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Planning and Strategic Infrastructure,
Fingal County Council,
County Hall,
Main Street,
Swords,
Co Dublin
Submitted online via the LGMA Planning Portal (Ref. 120000109589)

1st of September 2026

Dear Sir/Madam,

PLANNING APPLICATION RE: LARGE SCALE RESIDENTIAL DEVELOPMENT AT LANDS NORTH OF FLEMINGTON LANE (SECTIONS OF FLEMINGTON LANE ARE IDENTIFIED AS BREAMORE ROAD AND NEWHAVEN COURT UNDER EIRCODE), IN THE TOWNLANDS OF FLEMINGTON AND BREMORE, BALBRIGGAN, CO. DUBLIN.

This LRD planning application is made by Lagan Homes Balbriggan Ltd of 1st Floor Block 10-4, Blanchardstown Corporate Park, Dublin, D15 X98N. This LRD planning application is made via the online planning portal to Fingal County Council and the required fee has been paid by EFT (Ref. 120000109589). The applicant has made of a copy of the LRD application available for inspection on the internet at the following web address: https://flintfieldlrd1.com/

An LRD meeting was held under Section 32C of the Planning and Development Act (as amended) on the 4th of June 2026 (Ref. LRD0081). Fingal County Council issued an LRD Opinion to the prospective LRD applicant under Section 32D of the Act on the 1st of July 2026.

A schedule of all documents/reports accompanying the request is provided overleaf together with details of persons responsible for their preparation. A schedule of drawings is also included as required.

The applicant proposes the name 'Flintfield' for the scheme at Flemington Lane. As can be seen in the naming document by branding agency Opposite, submitted under separate cover, the naming process took into account the site's location, its masterplan design, and its geographical features and historic associations. The proposed name 'Flintfield' has been presented to the Heritage Officer of Fingal County Council, who found the name acceptable due to its historical significance. The applicant seeks approval of this naming scheme as part of this planning application in keeping with Circular NNSP 02/2026 which states;

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Institiúid Pleanála Na hÉireann

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VAT No. 8275223D

"*Where possible, the planning authority should seek to agree the naming and numbering scheme with the applicant during the assessment process and to attach a condition to the grant of permission in relation to the implementation of the agreed naming and numbering scheme.*"

All correspondence in relation to this LRD planning application should be addressed to Stephen Ward Town Planning and Development Consultants Limited Jocelyn House, Jocelyn Street, Dundalk, Co. Louth.

Yours faithfully,

Stephen Ward

LRD Planning Application

Flintfield LRD

Lagan Homes Balbriggan Ltd Flemington Lane

Documents

Document Submitted	Consultant Responsible
• Application Cover Letter & Schedule • Form 19 LRD Planning Application • Form 19 Contact Details (private – not published online) • Applicant Consent to Agent (private – not published online) • Letter of Consent from Fingal County Council • Copy of Site Notice (erected 31/08/2026) • Copy of Newspaper Notice (published 31/08/2026) • Response to Opinion Statement • Statement of Consistency • Social and Community Infrastructure Audit • Environmental Impact Assessment Screening Report • School Enrolment and Demand Assessment • Childcare Demand Assessment • Preliminary Operational Waste Management Plan	Stephen Ward Town Planning and Development Consultants Ltd
• Document Schedule • Architectural and Urban Design Statement • Accommodation Schedule • Housing Quality Assessment • Architectural Visualisations • Building Life Cycle Report • Universal Design Statement • Development Phasing Strategy	JFOC Architects

Document Submitted	Consultant Responsible
• Document and Drawing Register • Engineering Assessment Report incl. Quality Audit • Flood Risk Assessment • Traffic and Transport Assessment • Preliminary Construction Management Plan • Mobility Management Plan • DMURS Report • LRD Opinion Response – Drainage • LRD Opinion Response – Transportation • Climate Action Energy Statement	Waterman Moylan Consulting Engineers
• Landscape Design Statement • Cover Sheet • Drawing Index	NMP Landscape Architects
• Landscape Visual Impact Assessment	Purser
• Verified Photomontages	3D Design Bureau
• Appropriate Assessment Screening Report • Ecological Impact Assessment	Altemar Marine & Environmental Consultants
• Archaeological Impact Assessment	Archer Heritage
• Daylight/Sunlight/Overshadowing Report	Solearth
• Arboricultural Report	Charles McCorkell Arboriculture Consultancy
• Outdoor Lighting Report	Sabre Electrical
• Part V Validation Letter	Lagan Homes Balbriggan Ltd/Housing Department Fingal County Council
• Naming Proposal	Opposite

