Verified Photomontages

Proposed

Phase 3 Residential Development at Ballymastone, Donabate Co. Dublin
For Glenveagh Living Ltd

October 2025

.MODEL WORKS

Phase 2

Phase 1

MODEL WORKS

project: Ballymastone Phase 3

Photomontages

View Location Map

10-10-2025



Angle of View 73° Horizontal (24 mm Lens)

Angle of View 39° Horizontal (50 mm Lens)

.MODEL WORKS

project: Ballymastone Ph 3

photography: 07-08-2025 12:49
Canon 5D Mark II
24 mm Lens

location:
E 723384.515 N 750259.551

viewpoint: **View 01 Existing**

issued: 22-09-2025



Angle of View 73° Horizontal (24 mm Lens)

Angle of View 39° Horizontal (50 mm Lens)

MODEL WORKS

project: Ballymastone Ph 3

photography: 07-08-2025 12:49
Canon 5D Mark II
24 mm Lens

location:
E 723384.515 N 750259.551

viewpoint: **View 01 Proposed**

issued: 25-09-2025



Angle of View 73° Horizontal (24 mm Lens)

Angle of View 39° Horizontal (50 mm Lens)

MODEL WORKS

project: Ballymastone Ph 3

photography: 07-08-2025 12:49
Canon 5D Mark II
24 mm Lens

location:
E 723384.515 N 750259.551

viewpoint: **View 01** **Cumulative**
(Permitted Ph-2 + Proposed Ph-3)

issued: 25-09-2025



Angle of View 73° Horizontal (24 mm Lens)

Angle of View 39° Horizontal (50 mm Lens)

.MODEL WORKS

project: Ballymastone Ph 3

photography: 07-08-2025 12:54
Canon 5D Mark II
24 mm Lens

location:
E 723402.476 N 750422.704

viewpoint: **View 02 Existing**

issued: 22-09-2025



Angle of View 73° Horizontal (24 mm Lens)

Angle of View 39° Horizontal (50 mm Lens)

.MODEL WORKS

project: Ballymastone Ph 3

photography: 07-08-2025 12:54
Canon 5D Mark II
24 mm Lens

location:
E 723402.476 N 750422.704

viewpoint: **View 02 Proposed**

issued: 25-09-2025

Angle of View 73° Horizontal (24 mm Lens)

Angle of View 39° Horizontal (50 mm Lens)

MODEL WORKS

project: Ballymastone Ph 3

photography: 07-08-2025 13:00
Canon 5D Mark II
24 mm Lens

location:
E 723391.022 N 750499.193

viewpoint: **View 03 Existing**

issued: 22-09-2025

Angle of View 73° Horizontal (24 mm Lens)

Angle of View 39° Horizontal (50 mm Lens)

MODEL WORKS

project: Ballymastone Ph 3

photography: 07-08-2025 13:00
Canon 5D Mark II
24 mm Lens

location:
E 723391.022 N 750499.193

viewpoint: **View 03 Proposed**

issued: 25-09-2025

Angle of View 73° Horizontal (24 mm Lens)

Angle of View 39° Horizontal (50 mm Lens)

MODEL WORKS

project: Ballymastone Ph 3

photography: 07-08-2025 13:00
Canon 5D Mark II
24 mm Lens

location:
E 723391.022 N 750499.193

viewpoint: **View 03** **Cumulative**
(Permitted Ph-2 + Proposed Ph-3)

issued: 25-09-2025



Angle of View 73° Horizontal (24 mm Lens)

Angle of View 39° Horizontal (50 mm Lens)

MODEL WORKS	*project:*	Ballymastone Ph 3	*photography:*	07-08-2025 13:25 Canon 5D Mark II 24 mm Lens	*location:*	E 723475.289 N 750562.373	*viewpoint:* **View 04a Existing** *issued:* 22-09-2025



Angle of View 73° Horizontal (24 mm Lens)

Angle of View 39° Horizontal (50 mm Lens)

MODEL WORKS

project: Ballymastone Ph 3

photography: 07-08-2025 13:25
Canon 5D Mark II
24 mm Lens

location:
E 723475.289 N 750562.373

viewpoint: **View 04a Proposed**

issued: 22-09-2025



Angle of View 73° Horizontal (24 mm Lens)

Angle of View 39° Horizontal (50 mm Lens)

