

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

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 (151 sq. m.) (Eircode K32 KR40), associated single-storey storage shed (14.9 sq. m) and larger single-storey agricultural shed outbuilding (366 sq. 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 354 sq. 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 494.6 sq. 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. 2.86 ha) 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 _____, 2024

NEWSPAPER NOTICE

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