

James Sweeney

From: [REDACTED]
Sent: Monday 21 October 2024 08:52
To: James Sweeney
Subject: FW: LRD0039/S3 - ABP-320885-24 - Glenveagh Living Limited - Lands at Ballymastone, Donabate, Co Dublin

Follow Up Flag: Flag for follow up
Flag Status: Flagged

Hi James,

Councillor Mulville is making a representation regarding case 320885 as outlined below.

Kind Regards,
Ian Mc Loughlin

From: Paul Mulville <[REDACTED]>
Sent: Monday, October 21, 2024 8:44 AM
To: oireachtasqueries [REDACTED]
Subject: LRD0039/S3 - ABP-320885-24 - Glenveagh Living Limited - Lands at Ballymastone, Donabate, Co Dublin

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A chara,

As a County Councillor for the Lusk Rush local electoral area, I write in relation to the below to state my support for the appeals submitted by the Links Residents Association, DP Crossroads, and Donabate Portrane Community Council against the decision by Fingal County Council to grant permission for LRD0039/S3 and I urge that these planning appeals be upheld.

Regards,

Cllr. Paul Mulville

The Burrow, Portrane, Donabate, Co. Dublin

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Ref. No.:

LRD0039/S3

Appeal Ref. No.:

ABP-320885-24

Proposal description:

No1. 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).

2. 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 (FCC Ref. LRD0008/S3 & ABP Ref. 315288) to the south.

3. 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).

4. The development provides for vehicular access from The Links Road, Donabate Distributor Road (DDR) and permitted Ballymastone Phase 1 (FCC Ref. LRD0008/S3 & ABP Ref. 315288).

5. A north-south pedestrian/ cycle route is proposed within the site connecting permitted Ballymastone Phase 1 (FCC 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).

6. Proposed new foul pump station located to the north-east of the site.

7. 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.ballymastone1rd2.ie

AI - received 8/7/24

Location/Address/Eircode:

Lands at Ballymastone, Donabate, Co Dublin

Applicants name:

Glenveagh Living Limited

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Paul Mulville
Comhairleoir Dhaonlathaigh Shóisialta – Barda Ros Lusca

Oifigeach Poiblí Ainmnithe faoin *Acht um Brústocaireacht a Rialáil, 2015*. Féach [REDACTED]

Paul Mulville
Social Democrats Councillor - Rush Lusk Ward

Designated Public Official under *Regulation of Lobbying Act, 2015*. See www.lobbying.ie