

CORRESPONDENCE FORM

File With A.K. S. 37

Appeal No: ABP 319343 - 24

M _____

Please treat correspondence received on 02/05/2024 as follows:

1. Update database with new agent for Applicant/Appellant _____	1. RETURN TO SENDER with BP _____
2. Acknowledge with BP <u>LRD 23</u>	2. Keep Envelope: <input type="checkbox"/>
3. Keep copy of Board's Letter <input type="checkbox"/>	3. Keep Copy of Board's letter <input type="checkbox"/>

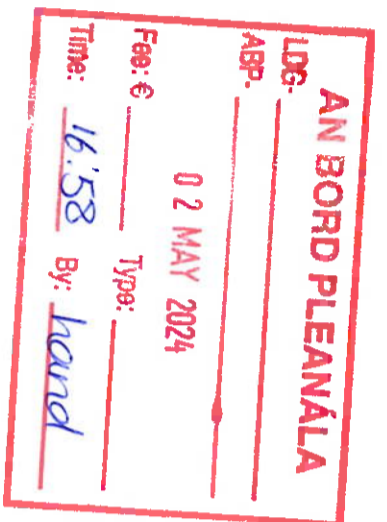
Amendments/Comments Applicant's response to request for new notices
25/04/24: 15/05/24 ✓

4. Attach to file	RETURN TO EO <input type="checkbox"/>
(a) R/S <input type="checkbox"/>	(d) Screening <input type="checkbox"/>
(b) GIS Processing <input type="checkbox"/>	(e) Inspectorate <input type="checkbox"/>
(c) Processing <input type="checkbox"/>	

EO: <u>RB</u>	AA: <u>Anthony McNally</u>
Date: <u>07/05/2024</u>	Date: <u>07/05/2024</u>



The Secretary,
An Bord Pleanála,
No. 64 Marlborough Street,
Dublin 1



1st May 2024

Re: **ABP Ref. ABP-319343**

**Ten year planning permission for a large scale residential development (LRD): construction of 564 no. dwelling units and all associated works.
Lands off Flemington Lane, Balbriggan, Co. Dublin (flemingtonlaneLRD.ie)**

Dear Sir / Madam,

Hughes Planning and Development Consultants have been instructed by our client, Dean Swift Property Holdings Unlimited Company, 5 Clarinda Park North, Dun Laoghaire, Dublin, A96 W6N1, to prepare this letter in response to correspondence received from An Bord Pleanála (dated 25th April 2024) in relation to the First Party Appeal submitted by our client under ABP Ref. ABP-319343, pertaining to an LRD development comprising 564 no. dwelling units on lands off Flemington Lane, Balbriggan, Co. Dublin.

The Board's letter dated 25th April 2024 requests the Applicant to publish a revised newspaper notice and erect a new site notice confirming that a Revised Natura Impact Statement was received by An Bord Pleanála on 20th March 2024 as part of the submitted First Party Appeal (ABP-319343) and that this Revised Natura Impact Statement may be inspected at the offices of An Bord Pleanála and/or Fingal County Council with submissions or observations in relation to the Revised Natura Impact Statement being accepted within the period of five weeks, beginning on 1st May 2024.

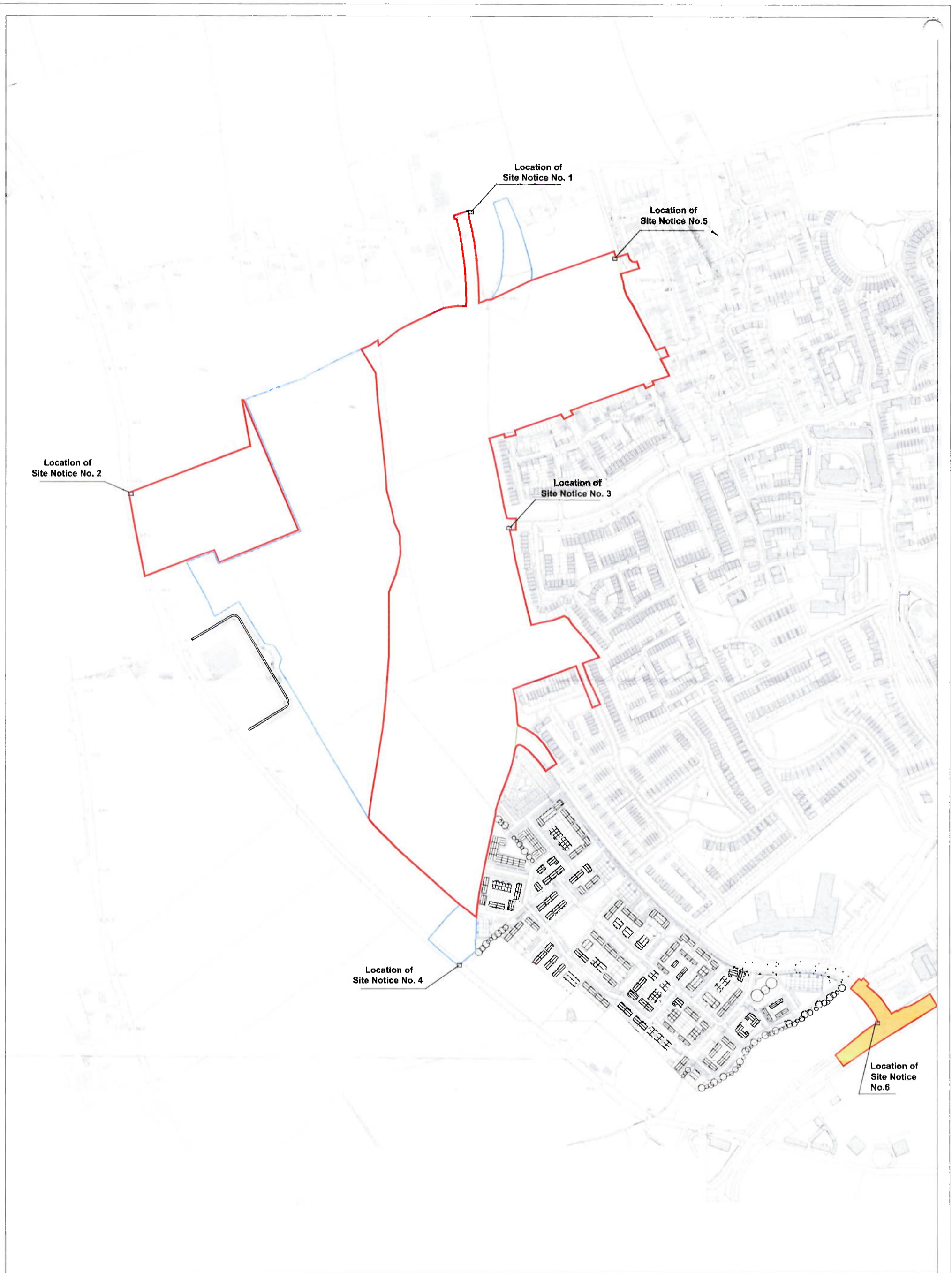
In accordance with the Boards requirements a revised newspaper notice has been published and revised site notices erected on site. As evidence of this, please find attached 1 no. hard copy of the following:

- 2 no. copies of the newspaper notice published in the Irish Daily Star dated 1st May 2024 (one original and one copy);
- 2 no. copies of the site notice erected on the subject site dated 1st May 2024;
- 2 no. copies of an OSI Map indicating where the site notices have been erected; and

Should you have any queries, please do not hesitate to contact the undersigned.

Your sincerely,

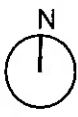
Kevin Hughes MIPI MRTPI
for HPDC Ltd.



