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Fingal County Council
Planning Department,
County Hall,
Main Street,
Swords,
Co. Dublin,
K67 X8Y2

25th August 2022

RE: Strategic Housing Development Application to An Bord Pleanála

Demolition of the existing structure, the construction of 127 no. residential units, 1 no. childcare facilities and all associated site and development works to facilitate the development on lands at Flemington Lane, Balbriggan, Co. Dublin.

ABP Reference: 312261-21

Dear Sir/Madam

Please be advised that Kinvara Properties Ltd., intend to apply to An Bord Pleanála for a proposed Strategic Housing Development at Flemington Lane, Balbriggan, Co. Dublin.

Pursuant to Article 285(5)(a) of the Planning and Development (Strategic Housing Development) Regulations 2017, and Section 8(1)(b) of the Planning and Development (Housing) and Residential Tenancies Act 2016 (as amended), a digital copy of the application is enclosed for your information. The application may also be inspected online at the following website set up by the Applicant: www.flemingtonshd.ie

The proposed development consists of the following;

Kinvara Properties Limited intend to apply for permission for a strategic housing development with a total planning application site area of c. 44,365m² (4.4Ha) with a developable Area of 34,135m² (3.4Ha) with a substantive residential site development area of c.7.2 ha. The subject property is located off Flemington Lane, approximately 150m East of the junction with Flemington Road and approximately 4km North-west of Balbriggan Town Centre. The proposed development consists of the removal of an existing derelict structure of 134sqm and the construction of 127 no. residential units (14 no. 2-bed

dwelling units of 93sqm, 47 no. 3-bed dwelling units of 109sqm, 4 no. 4-bed dwelling units of 145sqm and 31 no. 2-bed ground floor duplex units with 31 no. 3-bed duplex units over, of 204sqm), surface car parking (211 no. spaces in total, including accessible spaces); car sharing provision; electric vehicle charging points; bicycle parking (long and short stay spaces for duplex) including visitor spaces; internal roads, pathways and cycle paths, including connections to adjoining lands; hard and soft landscaping and boundary treatments; temporary pumping station; plant; revised entrances and tie-in arrangements to Flemington Lane including new cycle lane and footpath; solar panels; attenuation tank and related SUDS measures; signage; public lighting; and all site development and excavation works above and below ground. The development also includes a two storey creche of 528sqm with 9no. dedicated car parking (including 2no. disabled persons spaces) and secure open play space; public open space of 4130m² and communal open space of 681sqm, provision of public open space in Zoned OS "Open Space" of 10,230sqm including children's play area and public artwork, provision of a new access roadway from Flemington Lane and future road connection to adjoining lands to the south-eastern boundary) and all associated site works, landscaping and boundary treatments to facilitate the development. The total gross area of the development is 13,869sqm with a unit density of 37.4 units per hectare.

We trust the enclosed is in order, if you have any queries, please do not hesitate to contact us.

Yours Sincerely,

Joseph Corr

Director of Planning
Joseph Corr MSc MRPII MIPI

