



Application Form (Form 19)
Large-scale Residential Developments (LRD)

Form to be included with a Large-scale Residential Development (LRD)
planning application to Fingal County Council

BEFORE FILLING OUT THIS FORM PLEASE NOTE THE FOLLOWING
Failure to complete this form or attach the necessary documentation, or the submission of incorrect information or omission of required information will lead to the invalidation of your application. Therefore, please ensure that each section of this form is fully completed and signed, entering n/a (not applicable) where appropriate, and that all necessary documentation is attached to the application form.

DATA PROTECTION

It is the responsibility of persons or entities wishing to use any personal data on a planning application form for direct marketing purposes to be satisfied that they may do so legitimately under the requirements of the Data Protection Acts 1988 to 2018. The Office of the Data Protection Commissioner states that the sending of marketing material to individuals without consent may result in action by the Data Protection Commissioner against the sender including prosecution.

**Supplementary information to accompany an application for a
Large-scale Residential Development**

1. Applicant:

Name of Applicant:	Lagan Homes Balbriggan Ltd
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**2. Contact details of person authorised to operate on behalf of the
Applicant (Applicant or Agent): (Not for Public release)**

Name:	Stephen Ward Town Planning and Development Consultants Ltd
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Correspondence Address:	Jocelyn House, Jocelyn Street, Dundalk, Co.Louth
Telephone:	042 9329791
Email:	planning@wardconsult.com
Is the Council to send all correspondence to the above person/agent acting on behalf of applicant? (Please tick appropriate box)	Yes: [☒] No: [☐] (Please note that if the answer is "No", all correspondence will be sent to the applicant's address)

4. Site of Proposed Development:

Postal Address/Townland/ Location of the Proposed Development (sufficient to identify the site in question)	Site north of Flemington Lane (Part of Flemington Lane is known as Newhaven Court/Newhaven Avenue), within the townlands of Flemington and Bremore, Balbriggan, Co.Dublin.	
Ordnance Survey Map Ref. No. (and the Grid Reference where available).	Reference No. 3391-21, 3391-22, 3454-A X,Y= 53.617803, -6.210893 ITM Easting 718418.77 ITEM Northing 764609.04	
Where available, please provide the application site boundary, as shown in the submitted plans / drawings, as an ESRI shapefile in the Irish Transverse Mercator (ITM IRENET95) co-ordinate reference system. Alternatively, a CAD file in .dwg format, with all geometry referenced to ITM, may be provided.		
Area of site to which the application relates in hectares:	4.4 ha	
Site zoning under current Fingal Development Plan:	RA Residential Area	
Existing use(s) of the site and proposed use(s) of the site:	Greenfield Residential	
Does the application relate to a development in a Strategic Development Zone?	Yes: [☐] No: [☒]	

5. Applicant's Interest in the Site:

Please tick appropriate box to show applicant's legal interest in the land or structure:	Owner	Occupier	Other
	X		X
Where legal interest is "Other", please expand further on your interest in the land or structure.			
The majority of the application site is within the ownership of Lagan Homes Balbriggan Ltd. Lands within the red line boundary not in the ownership of the applicant are within the ownership/control of Fingal County Council. A letter of consent from Fingal County Council is included with this planning application.			
State Name and Address of the Site Owner: If you are not the legal owner , please note that you are required to supply a letter of consent, signed by the site owner.	Fingal County Council, County Hall, Swords, Fingal, Co.Dublin K67 5724		

6. Pre-Application Consultations

(A) Section 247 Consultation with Planning Authority:	
State the date(s) and planning authority reference number(s) of the consultation meeting(s) held with the planning authority under section 247 of the Planning and Development Act 2000:	
Planning Authority reference number:	<u>LRD0081</u>
Meeting date(s):	13 th of February 2026

(B) LRD Meeting with Planning Authority:

State the date(s) and reference number(s) of the LRD consultation meeting(s) with Planning Authority:

Planning Authority
reference number:

LRD0081

Meeting date(s):

4th of June 2026

(C) Any Consultation with Prescribed Authorities or the Public:

Provide details of any other consultations the applicant had with prescribed authorities or with the public:

Uisce Eireann Confirmation of feasibility was issued by letter dated 26th of January 2026.