NO.	REVISION	DATE

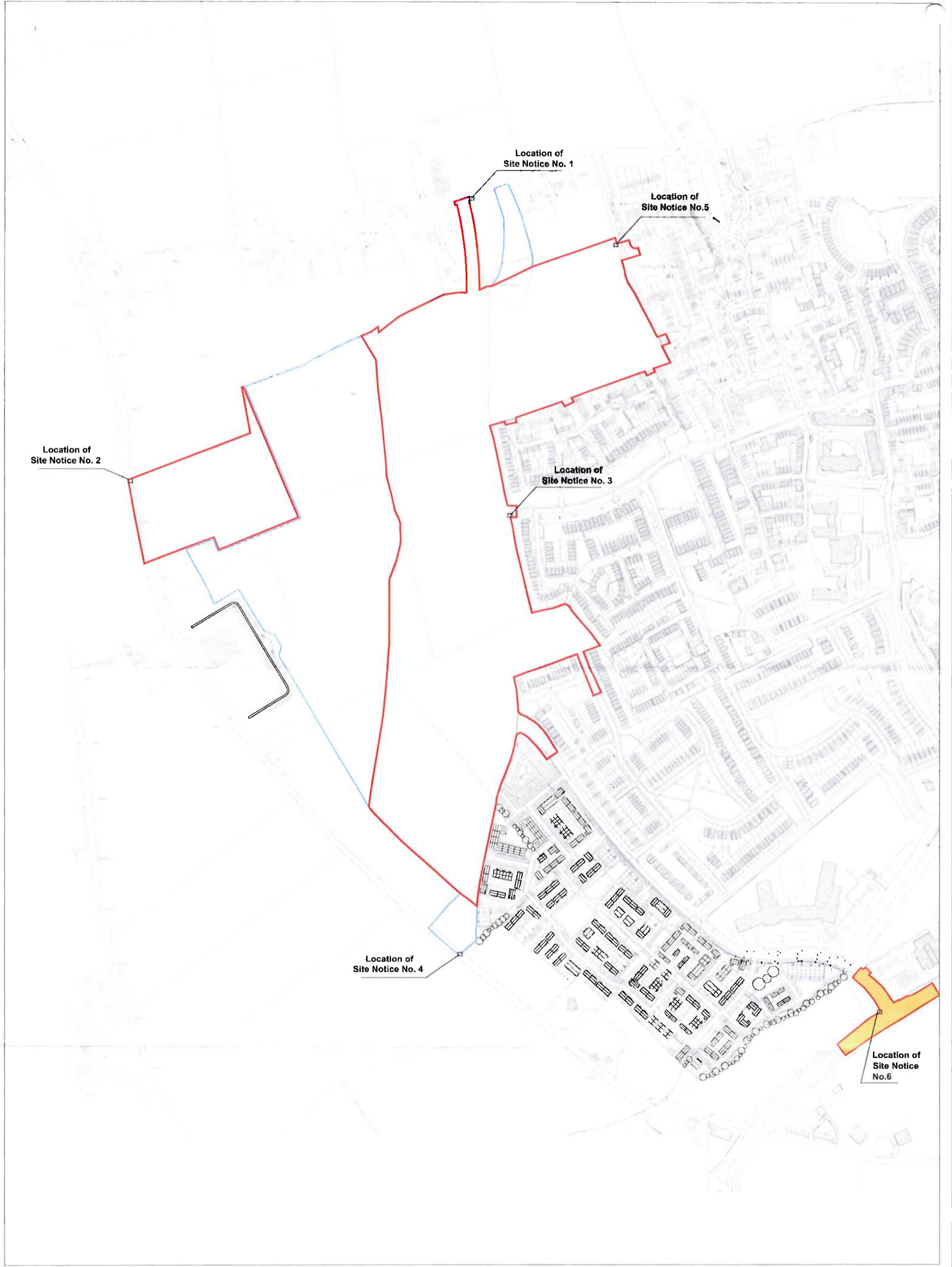
Application Site
 Extent of Ownership

OS Sheet Reference: 2583-A, 2583-B, 2583-D
 ITN co-ords: 718,138; 763,374
 Ordnance Survey Licence Number: CYAL5031744
 Ordnance Survey Ireland, 2022



FURTHER INFORMATION		PROJECT NO.	1902	DATE	12/10/2023
Proposed Residential Development of Ballygally at Ballygally, Ballygally Co. Dublin		SCALE	1:500 @ A1 1/8"=1'-0"	DATE	12/10/2023
Site Location Plan		PROJECT NO.	1902 SITE 0500-A	DATE	12/10/2023





Location of Site Notice No. 2

Location of Site Notice No. 1

Location of Site Notice No. 5

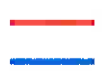
Location of Site Notice No. 3

Location of Site Notice No. 4

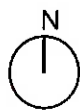
Location of Site Notice No. 6

NO.	REVISION	DATE	BY	CHKD.

Application Site
Extent of Ownership



OS Sheet Reference: 2583-A, 2583-B, 2583-D
ITN co-ords: 718,139; 763,374
Ordnance Survey Licence Number: CYAL5031744
Ordnance Survey Ireland, 2022



FURTHER INFORMATION			
Project Name	Proposed Residential Development at Ballybrigan	Scale	1:500
Client	Ballybrigan Co. Dublin	Site No.	1902 SITE 0500-A
Drawn by		Checked by	
Site Location Plan			

