation Area (ACA).

The proposed development will consist of the construction of a residential development, which is a continuation of permitted Ballymastone Phase 1 lands (FCC Ref. LRD0008/S3 & ABP Ref. 315288) and Phase 2 lands (FCC. Ref. LRD0039/S3 & ABP Ref. 320885) and represents Phase 3 of the wider development of the Ballymastone Lands (as identified in the Donabate Local Area Plan 2016 (as extended)), ranging in height from 2- to 6-storeys to accommodate 398 no. residential dwellings (227 no. houses, 47 no. duplex units and 124 no. apartments) and public open space. The site will accommodate 316 total no. car parking spaces, 1,619 total no. cycle parking spaces, pedestrian / cycle links, road connectivity enhancements, storage, services and plant areas. Landscaping will include significant public open space provision and communal amenity areas. The proposed development consists of:

1. The construction of 398 no. new residential dwellings consisting of 227 no. houses, 47 no. duplex units and 124 no. apartment units set out follows:
 - Construction of 227 no. 2-storey houses (81 no. 2-beds, 134 no. 3-beds, 12 no. 4-beds).
 - Construction of 47 no. 2- to 3-storey duplex units (2 no. 1-beds, 24 no. 2-beds, 21 no. 3-beds), with balconies on rear elevations.
 - Construction of 3 no. apartment blocks, ranging from 3- to 6-storeys in height, with balconies on all elevations, green roofs, and external communal amenity spaces, providing a total of 124 no. apartment units (47 no. 1-beds, 68 no. 2-beds, 9 no. 3-beds);
2. Provision of a crèche (c. 646 sq.m) and a community space (c. 100 sq.m) located within the footprint of proposed apartment block to the west of the site;
3. Provision of c. 15.3% public open space of the net site area, comprising 3 no. small parks and 4 no. pocket parks which total c. 17,287 sq.m. These parks are generally located centrally within the site providing a series of north-south linear spaces linking to the permitted Ballymastone Phase 2 (FCC Reg. Ref. LRD0039/S3 & ABP Reg. Ref. 320885) with onward connection to the permitted Ballymastone Phase 1 (FCC Reg. Ref. LRD0008/S3 and ABP Reg. Ref. 315288) to the south;
4. Provision of a total of 316 no. car parking spaces are provided (combination of in-curtilage and on-street and communal car parking areas);
5. Delivery of a total of 1,619 no. cycle spaces (comprising 1,513 no. long-stay/resident spaces and 106 no. short-stay/visitor spaces);
6. Provision of vehicular access from The Links road to the west of the site and the Donabate Distributor Road (DDR) to the east of the site;
7. Provision of an east-west pedestrian/cycle route is proposed within the site connecting the existing Links Road to the west and DDR to the east, in addition to a connection to the permitted east/west pedestrian/cycle route which forms part of the permitted Ballymastone Phase 2 (FCC. Ref. LRD0039/S3 & ABP Ref. 320885);
8. The proposed application includes all site enabling and site development works, infrastructure and utilities, landscaping works and boundary treatments (including at the permitted foul pump station as per FCC Reg. Ref. LRD0039/S3 & ABP Reg. Ref. 320885), solar PV panels, bin and bicycle stores, plant, ESB unit substations, lighting, servicing, signage, surface water attenuation features and all site development works above and below ground.

An Environmental Impact Assessment Report and a Natura Impact Statement have been prepared in respect of the proposed development.

The application may also be inspected online at the following website set up by the applicant: www.ballymastone3lrd.ie

The Planning Application, including the Environmental Impact Assessment Report and a Natura Impact Statement, may be inspected or purchased at a fee not exceeding the reasonable cost of making a copy at the offices of the Planning Authority during its public opening hours. Fingal County Council, Fingal County Hall, Main Street, Swords, Fingal, Co. Dublin (to inspect Planning Applications on all lands). Opening Hours 9.30 – 16.30 Monday – Friday. (Cash Office opening hours are 9.30 to 15.30 p.m.). A submission or observation in relation to the application may be made in writing to the planning authority on payment of the prescribed fee (€20.00) within the period of 5 weeks beginning on the date of receipt by the authority of the application, and such submissions or observations will be considered by the planning authority in making a decision on the application. The planning authority may grant permission subject to or without conditions, or may refuse to grant permission.

Signed:



Agent Address: Pauline Byrne
Brady Shipman Martin
Unit H, Mountpleasant Business Centre
Ranelagh
Dublin 6
D06X7P8

Date of Erection of Site Notice: 21st October 2025

NOTE TO 3RD PARTIES: Please phone 8905541 (Swords Office) (1) that a valid Planning Application has been received by Fingal County Council and (2) where File may be inspected. All Submissions/ Objections are posted on the Council's Website.