MODEL WORKS	*project:*	Ballymastone Ph 3	*photography:*	07-08-2025 13:26 Canon 5D Mark II 24 mm Lens	*location:*	E 723475.289 N 750562.373	*viewpoint:* **View 04b Existing** *issued:* 22-09-2025



Angle of View 73° Horizontal (24 mm Lens)

Angle of View 39° Horizontal (50 mm Lens)

MODEL WORKS

project: Ballymastone Ph 3

photography: 07-08-2025 13:26
Canon 5D Mark II
24 mm Lens

location:
E 723475.289 N 750562.373

viewpoint: **View 04b Proposed**

issued: 22-09-2025

Angle of View 73° Horizontal (24 mm Lens)

Angle of View 39° Horizontal (50 mm Lens)

MODEL WORKS

project: Ballymastone Ph 3

photography: 29-07-2025 17:06
Canon 5D Mark II
24 mm Lens

location:
E 723099.822 N 750434.805

viewpoint: **View 05 Existing**

issued: 22-09-2025



Angle of View 73° Horizontal (24 mm Lens)

Angle of View 39° Horizontal (50 mm Lens)

MODEL WORKS

project: Ballymastone Ph 3

photography: 29-07-2025 17:06
Canon 5D Mark II
24 mm Lens

location:
E 723099.822 N 750434.805

viewpoint: **View 05 Proposed**

issued: 22-09-2025

Angle of View 73° Horizontal (24 mm Lens)

Angle of View 39° Horizontal (50 mm Lens)

MODEL WORKS

project: Ballymastone Ph 3

photography: 29-07-2025 16:49
Canon 5D Mark II
24 mm Lens

location:
E 723561.700 N 750838.915

viewpoint: **View 06 Existing**

issued: 22-09-2025

Angle of View 73° Horizontal (24 mm Lens)

Angle of View 39° Horizontal (50 mm Lens)

MODEL WORKS

project: Ballymastone Ph 3

photography: 29-07-2025 16:49
Canon 5D Mark II
24 mm Lens

location:
E 723561.700 N 750838.915

viewpoint: **View 06 Proposed**

issued: 22-09-2025

Angle of View 73° Horizontal (24 mm Lens)

Angle of View 39° Horizontal (50 mm Lens)

MODEL WORKS

project: Ballymastone Ph 3

photography: 05-08-2025 14:03
Canon 5D Mark II
24 mm Lens

location:
E 723630.399 N 750590.755

viewpoint: **View 07 Existing**

issued: 22-09-2025



Angle of View 73° Horizontal (24 mm Lens)

Angle of View 39° Horizontal (50 mm Lens)

MODEL WORKS

project: Ballymastone Ph 3

photography: 05-08-2025 14:03
Canon 5D Mark II
24 mm Lens

location:
E 723630.399 N 750590.755

viewpoint: **View 07 Proposed**

issued: 13-10-2025

Angle of View 73° Horizontal (24 mm Lens)

Angle of View 39° Horizontal (50 mm Lens)

.MODEL WORKS

project: Ballymastone Ph 3

photography: 05-08-2025 13:44
Canon 5D Mark II
24 mm Lens

location:
E 723789.254 N 750535.333

viewpoint: **View 08 Existing**

issued: 22-09-2025



Angle of View 73° Horizontal (24 mm Lens)

Angle of View 39° Horizontal (50 mm Lens)

MODEL WORKS

project: Ballymastone Ph 3

photography: 05-08-2025 13:44
Canon 5D Mark II
24 mm Lens

location:
E 723789.254 N 750535.333

viewpoint: **View 08 Proposed**

issued: 22-09-2025

Angle of View 73° Horizontal (24 mm Lens)

Angle of View 39° Horizontal (50 mm Lens)

MODEL WORKS

project: Ballymastone Ph 3

photography: 05-08-2025 13:49
Canon 5D Mark II
24 mm Lens

location:
E 723799.220 N 750477.078

viewpoint: **View 09 Existing**

issued: 22-09-2025

Angle of View 73° Horizontal (24 mm Lens)

Angle of View 39° Horizontal (50 mm Lens)

.MODEL WORKS

project: Ballymastone Ph 3

photography: 05-08-2025 13:49
Canon 5D Mark II
24 mm Lens

location:
E 723799.220 N 750477.078

viewpoint: **View 09 Proposed**

issued: 14-10-2025

Angle of View 73° Horizontal (24 mm Lens)

