

Daniel O'Connor

From: Bord
Sent: Monday 21 October 2024 09:03
To: Appeals2
Subject: FW: Submission on Appeal
Attachments: odnabateappresp1024.pdf

Expires: Thursday 17 April 2025 00:00

From: Michael O'Neill [REDACTED]
Sent: Saturday 19 October 2024 15:46
To: Bord <bord@pleanala.ie>
Subject: Submission on Appeal

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A chara,
Please see the attached.
Mse le meas,
Michael O'Neill MIPI

O'Neill Town Planning,
Oakdene, Howth Road,
Howth, Co. Dublin, D13DK31.
[REDACTED]

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PLANNING AND DEVELOPMENT CONSULTANTS
OAKDENE, HOWTH ROAD, HOWTH, CO. DUBLIN D13DK31.
Tel: (01) 8391896 M: 00 353 85 2669634
e-mail: planmon46@gmail.com

The Secretary,
An Bord Pleanála,
64 Marlborough Street,
Dublin 1.

October 19, 2024.

APPEAL 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-STORY 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 (FCC 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 (FCC REF. LRD0008/S3 & ABP REF. 315288). 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 (PARTX/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.BALLYMASTONELRD2.IE, ALL AT LANDS AT BALLYMASTONE, DONABATE, CO DUBLIN, GLENVEAGH LIVING LIMITED. (REG. REF: LRD0039/S3)

A Chara,

We have been instructed by our clients, **The Links Residents Association, c/o Darren Laird, 71 The Links, Donabate, Co. Dublin, K36HY63** to respond to your correspondence in which you attached two appeals against the notification of decision to grant planning permission for the above mentioned development, which the Planning Authority made by order dated August 28, 2024, subject to thirty three conditions.

We have read the two appeals and are at one with their very well crafted case against the notification of decision to grant planning permission. As such we would ask the Bord to refuse planning permission for the proposed development on the grounds included in the three appeals now before them. As alluded to in all of the appeals lodged, we would ask An Bord Pleanála to uphold this appeal on the grounds that the proposed development would be contrary to the climate Action Plan, and the objectives and policies of the Planning Authority as set out in the Fingal County Development Plan 2023 -2029 and the Local Area Plan for the area. As such the proposed development is contrary to the proper planning and sustainable development of the area.

Yours Sincerely,

Michael A. O'Neill MIPI