7. Characteristics of Proposed Development:

- a) Please provide a brief description of the nature and purpose of the proposed development, including-
- The number of proposed houses or student accommodation units, as the case may be, and, in the case of student accommodation units, the combined number of bed spaces, and any other uses to which those units may be put,
 - Proposed services ancillary to residential development, and
 - Other proposed uses in the development of the land, the zoning of which facilitates such use:

The proposed large scale residential development (LRD) consists of 146no. dwellings in the form of 120no. houses and 26no. apartments in the following mix – 13no. 1-bed, 29no. 2-bed, 91no. 3-bed and 13no. 4-bed, and creche with play space, scooter parking, car parking and drop off area on Flemington Lane. All housing will be one or two storey in height. The apartment buildings will be three storey in height. The creche will be part single storey and part two storey. Three new vehicular accesses off Flemington Lane are proposed to serve the development.

In addition to the creche, the proposal also provides for community facilities and infrastructure including a Multi-Use Games Area (MUGA), an active travel hub and cycle route, public open space and landscaping, boundary treatments, communal open space associated with apartments, public lighting, car parking, motorcycle parking, bicycle parking and bicycle parking structures, bin storage structures, works to Flemington Lane itself including two pedestrian crossing points, 2no. ESB substations, infrastructure services and all other associated site development works.

8. Proposed Residential Development

Provide an indicative breakdown of proposed residential content:

Houses		
Unit Type	No. of Units	Gross floor space in m ²
1 bed	0	0
2 bed	16	1278
3 bed	91	9103
4 bed	13	1690
4+ bed	0	0
Total	120	12071

Apartments		
Unit Type	No. of Units	Gross floor space in m ²
Studio	0	0
1 bed	13	627
2 bed	13	1253
3 bed	0	0
4 bed	0	0
4+ bed	0	0
Total	26	1880

Student Accommodation		
Unit Type	No. of Units	Gross floor space in m ²
Studio		
1 bed		
2 bed		
3 bed		
4 bed		
4+ bed		
Total		
State total number of residential units in proposed development:		146

9. LRD Floor Space

Class of Development	Gross Floor Space in m ²
(A) State cumulative gross floor space of residential accommodation, in m ² :	13,951
(B) State the cumulative gross floor space of the development proposed which is disregarded on foot of the LRD floor space definition in section 2 of the Act and provide the details of the different classes of disregarded floor space below:	382
(i) Creche	382
(C) State the cumulative gross floor space of the non-residential development proposed in m ² including any ancillary non-residential development (excluding disregarded floor space for the purposes of (B) above) and provide the details of the different classes below:	382
Class of Development	Gross Floor Space in m ²
(i) Creche	382
(D) State the total LRD Floor space as per the definition in section 2 of the Act ((A) plus (C))	14,333
	Percentage %
(E) Express (A) as a percentage of (D):	97%
(F) Express (C) as a percentage of (D):	3%

(G) Plus (F)	100%
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10. Where the Proposed Development Relates to Existing Building(s)/ Structure(s):

State estimated gross floor space of any existing building(s) / structure(s) in m ² :	
State estimated gross floor space of any proposed demolition, in m ² :	
State estimated gross floor space of any building(s)/structure(s) to be retained in m ² :	
State total gross floor space of development in m ² :	

11. Application Requirements

(a) Is a copy of the page from the newspaper containing the notice relating to the proposed development enclosed with this application?		Enclosed: Yes: [X] No: []
If the answer to above is "Yes", state name(s) of newspaper(s) and date(s) of publication:	The Irish Daily Star 31 st of August 2026	
(b) Is a copy of the site notice relating to the proposed development enclosed with this application?		Enclosed: Yes: [X] No: []
If the answer to above is "Yes", state date on which the site notice(s) was erected:		31 st of August 2026
Note: The location of the site notice(s) should be shown on the site location map enclosed with this application.		
(c) Is an Environmental Impact Assessment Report (EIAR) required for the proposed development?		Yes: [] No: [X]
If the answer to above is "Yes", is an EIAR enclosed with this application?		Enclosed: N/A Yes: [] No: []

Please provide a copy of the Confirmation Notice obtained from the EIA Portal where an EIAR accompanies the application.	Enclosed: N/A Yes: [] No: []
(d) Is the proposed development, in whole or in part, within or close to a European site or Natural Heritage Area?	Yes: [☒] No: [] The nearest European sites are the North-west Irish Sea SPA (1.3km) and River Nanny Estuary and Shore SPA (3.5km). There is no direct hydrological pathway between the subject site and any European Sites.
(e) Is a Natura Impact Statement (NIS) required for the proposed development?	Yes: [] No: [☒] An AA Screening Report is enclosed.
If the answer to above is "Yes", is an NIS enclosed with this application?	Yes: [] No: []
(f) Is the proposed development likely to have significant effects on the environment of a Member State of the European Union or a state that is a party to the Transboundary Convention?	Yes: [] No: [☒]