PLANNING

An Bord Pleanála Notice of a Revised Natura Impact Statement Application Lodged: 12th July 2023 Fingal County Council Applicant Register Reference Number: LRD0006/S3 Appeal Reference Number: ABP-319343-24 Notice is hereby given that a Revised Natura Impact Statement was received by An Bord Pleanála on 20th March 2024 as part of the appeal that was made to An Bord Pleanála against the decision made on 22nd February 2024 by Fingal County Council bearing the above planning reference number, which decision was to Refuse Permission to Dean Swift Property Holdings Unlimited Company. The application to the planning authority was described as: Ten-year planning permission for a large scale residential development (LRD) on lands located off Flemington Lane, Balbriggan, Co. Dublin. The application site comprises an area of 22.62 ha and is located to the south of Flemington Lane, to the east of Clonard Road (also known as Bridgefoot Road) (L1130 local road), to the west of Hamlet Lane and to the north and west of the Taylor Hill residential development. The subject site also includes a section of the existing Boulevard Road (also known as Taylor Hill Boulevard) and a section of the junction between Boulevard Road (also known as Taylor Hill Boulevard) and Naul Road (R122 regional road) to the south. The proposed development will consist of: (i) The demolition of an existing single storey dwelling (151sq.m) (Eircode K32 KR40), associated single-storey storage shed (14.9sq.m), and larger single-storey agricultural shed outbuilding (366sq.m), all of which are located to the south of Flemington Lane. (ii) The construction of 564 no. dwelling units, consisting of 378 no. houses ranging in height from two to three storeys (127 no. terraced two-bedroom houses; 5 no. three-bedroom detached houses; 156 no. three-bedroom semi-detached houses; 76 no. three-bedroom terraced houses and 14 no. four-bedroom detached houses); 28 no. duplex blocks, ranging in height from two to three storeys, comprising 84 no. duplex units (22 no. one-bedroom duplexes, 36 no. two-bedroom duplexes and 26 no. three-bedroom duplexes) and 10 no. apartment blocks (FM1, FM2, M1, M2, FP1, HN1, HC1, HC2, HC3, and HS1) ranging in height from three to five storeys, comprising 102 no. apartments (35 no. one-bedroom apartments and 67 no. two-bedroom apartments). The proposed development is set out into 5 no. key Character Areas as follows: Hampton Park South (southern most portion of the site), Hampton Park Central (central western portion of the site), Tanners Lane (central-eastern portion of the site), Hampton Park North (north western portion of the site) and Flemington Park (north-eastern portion of the site). The number and mix of units comprised within each of these character areas is detailed as follows: (a) Hampton Park South Character Area - containing a total of 103 no. dwelling units, consisting of 71 no. houses, all of which are two storeys in height (46 no. three-bedroom semi-detached houses, 1 no. three-bedroom detached house, 8 no. three-bedroom terraced houses and 16 no. two-bedroom terraced houses); 5 no. duplex blocks, ranging in height from two to three storeys (consisting of 5 no. one-bedroom duplexes; 9 no. two-bedroom duplexes and 4 no. three-bedroom duplex) and 1 no. apartment block (HS1) which is four storeys in height and consist of 14 no. apartments (6 no. one-bedroom units; 8 no. two-bedroom units). (b) Hampton Park Central character area - containing a total of 142 no. dwelling units, consisting of 88 no. houses ranging in height from two to three storeys (26 no. three-bedroom semi-detached houses; 22 no. three-bedroom terraced houses, 4 no. three-bedroom detached houses and 36 no. two-bedroom terraced houses) 7 no. duplex blocks all of which are three storeys in height, consisting of 18 no. duplex units (2 no. one-bedroom duplexes, 9 no. two-bedroom duplexes and 7 no. three-bedroom duplexes) and 3 no. apartment blocks (HC1, HC2 and HC3) ranging in height from three to five storeys, consisting of 36 no. apartments (17 no. one-bedroom units and 19 no. two-bedroom units). The Hampton Park Central Character Area also comprises 1 no. two storey childcare facility with an area of 354sq.m. (c) Tanners Lane character area - containing a total of 54 no. dwelling units, consisting of 36 no. houses all of which are two storeys in height (26 no. three-bedroom semi-detached houses; 4 no. three-bedroom terraced houses and 6 no. two-bedroom terraced houses), 3 no. duplex blocks, all of which are three storeys in height, consisting of 12 no. duplex units (1 no. one-bedroom duplex, 6 no. two-bedroom duplexes and 5 no. three-bedroom duplexes) and 1 no. apartment block (M2) which is three storeys in height, consisting of 6 no. apartments (6 no. two-bedroom units). (d) Hampton Park North character area - containing a total of 128 no. dwelling units, consisting of 84 no. houses ranging in height from two to three storeys (28 no. two-bedroom terraced houses; 38 no. three-bedroom semi-detached houses and 18 no. three-bedroom terraced houses), 8 no. duplex blocks ranging in height from two to three storeys, consisting of 24 no. duplex units (7 no. one-bedroom duplexes; 9 no. two-bedroom duplexes and 8 no. three-bedroom duplexes) and 2 no. apartment blocks (HN1 and M1) ranging in height from three to four storeys, consisting of 20 no. apartments (6 no. one-bedroom units and 14 no. two-bedroom units). The Hampton Park North Character Area also comprises 1 no. two storey childcare facility with an area of 494.6sq.m. (e) Flemington Park character area - containing a total of 137 no. dwelling units, consisting of 99 no. houses, all of which are two storeys in height (41 no. two-bedroom terraced houses and 14 no. four-bedroom detached houses, 24 no. three-bedroom terraced houses and 14 no. four-bedroom detached houses); 5 no. duplex blocks ranging in height from two to three storeys, consisting of 12 no. duplex units (7 no. one-bedroom duplexes, 3 no. two-bedroom duplexes and 2 no. three-bedroom duplexes) and 3 no. apartment blocks (FM1, FM2 and FP1) ranging in height from three to four storeys, consisting of 26 no. apartments (6 no. one-bedroom units and 20 no. two-bedroom units). The Flemington Park character area also comprises 1 no. two storey childcare facility with an area of 379 sq.m. All ground floor apartments have access to private terraces; all upper-level apartments have access to private balconies, and all houses have access to private rear gardens. The proposed development also includes: (iii) the construction of 9 no. commercial units (totalling 593.2 sq.m.) and 6 no. communal units (totalling 315.1 sq.m) all of which are located at the ground floor levels of apartment blocks HS1, HC1, HC2, HC3, HN1 and FP1. (iv) the construction of 2 no. primary vehicular/pedestrian entrances, one from the south east (upgrade of existing access from Boulevard Road (also known as Taylor Hill Boulevard)) and one from the north (off Flemington Lane), the construction of a secondary access route from the east (access from Hamlet Lane), the construction of 5 no. tertiary access routes (access from Flemington Park, Hastings Avenue, Hastings Drive, Hastings Lawn and Taylor Hill Grange) and the construction of a new main spine road through the site. (v) the provision of Class 1 public open space in the form of a playing pitch (c. 2.86ha) located to the east of Clonard Road (also known as Bridgefoot Road) (L1130 local road), within the western extent of the subject site; this public park is immediately west of an existing playing field which was approved under a separate application. A number of smaller class 2 public open space areas and communal open space areas to are also proposed throughout the site. (vi) a total of 927 no. car parking spaces are proposed; this includes 806 no. resident parking spaces, 94 no. visitor spaces, 11 no. disabled parking spaces (numbers include 162 no. EV points), 7 no. spaces allocated to creche parking and 9 set down spaces. A total of 2,014 no. bicycle spaces are proposed; this includes 1,326 no. resident bicycle spaces, 640 no. visitor spaces and 48 no. spaces allocated to creche bicycle parking. Planning permission is also sought for landscaping and infrastructural works, foul and surface water drainage, bin storage, 2 no. ESB substations, open space areas including playgrounds, boundary treatments, internal roads, footpaths and cycle paths and all associated site works to facilitate the development. An Environmental Impact Assessment Report (EIAR) accompanies the application. Lands off Flemington Lane, Balbriggan, Co. Dublin (flemingtonlane.lrd.ie) The Revised Natura Impact Statement may be inspected and/or purchased at a fee not exceeding the reasonable cost of making a copy at the offices of An Bord Pleanála, 64 Marlborough Street, Dublin 1, D01 V902 and/or the offices of Fingal County Council, County Hall, Main Street, Swords, Co. Dublin, K67 X8Y2. This notice is being published at the request of An Bord Pleanála. Any person may make written submissions or observations to the Board in relation to the Revised Natura Impact Statement within five weeks beginning on the date of publication of this notice. Any such submissions or observations must be accompanied by the statutory fee of €50, unless the submission or observations are made by certain prescribed bodies or existing participants, and should be addressed to The Secretary, An Bord Pleanála, 64 Marlborough Street, Dublin 1. This notice was published on 1st May, 2024

Dublin City Council: The Sons of Divine Providence are applying for retention permission for development which consists of the change of use of part of an existing 2 storey, courtyard building (total floor area 832 sqm) from probation hostel use to family hub (558.32 sqm) providing short term emergency accommodation to homeless families, new internal layout to provide accommodation units (12 family units/36 bed spaces), new stairs and lift, kitchen, dining, recreation and laundry facilities. The development also includes retention of minor alterations to elevations and fenestration, a new glazed front entrance porch (5.25sqm), a first floor extension and altered roof profile over enclosure for lift/additional internal stairs (28 sqm), a new single storey plant room (4.4sqm) with extended canopy roof to the rear, a first floor extension (1.68 sqm) to landing of existing stairs within courtyard, landscaping including pergolas within courtyard (14.13 sqm), and within rear garden (60.1 sqm), playground (126 sqm), external waste storage enclosure, cycle parking 8 spaces, existing car parking 20 spaces, boundary treatment, site development works and services, all on a site of 0.31 ha at Sarsfield House Family Hub, Sarsfield House, First Avenue, off Sarsfield Road, Dublin 10. Existing community use on the site including services to the elderly will remain unaffected. The planning application may be inspected or purchased at a fee not exceeding the reasonable cost of making a copy, at the offices of Dublin City Council, Planning Department, Block 4, Ground Floor, Civic Offices, Wood Quay, Dublin 8 during its public opening hours (9.00a.m.- 4.30p.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.