Angle of View 39° Horizontal (50 mm Lens)

MODEL WORKS

project: Ballymastone Ph 3

photography: 05-08-2025 13:01
Canon 5D Mark II
24 mm Lens

location:
E 724053.566 N 750493.631

viewpoint: **View 10 Existing**

issued: 22-09-2025

Angle of View 73° Horizontal (24 mm Lens)

Angle of View 39° Horizontal (50 mm Lens)

MODEL WORKS

project: Ballymastone Ph 3

photography: 05-08-2025 13:01
Canon 5D Mark II
24 mm Lens

location:
E 724053.566 N 750493.631

viewpoint: **View 10 Proposed**

issued: 22-09-2025



Angle of View 73° Horizontal (24 mm Lens)

Angle of View 39° Horizontal (50 mm Lens)

MODEL WORKS

project: Ballymastone Ph 3

photography: 05-08-2025 13:01
Canon 5D Mark II
24 mm Lens

location:
E 724053.566 N 750493.631

viewpoint: **View 10** **Cumulative**
(Permitted Ph-2 + Proposed Ph-3)

issued: 22-09-2025



Angle of View 73° Horizontal (24 mm Lens)

Angle of View 39° Horizontal (50 mm Lens)

MODEL WORKS

project: Ballymastone Ph 3

photography: 29-07-2025 16:31
Canon 5D Mark II
24 mm Lens

location:
E 723994.398 N 750806.484

viewpoint: **View 11 Existing**

issued: 22-09-2025



Angle of View 73° Horizontal (24 mm Lens)

Angle of View 39° Horizontal (50 mm Lens)

MODEL WORKS

project: Ballymastone Ph 3

photography: 29-07-2025 16:31
Canon 5D Mark II
24 mm Lens

location:
E 723994.398 N 750806.484

viewpoint: **View 11 Proposed**

issued: 22-09-2025



Angle of View 73° Horizontal (24 mm Lens)

Angle of View 39° Horizontal (50 mm Lens)

MODEL WORKS

project: Ballymastone Ph 3

photography: 29-07-2025 16:22
Canon 5D Mark II
24 mm Lens

location:
E 724172.983 N 750829.854

viewpoint: **View 12 Existing**

issued: 22-09-2025



Angle of View 73° Horizontal (24 mm Lens)

Angle of View 39° Horizontal (50 mm Lens)

MODEL WORKS

project: Ballymastone Ph 3

photography: 29-07-2025 16:22
Canon 5D Mark II
24 mm Lens

location:
E 724172.983 N 750829.854

viewpoint: **View 12 Proposed**

issued: 22-09-2025

Angle of View 73° Horizontal (24 mm Lens)

Angle of View 39° Horizontal (50 mm Lens)

MODEL WORKS

project: Ballymastone Ph 3

photography: 05-08-2025 12:48
Canon 5D Mark II
24 mm Lens

location:
E 724258.882 N 750392.311

viewpoint: **View 13 Existing**

issued: 22-09-2025



Angle of View 73° Horizontal (24 mm Lens)

Angle of View 39° Horizontal (50 mm Lens)

MODEL WORKS

project: Ballymastone Ph 3

photography: 05-08-2025 12:48
Canon 5D Mark II
24 mm Lens

location:
E 724258.882 N 750392.311

viewpoint: **View 13 Proposed**

issued: 22-09-2025



Angle of View 73° Horizontal (24 mm Lens)

Angle of View 39° Horizontal (50 mm Lens)

MODEL WORKS

project: Ballymastone Ph 3

photography: 05-08-2025 12:48
Canon 5D Mark II
24 mm Lens

location:
E 724258.882 N 750392.311

viewpoint: **View 13** **Cumulative**
(Permitted Ph-2 + Proposed Ph-3)

issued: 22-09-2025

Angle of View 73° Horizontal (24 mm Lens)

Angle of View 39° Horizontal (50 mm Lens)

MODEL WORKS

project: Ballymastone Ph 3

photography: 05-08-2025 13:11
Canon 5D Mark II
24 mm Lens

location:
E 724081.471 N 750149.853

viewpoint: **View 14 Existing**

issued: 22-09-2025



Angle of View 73° Horizontal (24 mm Lens)