12. Supporting Documents

Please provide a brief description of the proposed development, which should include information, drawings or representations on the following:	
Information	Enclosed
a) Site location map sufficient to identify the land, at appropriate scale.	Yes: [☒] No: [] Please refer to JFOC Drawing No.PD1001
b) Layout plan of the proposed development, at appropriate scale.	Yes: [☒] No: [] Please refer to JFOC Drawing No.PD1004
c) Statement of consistency with the Development Plan	Yes: [☒] No: []
d) Where the planning authority notified the applicant of its opinion that the documents enclosed with the	Yes: [☒] No: []

request for LRD meeting required further consideration and amendment in order to constitute a reasonable basis for an application for permission, a statement of response to the issues set out in the LRD Opinion.	A Response to Opinion Statement has been prepared by Stephen Ward Town Planning Consultants.
e) Where the planning authority notified the applicant that specified additional information should be submitted with any application for permission, a statement setting out that such information accompanies the application.	Yes: [☒] No: [☐ Please refer to the Response to Opinion Statement prepared by Stephen Ward Town Planning Consultants.
Design	
f) A design statement that addresses the sites location and context and the proposed design strategy.	Yes: [☒] No: [☐ Please refer to Architectural Design Statement prepared by JFOC Architects.
g) A schedule of accommodation that details the number and type of housing units proposed, the individual unit floor areas, bedrooms and bed spaces, private amenity space associated with each unit, the storage space associated with each unit, the principal dimensions and in the case of apartments the aggregate floor area of each room and whether the unit is dual or single aspect.	Yes: [☒] No: [☐ Please refer to the schedule of areas and housing quality assessment prepared by JFOC Architects and associated drawings.
Water Services	
h) Where the proposed development has the potential to impact on a public water supply source, irrespective of whether or not a connection to a water/wastewater network is required, this application must be accompanied by evidence of engagement with Irish Water and its outcome.	Yes: [☒] No: [☐ Confirmation of Feasibility has been issued by Uisce Eireann
i) A current/valid Confirmation of Feasibility Statement from Irish Water in relation to the proposed development confirming that there is or will be sufficient water network treatment capacity to service the development.	Yes: [☒] No: [☐ Confirmation of Feasibility has been issued by Uisce Eireann Dated 26 th of January 2026
j) A Statement of Compliance with Irish Water's Standard Details and Codes of Practice for water and/or wastewater infrastructure proposals (designs, layouts, etc.).	Yes: [☒] No: [☐ Please refer to the Engineering Assessment Report and Associated drawings prepared by Waterman Moylan Consulting Engineers.

k) An indication of timelines and phasing for water demand or wastewater collection requirements, or both, as appropriate.	Yes: [] No: [☒]
l) Where the proposed development will impact on assets of Irish Water, details of proposals for protection or diversion of such assets.	Yes: [☒] No: [] Confirmation of Feasibility has been issued by Uisce Eireann
Traffic and Transport	
m) Is a Traffic / Transportation Impact Assessment included with the application, having regard to the relevant Development Plan / Local Area Plan requirements and the Traffic and Transport assessment Guidelines (TII)?	Yes: [☒] No: [] A traffic and transport assessment has been prepared by
n) Is a Travel Plan included with the application, having regard to the relevant Development Plan / Local Area Plan requirements?	Yes: [☒] No: [] Waterman Moylan Consulting Engineers have prepared a mobility management plan.
Taking in Charge	
o) Is it intended that any part of the proposed development will be taken in charge by the planning authority? If the answer is "Yes", please attach site plan clearly showing area(s) intended for taking in charge.	Yes: [☒] No: [] Please refer to JFOC Drawing No.PD202
Maps Plans and Drawings	
p) List in a schedule accompanying this application all maps, plans and drawings enclosed with the application, stating title, scale and number.	Yes: [☒] No: []
Universal Design	
q) Please provide a statement as to how the proposed development has sought to comply with the principles of Universal Design (to encourage access and use of the development regardless of age, size, ability or disability). For assistance and general information on such matters please refer for example to the National Disability Authority's "Building for Everyone: A Universal Design Approach" and "Universal Design Guidelines for Homes in Ireland" at www.universaldesign.ie	Yes: [☒] No: [] Please refer to Architectural Design Statement and Universal Design Statement prepared by JFOC Architects.

