

FINGAL COUNTY COUNCIL

SITE NOTICE

Notice of Large Scale Residential Development (LRD)

Application to Fingal County Council

We, Marina Quarter Limited, intend to apply for a five-year permission for a Large Scale Residential Development (LRD) at a site of c. 20.6ha with a developable area of c. 14.95ha in the townlands of Kilmartin and Hollystown, Dublin 15, which includes lands identified under the Kilmartin Local Area Plan 2013 (as extended, since expired). The site is bound by lands which previously formed part of the former Hollystown Golf Club, and the residential area of Hollystown Park to the north, lands forming part of permitted Strategic Housing Development (SHD) to the east (ABP Reg. Ref. 312271), Tyrrelstown Park to the south, and rural zoned lands to the west.

The proposed development will consist of the development of 580 no. residential units, consisting of 468 no. houses and 112 no. apartments & duplex units, ranging from 1 to 3 no. storeys, as follows:

- 468 no. houses comprising 232 no. 2-beds, 186 no. 3-beds and 50 no. 4-beds; and 112 no. apartment & duplex units comprising 104 no. 1-beds and 8 no. 3-beds, with balconies on all elevations, and external amenity areas;
- A total of 892 no. car parking spaces will be provided for this scheme comprising 824 no. resident parking spaces and 68 no. visitor parking spaces. A total of 2,234 no. cycle parking spaces will be provided for this scheme comprising 2,174 no. resident cycle parking spaces and 60 no. visitor cycle parking spaces. The scheme will also include for new pedestrian and cycle links and connections.
- Principal vehicular access to the application site provided by the new road extension to 'The Avenue' and internal road network of Sites 2&3 to the east (permitted under ABP Reg. Ref. 312271). The application also includes for vehicular access to the future potential school site to the south as indicated in Fingal Development Plan 2023-2029.
- The application site includes for c.2.25ha Class 2 Open Space comprising c. 15% of the total developable area including pocket parks (including both formal and informal play areas), seating areas, open space areas, fitness and kick-about areas. In addition, c. 1.86ha of linear park to the north located under existing ESB powerlines provides a linear open space connection to Sites 2&3 (permitted under ABP Reg. Ref. 312271), Site 1 (as permitted under FCC Reg. Ref. FW21A/0042 and under construction) and to permitted Dublin GAA facility (FCC Reg. Ref. FW22A/0098). The open space network includes for green corridors, pedestrian and cycle connections (including 2 no. pedestrian and cycle connections to Tyrrelstown Park to the south), landscaping, and drainage infrastructure;
- A temporary construction access and haul road to the site from Ratoath Road (L3080);
- The development will also provide for all associated ancillary site development infrastructure including landscape areas, boundary treatments, sustainable urban drainage systems (SuDs) and features, ESB sub-stations, PV panels, public lighting, servicing, signage, foul and surface water drainage, bin stores, plant, storage, internal roads & footpaths, landscaping, and all associated engineering and site enabling and development works above and below ground.

The proposed scheme is designed to integrate with recently constructed development at Bellingsmore (FCC Reg. Ref. FW13A/0088/E1), under construction development on Site 1 (FCC Reg. Ref. FW21A/0042) and permitted Strategic Housing Development on Sites 2&3 (ABP Reg. Ref. 312271) to the east of the proposed development.

An Environmental Impact Assessment Report (EIAR) has been prepared in respect of the proposed development.

The application may also be inspected online at the following website set up by the Applicant: www.kilmartin4lrd.ie;

The Planning Application, including the Environmental Impact Assessment Report, 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: Fingal County Council, Fingal County Hall, Main Street, Swords, Fingal, Co. Dublin K67 X8Y between the hours of 9.00hrs to 17.00hrs Monday to Thursday and 9.00hrs to 16.30hrs Friday; and Fingal County Council Offices, Grove Road, Blanchardstown, Dublin 15, D15 W638 between the hours of 9.00hrs to 17.00hrs Monday to Thursday and 9.00hrs to 16.30hrs Friday. Submissions or observations 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.

Signed:



Agent Address: Pauline Byrne, Brady Shipman Martin, Mountpleasant Business Centre, Ranelagh, Dublin D06 X7P8

Date of Erection of Site Notice: 31 August 2023.

NOTE TO 3RD PARTIES: Please phone 8905541 (Swords Office) (1) that a valid Planning Application has been received by Fingal County Council and (2) where File may be inspected. All Submissions/ Objections are posted on the Council's Website.