Angle of View 39° Horizontal (50 mm Lens)

MODEL WORKS

project: Ballymastone Ph 3

photography: 05-08-2025 13:11
Canon 5D Mark II
24 mm Lens

location:
E 724081.471 N 750149.853

viewpoint: **View 14 Proposed**

issued: 22-09-2025



Angle of View 73° Horizontal (24 mm Lens)

Angle of View 39° Horizontal (50 mm Lens)

MODEL WORKS

project: Ballymastone Ph 3

photography: 07-08-2025 12:06
Canon 5D Mark II
24 mm Lens

location:
E 723572.855 N 749715.565

viewpoint: **View 15 Existing**

issued: 22-09-2025



Angle of View 73° Horizontal (24 mm Lens)

Angle of View 39° Horizontal (50 mm Lens)

.MODEL WORKS	*project:*	Ballymastone Ph 3	*photography:*	07-08-2025 12:06 Canon 5D Mark II 24 mm Lens	*location:*	E 723572.855 N 749715.565	*viewpoint:* **View 15 Proposed** *issued:* 22-09-2025



Angle of View 73° Horizontal (24 mm Lens)

Angle of View 39° Horizontal (50 mm Lens)

MODEL WORKS	*project:*	Ballymastone Ph 3	*photography:*	07-08-2025 12:06 Canon 5D Mark II 24 mm Lens	*location:*	E 723572.855 N 749715.565	*viewpoint:* **View 15** **Cumulative** *issued:* 22-09-2025 **(Permitted Ph-2 + Proposed Ph-3)**

Angle of View 73° Horizontal (24 mm Lens)

Angle of View 39° Horizontal (50 mm Lens)

.MODEL WORKS

project: Ballymastone Ph 3

photography: 07-08-2025 12:31
Canon 5D Mark II
24 mm Lens

location:
E 723347.546 N 750016.871

viewpoint: **View 16 Existing**

issued: 22-09-2025



Angle of View 73° Horizontal (24 mm Lens)

Angle of View 39° Horizontal (50 mm Lens)

MODEL WORKS

project: Ballymastone Ph 3

photography: 07-08-2025 12:31
Canon 5D Mark II
24 mm Lens

location:
E 723347.546 N 750016.871

viewpoint: **View 16 Proposed**

issued: 22-09-2025

Angle of View 73° Horizontal (24 mm Lens)

Angle of View 39° Horizontal (50 mm Lens)

MODEL WORKS

project: Ballymastone Ph 3

photography: 07-08-2025 12:31
Canon 5D Mark II
24 mm Lens

location:
E 723347.546 N 750016.871

viewpoint: **View 16** **Cumulative**
(Permitted Ph-2 + Proposed Ph-3)

issued: 22-09-2025

Angle of View 73° Horizontal (24 mm Lens)

Angle of View 39° Horizontal (50 mm Lens)

MODEL WORKS

project: Ballymastone Ph 3

photography: 07-08-2025 14:10
Canon 5D Mark II
24 mm Lens

location:
E 722694.063 N 750028.779

viewpoint: **View 17 Existing**

issued: 22-09-2025



Angle of View 73° Horizontal (24 mm Lens)

Angle of View 39° Horizontal (50 mm Lens)

MODEL WORKS

project: Ballymastone Ph 3

photography: 07-08-2025 14:10
Canon 5D Mark II
24 mm Lens

location:
E 722694.063 N 750028.779

viewpoint: **View 17 Proposed**

issued: 22-09-2025



Angle of View 73° Horizontal (24 mm Lens)

Angle of View 39° Horizontal (50 mm Lens)

MODEL WORKS

project: Ballymastone Ph 3

photography: 07-08-2025 14:10
Canon 5D Mark II
24 mm Lens

location:
E 722694.063 N 750028.779

viewpoint: **View 17** **Cumulative**
(Permitted Ph-2 + Proposed Ph-3)

issued: 22-09-2025



Angle of View 73° Horizontal (24 mm Lens)

Angle of View 39° Horizontal (50 mm Lens)

MODEL WORKS

project: Ballymastone Ph 3

photography: 07-08-2025 14:30
Canon 5D Mark II
24 mm Lens

location:
E 725463.532 N 750938.269

viewpoint: **View 18 Existing**

issued: 22-09-2025



Angle of View 73° Horizontal (24 mm Lens)