DÚN LAOGHAIRE-RATHDOWN COUNTY COUNCIL - Jennifer & Daniel Murphy are applying for Permission to amend their previously granted planning application D23A/0026 at their home, no.31 Oakley Park, Blackrock, Co. Dublin, A94 X5H2. They no longer intend to construct the 70sqm ground floor extension to the rear, instead they proposed to extend the existing 11.7sqm kitchen extension by 6sqm and finish it with a new flat roof and rooflight. The previously approved front garage extension and canopy over the entrance are to be retained with minor modifications, an alternative garage door and smooth render instead of timber cladding. All timber cladding has been removed and the entire property will now be finished with a smooth render finish as previously approved for the majority of the facades. At first floor, the 2no. previously approved proposed dormers to the front have been removed and instead the existing timber clad dormer will be made good and finished with new windows and sealed metal cladding. The previously approved front rooflight is to be retained and we propose an additional similar sized rooflight adjacent to it. We propose to divide the previously approved continuous dormer across the rear into two sections, associated with the rear bedrooms, constructed within the outline of the previously approved version. The proposal also includes a new rear roof light to the remaining pitched roof, the repositioning of the back door and retention and resizing of the existing first floor gable window. The permission will still include the demolition of 1no. Chimney to the rear, the widening of the existing vehicular entrance to 3.4m, alterations to the internal layout, lowering of the existing ground floor level and associated site works. The planning application may be inspected or purchased at a fee not exceeding the reasonable cost of making a copy at the offices of the Planning Authority, County Hall, Dún Laoghaire during its public opening hours. A submission/observation may be made on payment of €20 within a period of 5 weeks from the date the application is received by the planning authority.

Kildare County Council - Liffeybridge Homes Limited intends to apply for planning permission for development, including permission for amendments to a permitted Strategic Housing Development (SHD) (An Bord Pleanála Ref. ABP-304632-19), on lands at Capdoe, Clane, County Kildare. The proposed development comprises: the demolition of a habitable dwelling (220sq.m) and associated structures; the construction of 14 no. semi-detached houses (10 no. 3 bed houses and 4 no. 4 bed houses), with 14 no. residential car parking spaces and 2 no. visitor spaces; amendments to the SHD development (Ref. ABP-304632-19) to integrate the permitted and proposed internal access road, public open spaces and services; and, all necessary and ancillary water services, surface water drainage, landscaping, car and cycle parking, and associated development and works. The LRD planning application 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. The application may also be inspected online at the following website set up by the applicant: capdoe.lrd.ie. 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 Planning 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.

Meath County Council - I. Benedetta Macari, intend to apply for permission for development at this site: Walterstown Farm, Walterstown, Dunboyne, Co. Meath. The development will consist of a new, part two storey, part single storey dwelling with new entrance off the public roadway including forming of visibility splays; modification of existing farmyard entrance with gates set back further off the roadway; modification of front boundary and hedgerow to provide sightlines; installation of domestic wastewater treatment system and associated polishing filter; removal of three temporary mobile home structures; and including all associated site works, drainage, landscaping, driveway and boundary treatment. The planning application 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, and 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 Planning Authority of the application.

TO PLACE NOTICE
TELEPHONE 01-499 3414
OR EMAIL: legal@thestar.ie

Meath County Council - We, Newkey Homes (Navan) Ltd, intend to apply for permission for development at a site of c. 0.11 ha at the junction of Cluáin Adain Way and Clonmaggaden Road, Clonmaggaden, Navan, Co. Meath. The development will consist of an amendment to the permitted single storey retail building as granted under Reg. Ref. No. 22/395 and will comprise: (i) the amalgamation and change of use of the permitted retail unit and ancillary café to provide for a single retail unit (c. 980.70 sq.m GFA) including an ancillary alcohol sales area (c. 66.1 sq.m) within the permitted building; (ii) associated plant area to be provided at roof level; (iii) minor works including new bi-parting doors and louvres to the western and eastern elevation; and (iv) all ancillary site services and site development works. The planning application 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, and 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 Planning Authority of the application.

Fingal County Council - We, Shirley and Ian Donnelly intend to apply for retention permission and planning permission for development at: Lands to the rear of 32B, Howth Road, Sutton, Co. Dublin. The development consists of and will consist of: Retention Permission for: (1) Raised floor level of dwelling as constructed. (2) Non-habitable storage and plant rooms below floor level of house. (3) Elevational variations and changes to the dwelling including balcony area and external steps and ramp. (4) All ancillary site works. This is in variance to Grants of Permission ref no's: F.15A/0414, PL/06F.246598, F.15A/0414/E1. Planning Permission for: (1) To revise the position and location of the Entrance gates, and piers to form a deeper recess from roadway. (2) Ancillary site works. The planning application 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, and a submission or observation in relation to the application may be made in writing to the authority on payment of the prescribed fee (€20) within the period of 5 weeks beginning on the date of receipt by the Planning Authority of the application. Signed: Michael Hetherington Arch & Eng. Services Ltd, Cogan Street, Oldcastle, Co Meath. 049 8542911

SOUTH DUBLIN COUNTY COUNCIL. We, Davenham Engineering Ltd., intend to apply for planning permission at Block 1, Units 10-13 Weatherwell Industrial Estate, Neilstown, Clondalkin, Dublin 22. D22 VP83, the development consists of THE CONSTRUCTION OF NEW OFFICE SPACE AT FIRST FLOOR LEVEL INCLUDING ENCLOSING THE EXISTING ACCESS STAIRS (TOTAL AREA @ 87.915SQ.MTS), ALL WORKS PROPOSED ARE ANCILLARY TO THE USE OF THE EXISTING BUILDING AND BUSINESS ALL AT Block 1, Units 10-13 Weatherwell Industrial Estate, Neilstown, Clondalkin, Dublin 22. D22 VP83. The planning application may be inspected, or purchased at a fee not exceeding the reasonable cost of making a copy, at the offices of the Planning Authority at South Dublin County Council, County Hall, Tallaght, Dublin 24 during its public opening hours of Monday to Friday 9.00am to 4.00pm and may also be viewed on the Councils website - www.sdccl.ie. 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) within the period of 5 weeks beginning on the date of receipt by the authority of the application. Signed: Davenham Engineering Ltd., c/o Planning Agent, Fergal O'Malley RIAI Arch. Tech. 0469542854.

Dun Laoghaire Rathdown County Council We, Adrian & Dave Eggers, intend to apply for Outline Permission for development at this site at 11/12 Greenlands, Sandford, Dublin 16. The development will consist of the removal of the existing single storey double garage structure at the side of the existing two-storey apartment building and the construction of a new link structure containing a common stairwell and a new two-storey apartment building c/w a pitched roof. The planning application may be inspected or purchased at a fee not exceeding the reasonable cost of making a copy at the offices of the Planning Authority, County Hall, Dun Laoghaire during its public opening hours. A submission/observation may be made on payment of €20 within a period of 5 weeks from the date the application is received by the planning authority. ...

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legal@thestar.ie

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CROKER IS OUT' OF THIS WORLD



ROSS Byrne will become only the third Irish out-half to start a rugby match at Croke Park.

This comes in the wake of Ronan O'Gara and Johnny Sexton, two titans who dominated that particular Ireland jersey for the first 23 years of the 21st century.

This Saturday though, the Leinster player is looking to become only the Irish out-half to have played on the Jones's Road pitch - and remain unbeaten.

O'Gara played a dozen games there, winning seven, drawing one and losing four including his first, against France, in 2007; Sexton played four and lost one, his last, in 2010 against Scotland.

Shadow

It isn't often Byrne, living in the shadow of the most famous Irish sporting 'frenemies' gets a chance to put one over on either as the 29-year-old has yet to win a Heineken Cup medal while his 22 Ireland caps (just four starts) bears little comparisons with O'Gara's 128 and Sexton's 118.

Still, there is a tantalising prize, a genuine sporting Trivial Pursuit question; "Who remains the only



Derek FOLEY REPORTS

Irish rugby no10 undefeated at Croke Park...?"

There is, however, the no-small matter of stopping English Premiership leaders Northampton, who took the luxury of rotating a few players last week; the subsequent 41-32 loss at Harlequins merely cut their top of the table lead to four points.

