

Comhairle Contae Fhine Gall
Fingal County Council

An Roinn Forbartha Eacnamaíochta,
Fiontraíochta, Turasóireachta
& Cultúir

Economic, Enterprise, Tourism and
Cultural Development Department



Mr. Stephen Peppard
Director of Property & Development
CWPA Planning & Architecture
Unit 10 North Street Business Park,
Swords
Co. Dublin

15th August 2022

Our Ref: LOC.035.2022

Re: Letter of Consent for impending planning application for Kinvara Properties Ltd at Flemington Lane, Balbriggan, Co. Dublin

Dear Mr. Peppard

I confirm that the Property Services Section, Economic Enterprise, Tourism & Cultural Development Department of Fingal County Council consent **only** to the inclusion of that land in the ownership of Fingal County Council as identified and shown hatched in red on Map No. 17305-P1-Z-ZZZ-DR-RAU-AR-3101-1 Revision A, **for the purpose of the planning application and for no other purpose**. It is the responsibility of the applicant to ensure that the drawing supplied correctly reflect the boundaries of the land stated to be in the ownership of the Council.

Furthermore, it should be noted the within consent does not confer any rights to Kinvara Properties Ltd in respect of the land identified and this letter shall not constitute a note or memorandum in writing for the purpose of Section 51 of the Land and Conveyancing Reform Act 2009.

If planning permission is granted no works should commence without prior written agreement from the Property Services of Fingal County Council.

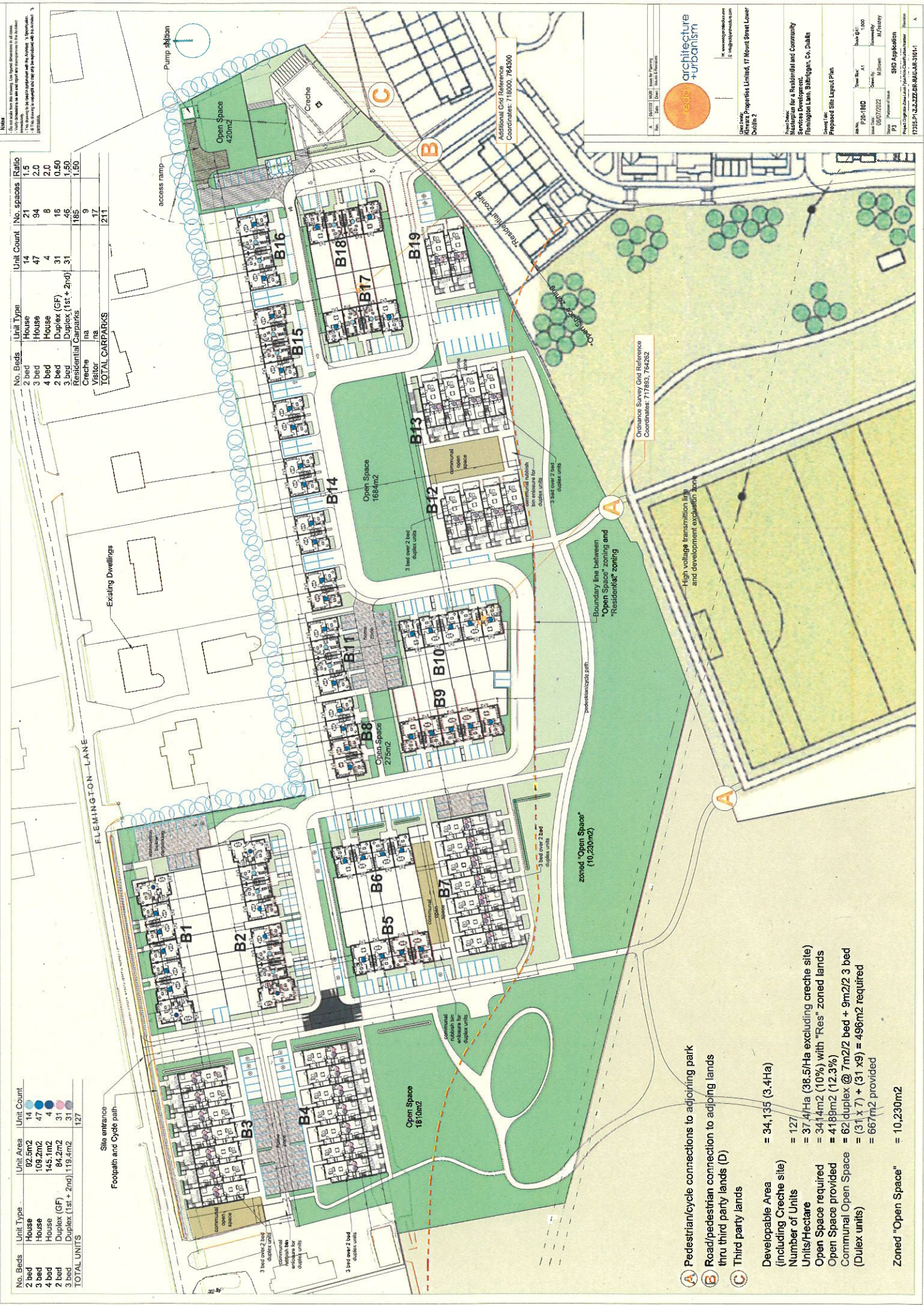
This letter is being issued based on the undertaking given by the applicant in prior discussions with Council officials in relation to the land.