Drawings

Drawings by JFOC Architects		
Drawing Number	**Drawing Title**	**Scale**
Site Layout		
25.113.PD1000	Site Location Map	1:1000
25.113.PD1002	Site Layout Existing	1:1000
25.113.PD1003	Site Layout Block Plan	1:1000
25.113.PD1004	Site Layout Block Plan	1:500
25.113.PD1005	Site Layout Unit Key	1:500
25.113.PD1006	Site Layout Ground Floor Plan	1:500
25.113.PD1007	Site Layout First Floor Plan	1:500
25.113.PD1008	Site Layout Second Floor Plan	1:500
Site Reference		
25.113.PD2001	Net Site Area Calculation	1:1000
25.113.PD2002	Taking In Charge	1:1000
25.113.PD2003	Part V Proposals	1:500
25.113.PD2004	Parking Allocation	1:1000
25.113.PD2005	Waste Management	1:500
25.113.PD2006	Building Heights	1:500
25.113.PD2007	Proposed Phasing	1:500
House Types		
	Booklet of House Type Drawings	
25.113.PD3101	House Type A1 - Plans	1:100
25.113.PD3102	House Type A1 - Elevations and Section	1:100
25.113.PD3201	House Type A2- Plans	1:100
25.113.PD3202	House Type A2 - Elevations and Section	1:100
25.113.PD3301	House Type A3- Plans	1:100
25.113.PD3302	House Type A3 - Elevations and Section	1:100
25.113.PD3401	House Type B1.1 - Plans	1:100
25.113.PD3402	House Type B1.1 - Elevations and Section	1:100
25.113.PD3501	House Type B1.2- Plans	1:100
25.113.PD3502	House Type B1.2 - Elevations and Section	1:100
25.113.PD3601	House Type B2 - Plans	1:100
25.113.PD3602	House Type B2 - Elevations and Section	1:100
25.113.PD3701	House Type B3.1 - Plans	1:100
25.113.PD3702	House Type B3.1 - Elevations and Section	1:100

Drawing Number	Drawing Title	Scale
25.113.PD3801	House Type B3.2 - Plans	1:100
25.113.PD3802	House Type B3.2 - Elevations and Section	1:100
25.113.PD3901	House Type B4 - Plans	1:100
25.113.PD3902	House Type B4 – Elevations and Section	1:100
25.113.PD31001	House Type B5 – Plans	1:100
25.113.PD31002	House Type B5 – Elevations and Section	1:100
25.113.PD31101	House Type B6.1 - Plans	1:100
25.113.PD31102	House Type B6.1 – Elevations and Sections	1:100
25.113.PD31201	House Type B6.2 – Plans	1:100
25.113.PD31202	House Type B6.2 – Elevations and Section	1:100
25.113.PD31301	House Type C1.1 – Plans	1:100
25.113.PD31302	House Type C1.1 – Elevations and Section	1:100
25.113.PD31401	House Type C1.3 - Plans	1:100
25.113.PD31402	House Type C1.3 – Elevations and Section	1:100
25.113.PD31501	House Type C2 – Plans	1:100
25.113.PD31502	House Type C2 – Elevations and Section	1:100
Apartment Types		
25.113.PD4101	Block A - Ground Floor Plan	1:100
25.113.PD4102	Block A - First Floor Plan	1:100
25.113.PD4103	Block A - Second Floor Plan	1:100
25.113.PD4104	Block A - Elevations	1:100
25.113.PD4105	Block A – Elevations and Section	1:100
25.113.PD4201	Block B - Ground Floor Plan	1:100
25.113.PD4202	Block B – First Floor Plan	1:100
25.113.PD4203	Block B – Second Floor Plan	1:100
25.113.PD4204	Block B – Elevations and Section	1:100
25.113.PD4301	Block C – Ground Floor Plan	1:100
25.113.PD4302	Block C – First Floor Plan	1:100
25.113.PD4303	Block C – Second Floor Plan	1:100
25.113.PD4304	Block C – Elevations	1:100
25.113.PD4305	Block C – Section	
Creche		
25.113.PD5001	Creche Ground Floor Plan	1:100
25.113.PD5002	Creche First Floor Plan	1:100
25.113.PD5003	Creche Elevations	1:100
25.113.PD5004	Creche Elevations and Sections	1:100

Contiguous Elevations		
25.113.PD6001	Contiguous Elevations 1	1:200
25.113.PD6002	Contiguous Elevations 2	1:200
25.113.PD6003	Contiguous Elevations 3	1:200
25.113.PD6004	Contiguous Elevations 4	1:200
25.113.PD6005	Contiguous Elevations 5	1:200
25.113.PD6006	Contiguous Elevations 6	1:200
25.113.PD6007	Contiguous Elevations 7	1:200
25.113.PD6008	Contiguous Elevations 8	1:200
Servicing Drawings		
25.113.PD7001	Active Travel Hub – Plan and Elevation	1:100
25.113.PD7002	Active Travel Hub – Elevation	1:100
25.113.PD7003	Gateway Pavilion – Plan	1:50
25.113.PD7004	Gateway Pavilion – Elevations and Section	1:50
25.113.PD7005	Bin and Bike Stores	1:50