Phases

"I think everyone sees how good they are when they get on the front foot, stopping them in the first couple of phases is a big thing because if they do get moving they are a very hard team to stop," says Byrne.

"Even at the weekend they scored tries pretty comfortably.

"Finn Smith is going very well, he's been a great addition to their squad to be fair. He's been playing for England as well, someone we're going to have to keep a close eye on."

Byrne has a point about Northampton's attack; this season the Saints have posted 453 points in 16 league outings (averaging

Ross looks to make history for Leinster

28.3) and 220 points in six European games (averaging 36.6) - they are bound to test Leinster's 'Jacques Nienaber' defence by times.

"We are still kind of growing into the new defensive system each week, we're far from perfecting it and each team we play is probably different in how they challenge it.

"Jacques has been amazing, you can probably see it in what we're doing on the pitch and his level of detail has been great.

"So this week will probably be a slightly different challenge to the one we faced in the last couple of weeks, in terms of how they might go after us but it's brilliant for weeks like this and he's been there and done it at the highest level, twice."

There is the bugbear that Leinster have yet to complete the run from pool stages to winning since 2018 as final, quarter-final, semi-final, final and against last season's final got away from them.

The recent quarter-final win against La Rochelle has done a lot of 2023/24 confidence though and, indeed, Byrne says he was happy with his own and the team's performance.

"I think they (memories) are always going to be there, I don't think you can erase stuff like that from your mind, and how painful it was.

Happy

"Yeah, I was happy. The most important thing was the performance of the team. I'm not too worried about how I perform as long as the team is going well.

"That's my main objective. Overall I was pleased." "But I think for us it's just trying to fulfil our potential and perform to the levels we know we're capable of. I think that's really what we're going after."

There have been twelve outings for Byrne this season to date, the results of an injury interrupted seven months, nine of those for Leinster, seven in the URC

and two in the Champions Cup, the Round of 16 and the quarter-finals against Leinster and La Rochelle respectively.

"Yeah, it's probably been a little bit unusual, playing as little as I have this season.

"But I feel great physically which is probably a little bit unusual at this time of year - sometimes it's the opposite so from that perspective it's great.

"I suppose that one of the benefits - well I don't know if there are any benefits to being injured - is I'd lots of time to learn all the stuff that Jacques wanted us to take on board and the different roles within the system.

"Obviously there are the meetings as well, there's lots of detail in them, just making sure you're all over that and then I'd a few weeks of training as well before I actually played.

"So I've had plenty of time to bed in and to have a challenge ahead like this is brilliant."

NOT HALF BAD: Leinster's Ross Byrne kicks a conversion during the Champions Cup quarter-final at the Aviva Stadium

'I don't think you can erase stuff like that from your mind, and how painful it was'

EUROPEAN RUGBY CHAMPIONS CUP
LEINSTER v NORTHAMPTON
 CROKE PARK, SATURDAY 5.30PM
 LIVE RTE2



PLANNING

An Bord Pleanála Notice of a Revised Natura Impact Statement Application Lodged: 12th July 2023 Fingal County Council Applicant Register Reference Number: LRDD006/S3 Appeal Reference Number: ABP-319343-24 Notice is hereby given that a Revised Natura Impact Statement was received by An Bord Pleanála on 20th March 2024 as part of the appeal that was made to An Bord Pleanála against the decision made on 22nd February 2024 by Fingal County Council bearing the above planning reference number, which decision was to Refuse Permission to Dean Swift Property Holdings Unlimited Company. The application to the planning authority was described as: Ten-year planning permission for a large scale residential development (LRD) on lands located off Flemington Lane, Balbriggan, Co. Dublin. The application site comprises an area of 22.62 ha and is located to the south of Flemington Lane, to the east of Clonard Road (also known as Bridgfoot Road) (L1130 local road), to the west of Hamlet Lane and to the north and west of the Taylor Hill residential development. The subject site also includes a section of the existing Boulevard Road (also known as Taylor Hill Boulevard) and a section of the junction between Boulevard Road (also known as Taylor Hill Boulevard) and Naul Road (R122 regional road) to the south. The proposed development will consist of: (i) The demolition of an existing single storey dwelling (151sq.m) (Eircode K32 KR40), associated single-storey storage shed (14.9sq.m), and larger single-storey agricultural shed outbuilding (366sq.m), all of which are located to the south of Flemington Lane. (ii) The construction of 564 no. dwelling units, consisting of 378 no. houses ranging in height from two to three storeys (127 no. terraced two-bedroom houses; 5 no. three-bedroom detached houses; 156 no. three-bedroom semi-detached houses; 76 no. three-bedroom terraced houses and 14 no. four-bedroom detached houses); 28 no. duplex blocks, ranging in height from two to three storeys, comprising 84 no. duplex units (22 no. one-bedroom duplexes, 36 no. two-bedroom duplexes and 26 no. three-bedroom duplexes) and 10 no. apartment blocks (FM1, FM2, M1, M2, FP1, HN1, HC1, HC2, HC3, and HS1) ranging in height from three to five storeys, comprising 102 no. apartments (35 no. one-bedroom apartments and 67 no. two-bedroom apartments). The proposed development is set out into 5 no. key Character Areas as follows: Hampton Park South (southern most portion of the site), Hampton Park Central (central western portion of the site), Tanners Lane (central-eastern portion of the site), Hampton Park North (north western portion of the site) and Flemington Park (north-eastern portion of the site). The number and mix of units comprised within each of these character areas is detailed as follows: (a) Hampton Park South Character Area - containing a total of 103 no. dwelling units, consisting of 71 no. houses, all of which are two storeys in height (46 no. three-bedroom semi-detached houses, 1 no. three-bedroom detached house, 8 no. three-bedroom terraced houses and 16 no. two-bedroom terraced houses); 5 no. duplex blocks, ranging in height from two to three storeys (consisting of 5 no. one-bedroom duplexes; 9 no. two-bedroom duplexes and 4 no. three-bedroom duplex) and 1 no. apartment block (HS1) which is four storeys in height and consist of 14 no. apartments (6 no. one-bedroom units; 8 no. two-bedroom units). (b) Hampton Park Central character area - containing a total of 142 no. dwelling units, consisting of 88 no. houses ranging in height from two to three storeys (26 no. three-bedroom semi-detached houses; 22 no. three-bedroom terraced houses, 4 no. three-bedroom detached houses and 36 no. two-bedroom terraced houses) 7 no. duplex blocks all of which are three storeys in height, consisting of 18 no. duplex units (2 no. one-bedroom duplexes, 9 no. two-bedroom duplexes and 7 no. three-bedroom duplexes) and 3 no. apartment blocks (HC1, HC2 and HC3) ranging in height from three to five storeys, consisting of 36 no. apartments (10 no. one-bedroom units and 19 no. two-bedroom units). The Hampton Park Central Character Area also comprises 1 no. two storey childcare facility with an area of 354sq.m. (c) Tanners Lane character area - containing a total of 54 no. dwelling units, consisting of 36 no. houses all of which are two storeys in height (26 no. three-bedroom semi-detached houses; 4 no. three-bedroom terraced houses and 6 no. two-bedroom terraced houses), 3 no. duplex blocks, all of which are three storeys in height, consisting of 12 no. duplex units (1 no. one-bedroom duplex, 6 no. two-bedroom duplexes and 5 no. three-bedroom duplexes) and 1 no. apartment block (M2) which is three storeys in height, consisting of 6 no. apartments (6 no. two-bedroom units). (d) Hampton Park North character area - containing a total of 128 no. dwelling units, consisting of 84 no. houses ranging in height from two to three storeys (28 no. two-bedroom terraced houses; 38 no. three-bedroom semi-detached houses and 18 no. three-bedroom terraced houses), 8 no. duplex blocks ranging in height from two to three storeys, consisting of 24 no. duplex units (7 no. one-bedroom duplexes; 9 no. two-bedroom duplexes and 8 no. three-bedroom duplexes) and 2 no. apartment blocks (HN1 and M1) ranging in height from three to four storeys, consisting of 20 no. apartments (6 no. one-bedroom units and 14 no. two-bedroom units). The Hampton Park North Character Area also comprises 1 no. two storey childcare facility with an area of 494.6sq.m. (e) Flemington Park character area - containing a total of 137 no. dwelling units, consisting of 99 no. houses, all of which are two storeys in height (41 no. two-bedroom terraced houses; 20 no. three-bedroom semi-detached houses, 24 no. three-bedroom terraced houses and 14 no. four-bedroom detached houses); 5 no. duplex blocks ranging in height from two to three storeys, consisting of 12 no. duplex units (7 no. one-bedroom duplexes, 3 no. two-bedroom duplexes and 2 no. three-bedroom duplexes) and 3 no. apartment blocks (FM1, FM2 and FP1) ranging in height from three to four storeys, consisting of 26 no. apartments (6 no. one-bedroom units and 20 no. two-bedroom units). The Flemington Park character area also comprises 1 no. two storey childcare facility with an area of 379 sq.m. All ground floor apartments have access to private terraces; all upper-level apartments have access to private balconies, and all houses have access to private rear gardens. The proposed development also includes: (iii) the construction of 9 no. commercial units (totalling 593.2 sq.m.) and 6 no. communal units (totalling 315.1 sq.m) all of which are located at the ground floor levels of apartment blocks HS1, HC1, HC2, HC3, HN1 and FP1. (iv) the construction of 2 no. primary vehicular/pedestrian entrances, one from the south east (upgrade of existing access from Boulevard Road (also known as Taylor Hill Boulevard)) and one from the north (off Flemington Lane), the construction of a secondary access route from the east (access from Hamlet Lane), the construction of 5 no. tertiary access routes (access from Flemington Park, Hastings Avenue, Hastings Drive, Hastings Lawn and Taylor Hill Grange) and the construction of a new main spine road through the site. (v) the provision of Class 1 public open space in the form of a playing pitch (c. 2.86ha) located to the east of Clonard Road (also known as Bridgfoot Road) (L1130 local road), within the western extent of the subject site; this public park is immediately west of an existing playing field which was approved under a separate application. A number of smaller class 2 public open space areas and communal open space areas to are also proposed throughout the site. (vi) a total of 927 no. car parking spaces are proposed; this includes 806 no. resident parking spaces, 94 no. visitor spaces, 11 no. disabled parking spaces (numbers include 162 no. EV points), 7 no. spaces allocated to creche parking and 9 set down spaces. A total of 2,014 no. bicycle spaces are proposed; this includes 1,326 no. resident bicycle spaces, 640 no. visitor spaces and 48 no. spaces allocated to creche bicycle parking. Planning permission is also sought for landscaping and infrastructural works, foul and surface water drainage, bin storage, 2 no. ESB substations, open space areas including playgrounds, boundary treatments, internal roads, footpaths and cycle paths and all associated site works to facilitate the development. An Environmental Impact Assessment Report (EIA) accompanies the application. Lands off Flemington Lane, Balbriggan, Co. Dublin (FlemingtonLaneLRD.ie) The Revised Natura Impact Statement may be inspected and/or purchased at a fee not exceeding the reasonable cost of making a copy at the offices of An Bord Pleanála, 64 Marlborough Street, Dublin 1, D01 V902 and/or the offices of Fingal County Council, County Hall, Main Street, Swords, Co. Dublin, K67 X8Y2. This notice is being published at the request of An Bord Pleanála. Any person may make written submissions or observations to the Board in relation to the Revised Natura Impact Statement within five weeks beginning on the date of publication of this notice. Any such submissions or observations must be accompanied by the statutory fee of €50, unless the submission or observations are made by certain prescribed bodies or existing participants, and should be addressed to The Secretary, An Bord Pleanála, 64 Marlborough Street, Dublin 1. This notice was published on 1st May, 2024

