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Irish Water
Planning Department,
Colvill House,
24-26 Talbot Street,
Dublin 1,
D01 NP86

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.

A submission or observation can be made in writing to An Bord Pleanála, 64 Marlborough Street, Dublin 1, within the period of 5 weeks beginning on the date of receipt by An Bord Pleanála of the application, relating to:

(I) the implications of the proposed development, if carried out, for proper planning and sustainable development in the area or areas concerned, and

(II) the likely effects on the environment or the likely effects on a European site, as the case may be, of the proposed development, if carried out. Submissions or observations duly made will be considered by An Bord Pleanála in making a decision on the application.

An Bord Pleanála may grant permission for the strategic housing development as proposed, or grant permission subject to such modifications as it specifies in its decision, or may grant permission in part only, with or without any other modifications it may specify in its decision, or may refuse to grant permission for the proposed development. An Bord Pleanála may attach to a grant of permission such conditions as it considers appropriate.

Any enquiries relating to the application process should be directed to the Strategic Housing Development Section of An Bord Pleanála (tel. 01-8588100).

Yours Sincerely,

Joseph Corr

Director of Planning
Joseph Corr MSc MRPII MIPI

