

## Fingal County Council

### Site Notice

### Large Scale Residential Development (LRD)

Lagan Homes Balbriggan Ltd intend to make a planning application for planning permission for development of a large scale residential development (LRD) at this 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 with an overall site area of 4.4 hectares.

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.

The planning application may be inspected or purchased at a fee not exceeding the reasonable cost of making a copy, at the office of the planning authority during its public opening hours (Fingal County Council, Fingal County Hall, Main Street, Swords, Fingal, Co. Dublin. Opening Hours 9.30 - 16.30 Monday – Friday. Cash Office opening hours are 9.30 to 15.30 p.m.) A copy of the planning application may also be viewed on the website set up by the applicant: <https://flintfieldlrd1.com/>

A submission or observation in relation to the application may be made in writing to the Planning Authority (Fingal County Council) on payment of the prescribed fee (€20) within the period of 5 weeks beginning on the date of receipt by the authority of the application. The Planning Authority may grant permission subject to or without conditions, or may refuse to grant permission.

Signed: 

Stephen Ward (Agent) **Address of Agent:** Jocelyn House, Jocelyn Street, Dundalk, Co.Louth

**Date of erection of site notice:** 31<sup>st</sup> of August 2026