



An
Bord
Pleanála

*Ms. Grady Lawlor
Please forward file to
Anthony Kelly for
Report & assessment of
E.I.A.R. & N.I.S*

Memorandum
ABP-320885-24
Reg Ref No: LRD0039/S3

21/10/24

To: Bronwyn Byrne, SEO

From: Laura Grady Lawlor, EO

Re: The construction of 364 no. new residential dwellings consisting of 158 no. houses, 82 no. duplex units and 124 no. apartment units set out follows: Construction of 158 no. 2-storey houses (54 no. 2-beds, 99 no. 3-beds, 5 no. 4-beds). Construction of 82 no. 2 to 3 storey duplex units (8 no. 1-beds, 33 no. 2-beds, 41 no. 3-beds), with balconies on all elevations. Construction of 3 no. apartment blocks, ranging from 3 to 6 storeys in height, with balconies on all elevations, green roofs, and external amenity courtyards, providing a total of 124 no. apartment units (48 no. 1-beds, 66 no. 2-beds, 10 no. 3-beds). The scheme provides c. 17% public open space of the net site area comprising 2 no. small parks and 1 no. pocket park which total c. 13,646 sq. m. These parks are located centrally within the site providing a series of north-south linear spaces linking to permitted Ballymastone Phase 1 (Fingal County Council Ref. LRD0008/S3 & ABP Ref. 315288) to the south. A total of 278 no. car parking spaces are provided (in-curtilage for the houses and in a mix of both on-street and communal car parking areas for apartment and duplex units). A total of 1,457 no. cycle spaces are provided for residential units (comprising 1,353 long-stay/ resident spaces and 104 no. short-stay/ visitor spaces). The development provides for vehicular access from The Links Road, Donabate Distributor Road (DDR) and permitted Ballymastone Phase 1 (Fingal County Council Ref. LRD0008/S3 & ABP Ref. 315288). A north-south pedestrian/cycle route is proposed within the site connecting permitted Ballymastone Phase 1 (Fingal County Council Ref. LRD0008/S3 & ABP Ref. 315288) and future development lands to the north. A series of east-west pedestrian/cycle routes are proposed connecting the site to permitted Ballymastone Recreational Hub to the east (PARTXI/004/21). Proposed new foul pump station located to the north-east of the site. The proposed application includes all site enabling and site development works, landscaping works, PV panels, bin stores, plant, boundary treatments, ESB substations, lighting, servicing, signage, surface water attenuation facilities 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.ballymastoneIrd2.ie
AI - received 8/7/24
Lands at Ballymastone, Donabate, Co. Dublin

Date: 21st October 2024

Fingal County Council granted permission subject to 34 conditions for the above large scale residential development on 28th August 2024. The Board received three third party appeals. An appeal was received from The Links Residents Association, c/o Darren Laird, on 23rd September 2024. On the 24th September 2024 a further two appeals were received from The DP Crossroads Committee, c/o Ann Hogan, and from Donabate Portrane Community Council, c/o Laura McGivney.

The Links Residents Association appeal was circulated on the 24th September 2024, with the last day for a response being 21st October 2024. The DP Crossroads Committee's appeal was circulated on 25th September 2024, with the last day for a response being 22nd October 2024. The Donabate Portrane Community Council's appeal was circulated on the 27th September 2024, with the last day for a response being 24th October 2024.

A response was received from Fingal County Council in relation to the three appeals on 18th October 2024. At the time of writing this memo, no further responses have been received.

The last day for observations is the 24th October 2024. At the time of writing this memo, no observations have been received by the Board.

EIAR:

The Environmental Impact Assessment Report, which accompanies this application, has been uploaded onto the An Bord Pleanála website. A dark green EIAR form is on file.

NIS:

A Natura Impact Statement accompanies this application. A light green NIS form is on file.

History:

Fingal County Council have submitted the following History documents:

- LRD0017/S3
- F24A/0169
- F22A/0686
- F22A/0527
- PartXI/004/21
- PartXI/004/19

Further history documents have been attached to the file to include history file ABP-315288-22, and relevant history documents relating to ABP-311447-21 and ABP-311059-21.

This LRD appeal file has statutory objective to be decided within **16 weeks** from 23rd September 2024, i.e., **by 21st January 2025**.

File forwarded for comments.