Dublin City Council: The Sons of Divine Providence are applying for retention permission for development which consists of the change of use of part of an existing 2 storey, courtyard building (total floor area 832 sqm) from probation hostel use to family hub (558.32 sqm) providing short term emergency accommodation to homeless families, new internal layout to provide accommodation units (12 family units/36 bed spaces), new stairs and lift, kitchen, dining, recreation and laundry facilities. The development also includes retention of minor alterations to elevations and fenestration, a new glazed front entrance porch (5.25sqm), a first floor extension and altered roof profile over enclosure for lift/additional internal stairs (28 sqm), a new single storey plant room (4.4sqm) with extended canopy roof to the rear, a first floor extension (1.68 sqm) to landing of existing stairs within courtyard, landscaping including pergolas within courtyard (14.13 sqm), and within rear garden (60.1 sqm), playground (126 sqm), external waste storage enclosure, cycle parking 8 spaces, existing car parking 20 spaces, boundary treatment, site development works and services, all on a site of 0.31 ha at Sarsfield House Family Hub, Sarsfield House, First Avenue, off Sarsfield Road, Dublin 10. Existing community use on the site including services to the elderly will remain unaffected. The planning application may be inspected or purchased at a fee not exceeding the reasonable cost of making a copy, at the offices of Dublin City Council, Planning Department, Block 4, Ground Floor, Civic Offices, Wood Quay, Dublin 8 during its public opening hours (9.00a.m.- 4.30p.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.

DÚN LAOGHAIRE-RATHDOWN COUNTY COUNCIL - Jennifer & Daniel Murphy are applying for Permission to amend their previously granted planning application D23A/0026 at their home, no.31 Oakley Park, Blackrock, Co. Dublin, A94 X5H2. They no longer intend to construct the 70sqm ground floor extension to the rear, instead they proposed to extend the existing 11.7sqm kitchen extension by 6sqm and finish it with a new flat roof and rooflight. The previously approved front garage extension and canopy over the entrance are to be retained with minor modifications, an alternative garage door and smooth render instead of timber cladding. All timber cladding has been removed and the entire property will now be finished with a smooth render finish as previously approved for the majority of the facades. At first floor, the 2no. previously approved proposed dormers to the front have been removed and instead the existing timber clad dormer will be made good and finished with new windows and sealed metal cladding. The previously approved front rooflight is to be retained and we propose an additional similar sized rooflight adjacent to it. We propose to divide the previously approved continuous dormer across the rear into two sections, associated with the rear bedrooms, constructed within the outline of the previously approved version. The proposal also includes a new rear roof light to the remaining pitched roof, the repositioning of the back door and retention and resizing of the existing first floor gable window. The permission will still include the demolition of 1no. Chimney to the rear, the widening of the existing vehicular entrance to 3.4m, alterations to the internal layout, lowering of the existing ground floor level and associated site works. The planning application may be inspected or purchased at a fee not exceeding the reasonable cost of making a copy at the offices of the Planning Authority, County Hall, Dún Laoghaire during its public opening hours. A submission/observation may be made on payment of €20 within a period of 5 weeks from the date the application is received by the planning authority.

Kildare County Council - Liffeybridge Homes Limited intends to apply for planning permission for development, including permission for amendments to a permitted Strategic Housing Development (SHD) (An Bord Pleanála Ref. ABP-304632-19), on lands at Capdoon, Clane, County Kildare. The proposed development comprises: the demolition of a habitable dwelling (220sq.m) and associated structures; the construction of 14 no. semi-detached houses (10 no. 3 bed houses and 4 no. 4 bed houses), with 14 no. residential car parking spaces and 2 no. visitor spaces; amendments to the SHD development (Ref. ABP-304632-19) to integrate the permitted and proposed internal access road, public open spaces and services; and, all necessary and ancillary water services, surface water drainage, landscaping, car and cycle parking, and associated development and works. The LRD planning application 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. The application may also be inspected online at the following website set up by the applicant: capdoonlrd.ie. 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 Planning 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.