13. Large-scale Residential Development Details

Note: If the answer to any of the below statements is “Yes”, please submit a brief statement in support of your application.

a) Are details of housing density, plot ratio, site coverage, building heights, proposed layout and aspect enclosed with the application?	Yes: [☒] No: [☐] Please refer to the architectural design statement, HQA and drawings by JFOC
b) Are details of public and private open space provision, landscaping, play facilities, pedestrian permeability, vehicular access and parking provision, where relevant, enclosed with the application?	Yes: [☒] No: [☐] Please refer to the landscape drawings and design statement by NMP for details. Road design details are provided on the drawings prepared by Waterman Moylan. Car parking is identified on all site plans.
c) Are details of any proposals to address or, where relevant, integrate the proposed development with surrounding land uses enclosed with the application?	Yes: [☒] No: [☐] Yes, a context drawing JFOC no. PD1003 has been prepared to show tie in to the balance of the LAP lands east of the application site.
d) Are details of any proposals to provide for services infrastructure other than water, such as cabling (including broadband provision) and any phasing proposals enclosed with the application?	Yes: [☐] No: [☒]
e) Does the proposed development involve the demolition of a Protected Structure(s), in whole or in part? If “Yes”, an explanation as to the need for the demolition of a Protected Structure(s) should be enclosed with this application.	Yes: [☐] No: [☒]
f) Do any statutory notices (e.g. Fire Safety, Enforcement, Dangerous Buildings, Derelict Sites, Building Control, etc.) apply to the site and/or any building thereon? If “Yes”, enclose details with this application.	Yes: [☐] No: [☒]

g) Is information specified by the planning authority as necessary for inclusion in any application for permission for the proposed LRD, so included? If "Yes", give details of the specified information accompanying this application.	Yes: [☒] No: [☐] Please refer to the Response to Opinion Statement prepared by Stephen Ward Town Planning Consultants for full details.
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14. Person Responsible for Preparation of Drawings and Plans:

Name:	Roman Hartmann
Company:	JFOC Architects

15. Services:

Proposed Source of Water Supply: Please indicate as appropriate: (a) Existing Connection: [☐] New Connection: [☒] (b) Public Mains: [☒] Group Water Scheme: [☐] Name of Scheme: _____ Private Well: [☐] Other (please specify): _____
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Proposed Wastewater Management / Treatment: Please indicate as appropriate: (a) Existing Connection: [☐] New Connection: [☒] (b) Public Sewer: [☒] Conventional septic tank system: [☐] Other on-site treatment system: [☐] Please specify: _____

Where the disposal of wastewater for the proposed development is other than to a public sewer, provide information on the on-site treatment system proposed and evidence as to the suitability of the site for the system proposed:

Proposed Surface Water Disposal:

Please indicate as appropriate:

(a) Public Sewer/Drain: ☒]

Soakpit: []

Watercourse: []

Other: [] Please specify: _____

Please refer to [Engineering Assessment Report by Waterman Moylan and associated drawings](#) for full details of surface water strategy proposed.

Irish Water Requirements:

Please submit a current / valid Confirmation of Feasibility statement (COF) from Irish Water in response to a Pre-Connection Enquiry (PCE) in relation to the proposed development. (i.e. evidence that Irish Water has determined that it is feasible to provide a water and/or wastewater service and that there is capacity to connect to an Irish Water Network).

Enclosed:

Yes: ☒] No: []

Traffic and Transportation and Associated Infrastructure:

Please submit a statement on how the proposed development would address traffic and transportation issues, including road infrastructure, traffic generation, pedestrian and cyclist linkages and safety, public transport availability and capacity, and where applicable, issues regarding scoping of a Traffic / Transportation Impact Assessment.

Enclosed:

Yes: ☒] No: []

Please submit a statement indicating, in the applicant's opinion, the proposal is consistent with the Design Manual for Urban Roads and Streets (Department of Transport, Tourism and Sport & Department of Environment, Community and Local Government, 2013).

Enclosed:

Yes: ☒] No: []

16. Request Fee:

Fee Payable: Class 14(b) 146 dwellings x €130 = €18,980 Class 14(c) Creche (382sq.m) x €7.20/sq.m = €2,750.40 <u>Class 13 (€10 per 0.1ha) = €440</u> Total: €22,170.40	€22,170.40
Is the required fee enclosed with the request?	Yes: ☒ No: ☐ Planning Application Fee paid by EFT Ref. 120000109589

17. I hereby declare that, to the best of my knowledge and belief, the information given in this form is correct and accurate and fully compliant with the Planning and Development Act 2000, as amended, and the Regulations made thereunder.

Signed: (Agent)	 _____ Stephen Ward
Date:	28 th of August 2026

Planning Authority (Official Use only)

Planning Reference	
Planning Authority Stamp:	