Yours sincerely

Aoife Sheridan
Senior Executive Officer
Economic, Enterprise, Tourism & Cultural Development Department

Bosca 174, Áras an Chontae, Sord, Fine Gall, Co. Bhaile Átha Cliath
P.O. Box 174, County Hall, Main Street, Swords, Co. Dublin K67 X8Y2
t: (01) 890 5000 e: property.mgt@fingal.ie www.fingal.ie





No. Beds	Unit Type	Unit Count	Nr. spaces	Ratio
2 bed	House	14	21	0.5
3 bed	House	47	94	2.0
4 bed	House	4	6	2.0
2 bed	Duplex (GF)	31	16	0.50
3 bed	Duplex (1st + 2nd)	31	46	1.50
	Residential Carports		185	
	Creche	1	9	
	Van	1	1	
	TOTAL CARPARKS		211	

Unit Area	Unit Count
92.5m ²	14
109.2m ²	47
145.1m ²	4
84.2m ²	31
119.4m ²	31
	127

Site entrance
Footpath and cycle path

Additional Grid Reference
Coordinates: 718000, 764200

Ordinance Survey Grid Reference
Coordinates: 717853, 764262

Boundary line between "Open Space" zoning and "Residential" zoning

High voltage transmission line and development exclusion zone

Notes
1. All units shall have fully accessible parking spaces in all cases.
2. All units shall have fully accessible parking spaces in all cases.
3. All units shall have fully accessible parking spaces in all cases.
4. All units shall have fully accessible parking spaces in all cases.
5. All units shall have fully accessible parking spaces in all cases.

Project Name:
Kinnear Properties Limited, 17 Mount Street Lower
Dublin 2

Project No:
P20-180

Scale:
1:1000

Author:
SHP Application

Project No:
P20-180

Scale:
1:1000

Author:
SHP Application

Project No:
P20-180

Scale:
1:1000

Project Name:
Kinnear Properties Limited, 17 Mount Street Lower
Dublin 2

Project No:
P20-180

Scale:
1:1000

Author:
SHP Application

Project No:
P20-180

Scale:
1:1000

Author:
SHP Application

Project No:
P20-180

Scale:
1:1000

Author:
SHP Application

Project Name:
Kinnear Properties Limited, 17 Mount Street Lower
Dublin 2

Project No:
P20-180

Scale:
1:1000

Author:
SHP Application

Project No:
P20-180

Scale:
1:1000

Author:
SHP Application

Project No:
P20-180

Scale:
1:1000

Author:
SHP Application

Project Name:
Kinnear Properties Limited, 17 Mount Street Lower
Dublin 2

Project No:
P20-180

Scale:
1:1000

Author:
SHP Application

Project No:
P20-180

Scale:
1:1000

Author:
SHP Application

Project No:
P20-180

Scale:
1:1000

Author:
SHP Application

Project Name:
Kinnear Properties Limited, 17 Mount Street Lower
Dublin 2

Project No:
P20-180

Scale:
1:1000

Author:
SHP Application

Project No:
P20-180

Scale:
1:1000

Author:
SHP Application

Project No:
P20-180

Scale:
1:1000

Author:
SHP Application

Project Name:
Kinnear Properties Limited, 17 Mount Street Lower
Dublin 2

Project No:
P20-180

Scale:
1:1000

Author:
SHP Application

Project No:
P20-180

Scale:
1:1000

Author:
SHP Application

Project No:
P20-180

Scale:
1:1000

Author:
SHP Application

Project Name:
Kinnear Properties Limited, 17 Mount Street Lower
Dublin 2

Project No:
P20-180

Scale:
1:1000

Author:
SHP Application

Project No:
P20-180

Scale:
1:1000

Author:
SHP Application

Project No:
P20-180

Scale:
1:1000

Author:
SHP Application

Project Name:
Kinnear Properties Limited, 17 Mount Street Lower
Dublin 2

Project No:
P20-180

Scale:
1:1000

Author:
SHP Application

Project No:
P20-180

Scale:
1:1000

Author:
SHP Application

Project No:
P20-180

Scale:
1:1000

Author:
SHP Application

Project Name:
Kinnear Properties Limited, 17 Mount Street Lower
Dublin 2

Project No:
P20-180

Scale:
1:1000

Author:
SHP Application

Project No:
P20-180

Scale:
1:1000

Author:
SHP Application

Project No:
P20-180

Scale:
1:1000

Author:
SHP Application

- A** Pedestrian/cycle connections to adjoining park = 34,135 (3.4Ha)
- B** Road/pedestrian connection to adjoining lands thru third party lands (D) = 127
- C** Third party lands = 37.4Ha (38.5Ha excluding creche site)
- Developable Area (including Creche site) = 34.14m² (10%) with "Res" zoned lands
- Number of Units = 4189m² (12.3%)
- Open Space required = 62 duplex @ 7m²/2 bed + 9m²/2 3 bed
- Open Space provided = (31 x 7) + (31 x 9) = 496m² required
- Communal Open Space (Dulux units) = 667m² provided
- Zoned "Open Space" = 10,230m²