Meath County Council - I. Benedetta Macari, intend to apply for permission for development at this site: Wallerstown Farm, Wallerstown, Dunboyne, Co. Meath. The development will consist of a new, part two storey, part single storey dwelling with new entrance of off the public roadway including forming of visibility splays; modification of existing farmyard entrance with gates set back further off the roadway; modification of front boundary and hedgerow to provide sightlines; installation of domestic wastewater treatment system and associated polishing filter; removal of three temporary mobile home structures; and including all associated site works, drainage, landscaping, driveway and boundary treatment. The planning application 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, and 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 Planning Authority of the application.

TO PLACE NOTICE
TELEPHONE 01-499 3414
OR EMAIL: legal@thestar.ie

Meath County Council - We, Newkey Homes (Navan) Ltd, intend to apply for permission for development at a site of c. 0.11 ha at the junction of Cluain Adain Way and Clonmagadden Road, Clonmagadden, Navan, Co. Meath. The development will consist of an amendment to the permitted single storey retail building as granted under Reg. Ref. No. 22/395 and will comprise: (i) the amalgamation and change of use of the permitted retail unit and ancillary café to provide for a single retail unit (c. 980.70 sq.m GFA) including an ancillary alcohol sales area (c. 68.1 sq.m) within the permitted building; (ii) associated plant area to be provided at roof level; (iii) minor works including new bi-parting doors and louvers to the western and eastern elevation; and (iv) all ancillary site services and site development works. The planning application 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, and 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, 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.

Fingal County Council - We Shirley and Ian Donnelly intend to apply for retention permission and planning permission for development at: Lands to the rear of 32B, Howth Road, Sutton, Co. Dublin. The development consists of and will consist of: Retention Permission for: (1) Raised floor level of dwelling as constructed. (2) Non-habitable storage and plant rooms below floor level of house. (3) Elevational variations and changes to the dwelling including balcony area and external steps and ramp. (4) All ancillary site works. This is in variance to Grants of Permission ref no's: F.15A/0414, PL/06F/246598, F.15A/0414/E1. Planning Permission for: (1) To revise the position and location of the Entrance gates, and piers to form a deeper recess from roadway (2) Ancillary site works. The planning application 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, and a submission or observation in relation to the application may be made in writing to the authority on payment of the prescribed fee (€20) within the period of 5 weeks beginning on the date of receipt by the Planning Authority of the application. Signed: Michael Hetherington Arch & Eng. Services Ltd, Cogan Street, Oldcastle, Co Meath. 049 8542911

SOUTH DUBLIN COUNTY COUNCIL. We, Davenham Engineering Ltd., intend to apply for planning permission at Block 1, Units 10-13 Weatherwell Industrial Estate, Neilstown, Clondalkin, Dublin 22. D22 VP83, the development consists of THE CONSTRUCTION OF NEW OFFICE SPACE AT FIRST FLOOR LEVEL INCLUDING ENCLOSING THE EXISTING ACCESS STAIRS (TOTAL AREA @ 87.915SQ.MTS), ALL WORKS PROPOSED ARE ANCILLARY TO THE USE OF THE EXISTING BUILDING AND BUSINESS ALL AT Block 1, Units 10-13 Weatherwell Industrial Estate, Neilstown, Clondalkin, Dublin 22. D22 VP83. The planning application may be inspected, or purchased at a fee not exceeding the reasonable cost of making a copy, at the offices of the Planning Authority at South Dublin County Council, County Hall, Tallaght, Dublin 24 during its public opening hours of Monday to Friday 9.00am to 4.00pm and may also be viewed on the Councils website - www.sdcc.ie. 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) within the period of 5 weeks beginning on the date of receipt by the authority of the application. Signed: Davenham Engineering Ltd., c/o Planning Agent, Fergal O'Malley RIAI Arch. Tech. 0469542854.

Dun Laoghaire Rathdown County Council We, Adrian & Dave Eggers, intend to apply for Outline Permission for development at this site at 11/12 Greenlands, Sandford, Dublin 16. The development will consist of the removal of the existing single storey double garage structure at the side of the existing two-storey apartment building and the construction of a new link structure containing a common stairwell and a new two-storey apartment building c/w a pitched roof. The planning application may be inspected or purchased at a fee not exceeding the reasonable cost of making a copy at the offices of the Planning Authority, County Hall, Dun Laoghaire during its public opening hours. A submission/observation may be made on payment of €20 within a period of 5 weeks from the date the application is received by the planning authority....

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Site Notice

An Bord Pleanála

Notice of a Revised Natura Impact Statement

Application Lodged: 12th July 2023

Fingal County Council

Planning Register Reference Number: LRD0006/S3

Appeal Reference Number: ABP-319343-24

Notice is hereby given that a Revised Natura Impact Statement was received by An Bord Pleanála on 20th March 2024 as part of the appeal that was made to An Bord Pleanála against the decision made on 22nd February 2024 by Fingal County Council bearing the above planning reference number, which decision was to Refuse Permission to Dean Swift Property Holdings Unlimited Company. The application to the planning authority was described as follows:

Ten-year planning permission for a large scale residential development (LRD) on lands located off Flemington Lane, Balbriggan, Co. Dublin. The application site comprises an area of 22.62 ha and is located to the south of Flemington Lane, to the east of Clonard Road (also known as Bridgefoot Road) (L1130 local road), to the west of Hamlet Lane and to the north and west of the Taylor Hill residential development. The subject site also includes a section of the existing Boulevard Road (also known as Taylor Hill Boulevard) and a section of the junction between Boulevard Road (also known as Taylor Hill Boulevard) and Naul Road (R122 regional road) to the south.

The proposed development will consist of:

- (i) The demolition of an existing single storey dwelling (151sq.m) (Eircode K32 KR40), associated single-storey storage shed (14.9sq.m), and larger single-storey agricultural shed outbuilding (366sq.m), all of which are located to the south of Flemington Lane.
- (ii) The construction of 564 no. dwelling units, consisting of 378 no. houses ranging in height from two to three storeys (127 no. terraced two-bedroom houses; 5 no. three-bedroom detached houses; 156 no. three-bedroom semi-detached houses; 76 no. three-bedroom terraced houses and 14 no. four-bedroom detached houses); 28 no. duplex blocks, ranging in height from two to three storeys, comprising 84 no. duplex units (22 no. one-bedroom duplexes, 36 no. two-bedroom duplexes and 26 no. three-bedroom duplexes) and 10 no. apartment blocks (FM1, FM2, M1, M2, FP1, HN1, HC1, HC2, HC3, and HS1) ranging in height from three to five storeys, comprising 102 no. apartments (35 no. one-bedroom apartments and 67 no. two-bedroom apartments). The proposed development is set out into 5 no. key Character Areas as follows; Hampton Park South (southern most portion of the site), Hampton Park Central (central western portion of the site), Tanners Lane (central-eastern portion of the site), Hampton Park North (north western portion of the site) and Flemington Park (north-eastern portion of the site). The number and mix of units comprised within each of these character areas is detailed as follows:
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 - (c) Tanner's Lane character area - containing a total of 54 no. dwelling units, consisting of 36 no. houses all of which are two storeys in height (26 no. three-bedroom semi-detached houses; 4 no. three-bedroom terraced houses and 6 no. two-bedroom terraced houses), 3 no. duplex blocks, all of which are three storeys in height, consisting of 12 no. duplex units (1 no. one-bedroom duplex, 6 no. two-bedroom duplexes and 5 no. three-bedroom duplexes) and 1 no. apartment block (M2) which is three storeys in height, consisting of 6 no. apartments (6 no. two-bedroom units).
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The proposed development also includes:

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Lands off Flemington Lane, Balbriggan, Co. Dublin (flemingtonlaneLRD.ie)

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This notice was erected on **1st May, 2024**.