Angle of View 39° Horizontal (50 mm Lens)

MODEL WORKS

project: Ballymastone Ph 3

photography: 07-08-2025 14:30
Canon 5D Mark II
24 mm Lens

location:
E 725463.532 N 750938.269

viewpoint: **View 18 Proposed**

issued: 22-09-2025



Angle of View 73° Horizontal (24 mm Lens)

Angle of View 39° Horizontal (50 mm Lens)

MODEL WORKS

project: Ballymastone Ph 3

photography: 07-08-2025 14:47
Canon 5D Mark II
24 mm Lens

location:
E 725435.539 N 749794.675

viewpoint: **View 19 Existing**

issued: 22-09-2025



Angle of View 73° Horizontal (24 mm Lens)

Angle of View 39° Horizontal (50 mm Lens)

MODEL WORKS

project: Ballymastone Ph 3

photography: 07-08-2025 14:47
Canon 5D Mark II
24 mm Lens

location:
E 725435.539 N 749794.675

viewpoint: **View 19 Proposed**

issued: 22-09-2025

Angle of View 73° Horizontal (24 mm Lens)

Angle of View 39° Horizontal (50 mm Lens)

MODEL WORKS

project: Ballymastone Ph 3

photography: 07-08-2025 15:28
Canon 5D Mark II
24 mm Lens

location:
E 725210.315 N 749515.169

viewpoint: **View 20 Existing**

issued: 22-09-2025

Angle of View 73° Horizontal (24 mm Lens)

Angle of View 39° Horizontal (50 mm Lens)

MODEL WORKS

project: Ballymastone Ph 3

photography: 07-08-2025 15:28
Canon 5D Mark II
24 mm Lens

location:
E 725210.315 N 749515.169

viewpoint: **View 20 Proposed**

issued: 22-09-2025



Angle of View 73° Horizontal (24 mm Lens)

Angle of View 39° Horizontal (50 mm Lens)

MODEL WORKS	*project:* Ballymastone Ph 3	*photography:* 07-08-2025 13:50 Canon 5D Mark II 24 mm Lens	*location:* E 723694.862 N 750222.544	*viewpoint:* **View 21 Existing**	*issued:* 22-09-2025

Angle of View 73° Horizontal (24 mm Lens)

Angle of View 39° Horizontal (50 mm Lens)

MODEL WORKS

project: Ballymastone Ph 3

photography: 07-08-2025 13:50
Canon 5D Mark II
24 mm Lens

location:
E 723694.862 N 750222.544

viewpoint: **View 21 Proposed**

issued: 22-09-2025



Angle of View 73° Horizontal (24 mm Lens)

Angle of View 39° Horizontal (50 mm Lens)

MODEL WORKS

project: Ballymastone Ph 3

photography: 07-08-2025 13:50
Canon 5D Mark II
24 mm Lens

location:
E 723694.862 N 750222.544

viewpoint: **View 21** **Cumulative**
(Permitted Ph-2 + Proposed Ph-3)

issued: 22-09-2025



Angle of View 73° Horizontal (24 mm Lens)

Angle of View 39° Horizontal (50 mm Lens)

.MODEL WORKS	*project:*	Ballymastone Ph 3	*photography:*	07-08-2025 13:56 Canon 5D Mark II 24 mm Lens	*location:*	E 723694.911 N 750222.625	*viewpoint:* **View 22 Existing** *issued:* 22-09-2025



Angle of View 73° Horizontal (24 mm Lens)

Angle of View 39° Horizontal (50 mm Lens)

.MODEL WORKS	*project:*	Ballymastone Ph 3	*photography:*	07-08-2025 13:56 Canon 5D Mark II 24 mm Lens	*location:*	E 723694.911 N 750222.625	*viewpoint:* **View 22 Proposed** *issued:* 22-09-2025



Angle of View 73° Horizontal (24 mm Lens)

Angle of View 39° Horizontal (50 mm Lens)

MODEL WORKS

project: Ballymastone Ph 3

photography: 07-08-2025 13:56
Canon 5D Mark II
24 mm Lens

location:
E 723694.911 N 750222.625

viewpoint: **View 22** **Cumulative**
(Permitted Ph-2 + Proposed Ph-3)

issued: 22-09-2025