Site Notice

An Bord Pleanála

Notice of a Revised Natura Impact Statement

Application Lodged: 12th July 2023

Fingal County Council

Planning Register Reference Number: LRD0006/S3

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The proposed development will consist of:

- (i) The demolition of an existing single storey dwelling (151sq.m) (Eircode K32 KR40), associated single-storey storage shed (14.9sq.m), and larger single-storey agricultural shed outbuilding (366sq.m), all of which are located to the south of Flemington Lane.
- (ii) The construction of 564 no. dwelling units, consisting of 378 no. houses ranging in height from two to three storeys (127 no. terraced two-bedroom houses; 5 no. three-bedroom detached houses; 156 no. three-bedroom semi-detached houses; 76 no. three-bedroom terraced houses and 14 no. four-bedroom detached houses); 28 no. duplex blocks, ranging in height from two to three storeys, comprising 84 no. duplex units (22 no. one-bedroom duplexes, 36 no. two-bedroom duplexes and 26 no. three-bedroom duplexes) and 10 no. apartment blocks (FM1, FM2, M1, M2, FP1, HN1, HC1, HC2, HC3, and HS1) ranging in height from three to five storeys, comprising 102 no. apartments (35 no. one-bedroom apartments and 67 no. two-bedroom apartments). The proposed development is set out into 5 no. key Character Areas as follows; Hampton Park South (southern most portion of the site), Hampton Park Central (central western portion of the site), Tanners Lane (central-eastern portion of the site), Hampton Park North (north western portion of the site) and Flemington Park (north-eastern portion of the site). The number and mix of units comprised within each of these character areas is detailed as follows:
 - (a) Hampton Park South Character Area - containing a total of 103 no. dwelling units, consisting of 71 no. houses, all of which are two storeys in height (46 no. three-bedroom semi-detached houses, 1 no. three-bedroom detached house, 8 no. three-bedroom terraced houses and 16 no. two-bedroom terraced houses); 5 no. duplex blocks, ranging in height from two to three storeys (consisting of 5 no. one-bedroom duplexes; 9 no. two-bedroom duplexes and 4 no. three-bedroom duplex) and 1 no. apartment block (HS1) which is four storeys in height and consist of 14 no. apartments (6 no. one-bedroom units; 8 no. two-bedroom units).
 - (b) Hampton Park Central character area - containing a total of 142 no. dwelling units, consisting of 88 no. houses ranging in height from two to three storeys (26 no. three-bedroom semi-detached houses; 22 no. three-bedroom terraced houses, 4 no. three-bedroom detached houses and 36 no. two-bedroom terraced houses) 7 no. duplex blocks all of which are three storeys in height, consisting of 18 no. duplex units (2 no. one-bedroom duplexes, 9 no. two-bedroom duplexes and 7 no. three-bedroom duplexes) and 3 no. apartment blocks (HC1, HC2 and HC3) ranging in height from three to five storeys, consisting of 36 no. apartments (17 no. one-bedroom units and 19 no. two-bedroom units). The Hampton Park Central Character area also comprises 1 no. two storey childcare facility with an area of 354sq.m.
 - (c) Tanner's Lane character area - containing a total of 54 no. dwelling units, consisting of 36 no. houses all of which are two storeys in height (26 no. three-bedroom semi-detached houses; 4 no. three-bedroom terraced houses and 6 no. two-bedroom terraced houses), 3 no. duplex blocks, all of which are three storeys in height, consisting of 12 no. duplex units (1 no. one-bedroom duplex, 6 no. two-bedroom duplexes and 5 no. three-bedroom duplexes) and 1 no. apartment block (M2) which is three storeys in height, consisting of 6 no. apartments (6 no. two-bedroom units).
 - (d) Hampton Park North character area - containing a total of 128 no. dwelling units, consisting of 84 no. houses ranging in height from two to three storeys (28 no. two-bedroom terraced houses; 38 no. three-bedroom semi-detached houses and 18 no. three-bedroom terraced houses), 8 no. duplex blocks ranging in height from two to three storeys, consisting of 24 no. duplex units (7 no. one-bedroom duplexes; 9 no. two-bedroom duplexes and 8 no. three-bedroom duplexes) and 2 no. apartment blocks (HN1 and M1) ranging in height from three to four storeys, consisting of 20 no. apartments (6 no. one-bedroom units and 14 no. two-bedroom units). The Hampton Park North Character area also comprises 1 no. two storey childcare facility with an area of 494.6sq.m.
 - (e) Flemington Park character area - containing a total of 137 no. dwelling units, consisting of 99 no. houses, all of which are two storeys in height (41 no. two-bedroom terraced houses; 20 no. three-bedroom semi-detached houses, 24 no. three-bedroom terraced houses and 14 no. four-bedroom detached houses); 5 no. duplex blocks ranging in height from two to three storeys, consisting of 12 no. duplex units (7 no. one-bedroom duplexes, 3 no. two-bedroom duplexes and 2 no. three-bedroom duplexes) and 3 no. apartment blocks (FM1, FM2 and FP1) ranging in height from three to four storeys, consisting of 26 no. apartments (6 no. one-bedroom units and 20 no. two-bedroom units). The Flemington Park character area also comprises 1 no. two storey childcare facility with an area of 379 sq.m.

All ground floor apartments have access to private terraces; all upper-level apartments have access to private balconies, and all houses have access to private rear gardens.

The proposed development also includes:

- (iii) the construction of 9 no. commercial units (totalling 593.2 sq.m.) and 6 no. communal units (totalling 315.1 sqm) all of which are located at the ground floor levels of apartment blocks HS1, HC1, HC2, HC3, HN1 and FP1).
- (iv) the construction of 2 no. primary vehicular/pedestrian entrances, one from the south east (upgrade of existing access from Boulevard Road (also known as Taylor Hill Boulevard)) and one from the north (off Flemington Lane), the construction of a secondary access route from the east (access from Hamlet Lane), the construction of 5 no. tertiary access routes (access from Flemington Park, Hastings Avenue, Hastings Drive, Hastings Lawn and Taylor Hill Grange) and the construction of a new main spine road through the site.
- (v) the provision of Class 1 public open space in the form of a playing pitch (c. 2.86ha) located to the east of Clonard Road (also known as Bridgefoot Road) (L1130 local road), within the western extent of the subject site; this public park is immediately west of an existing playing field which was approved under a separate application. A number of smaller class 2 public open space areas and communal open space areas to are also proposed throughout the site.
- (vi) a total of 927 no. car parking spaces are proposed; this includes 806 no. resident parking spaces, 94 no. visitor spaces, 11 no. disabled parking spaces (numbers include 162 no. EV points), 7 no. spaces allocated to creche parking and 9 set down spaces. A total of 2,014 no. bicycle spaces are proposed; this includes 1,326 no. resident bicycle spaces, 640 no. visitor spaces and 48 no. spaces allocated to creche bicycle parking. Planning permission is also sought for landscaping and infrastructural works, foul and surface water drainage, bin storage, 2 no. ESB substations, open space areas including playgrounds, boundary treatments, internal roads, footpaths and cycle paths and all associated site works to facilitate the development. An Environmental Impact Assessment Report (EIAR) accompanies the application.

Lands off Flemington Lane, Balbriggan, Co. Dublin (flemingtonlaneLRD.ie)

The Revised Natura Impact Statement may be inspected and/or purchased at a fee not exceeding the reasonable cost of making a copy at the offices of An Bord Pleanála, 64 Marlborough Street, Dublin 1, D01 V902 and/or the offices of Fingal County Council, County Hall, Main Street, Swords, Co. Dublin, K67 X8Y2.

This notice is being erected at the request of An Bord Pleanála.

Any person may make written submissions or observations to the Board in relation to the Revised Natura Impact Statement within **five weeks** beginning on the date of erection of this notice. Any such submissions or observations must be accompanied by the statutory fee of **€50**, unless the submissions or observations are made by certain prescribed bodies or existing participants, and should be addressed to The Secretary, An Bord Pleanála, 64 Marlborough Street, Dublin 1.

This notice was erected on **1st May, 2024**.