Drawings by Waterman Moylan Consulting Engineers		
Drawing Number	**Drawing Title**	**Scale**
FLE-WMC-CA4-ZZ-DR-C-P0010	Proposed Site Location Plan	AS SHOWN
FLE-WMC-CA4-ZZ-DR-C-P0100	Proposed Site Layout	1:500
FLE-WMC-CA4-ZZ-DR-C-P0110	Proposed Levels and Kerbing Layout General Arrangement	1:500
FLE-WMC-CA4-ZZ-DR-C-P0111	Proposed Levels & Kerbing Layout - Sheet 1 of 3	1:250
FLE-WMC-CA4-ZZ-DR-C-P0112	Proposed Levels & Kerbing Layout - Sheet 2 of 3	1:250
FLE-WMC-CA4-ZZ-DR-C-P0113	Proposed Levels & Kerbing Layout - Sheet 3 of 3	1:250
FLE-WMC-CA4-ZZ-DR-C-P0115	Proposed Visibility Splays	1:500
FLE-WMC-CA4-ZZ-DR-C-P0116	Swept Path Analysis Refuse Vehicle	1:500
FLE-WMC-CA4-ZZ-DR-C-P0117	Swept Path Analysis Bus	1:500
FLE-WMC-CA4-ZZ-DR-C-P0118	Proposed Bus Stop Location	AS SHOWN
FLE-WMC-CA4-ZZ-DR-C-P0119	Swept Path Analysis Fire Tender	
FLE-WMC-CA4-ZZ-DR-C-P0130	Proposed Road Markings and Signage	1:250
FLE-WMC-CA4-ZZ-DR-C-P0135	Typical Road Cross Sections	AS SHOWN
FLE-WMC-CA4-ZZ-DR-C-P0136	Proposed Typical Road Construction Details - Sheet 1 of 2	AS SHOWN
FLE-WMC-CA4-ZZ-DR-C-P0137	Proposed Typical Road Construction Details - Sheet 2 of 2	AS SHOWN
FLE-WMC-CA4-ZZ-DR-C-P0160	Proposed Priority Junction	AS SHOWN
FLE-WMC-CA4-ZZ-DR-C-P0200	Proposed Drainage Layout General Arrangement	1:500
FLE-WMC-CA4-ZZ-DR-C-P0201	Proposed Drainage Layout - Sheet 1 of 3	1:250

Drawing Number	Drawing Title	Scale
FLE-WMC-CA4-ZZ-DR-C-P0202	Proposed Drainage Layout - Sheet 2 of 3	1:250
FLE-WMC-CA4-ZZ-DR-C-P0203	Proposed Drainage Layout - Sheet 3 of 3	1:250
FLE-WMC-CA4-ZZ-DR-C-P0210	Proposed SuDS Layout	1:500
FLE-WMC-CA4-ZZ-DR-C-P0215	Surface Water Catchments	1:500
FLE-WMC-CA4-ZZ-DR-C-P0220	Proposed SuDS Details	AS SHOWN
FLE-WMC-CA4-ZZ-DR-C-P0221	Proposed Attenuation System Details	AS SHOWN
FLE-WMC-CA4-ZZ-DR-C-P0225	Proposed Petrol Interceptor & Hydrobrake Details	AS SHOWN
FLE-WMC-CA4-ZZ-DR-C-P0300	Proposed Watermain Layout General Arrangement	AS SHOWN
FLE-WMC-CA4-ZZ-DR-C-P0301	Proposed Watermain Layout - Sheet 1 of 3	1:250
FLE-WMC-CA4-ZZ-DR-C-P0302	Proposed Watermain Layout – Sheet 2 of 3	1:250
FLE-WMC-CA4-ZZ-DR-C-P0303	Proposed Watermain Layout - Sheet 3 of 3	1:250
FLE-WMC-CA4-ZZ-DR-C-P0310	Water Supply Details - Sheet 1 of 3	AS SHOWN
FLE-WMC-CA4-ZZ-DR-C-P0311	Water Supply Details - Sheet 2 of 3	AS SHOWN
FLE-WMC-CA4-ZZ-DR-C-P0312	Water Supply Details - Sheet 3 of 3	AS SHOWN
FLM-WBS-UT-ZZ-DR-E-60-E1002	Proposed E-Car Charging Layout	1:600

Drawings by NMP Landscape Architects		
Drawing Number	**Drawing Title**	**Scale**
General Arrangement		
L1_100	General Arrangement Plan	1:500
L1_101	Boundary Treatment Plan	1:500
L1_102	Open Space Plan	1:500
L1_103	Play and Exercise Plan	1:500
Soft Landscape		
L1_600	Street Trees Plan	1:500
Sections		
L1_700	Section Location Plan	1:500
L1_701_1	Sections Sheet 1 of 4	1:100
L1_701_2	Sections Sheet 2 of 4	1:100
L1_701_3	Sections Sheet 3 of 4	1:100
L1_701_4	Sections Sheet 4 of 4	1:100
Typical Details		
L1_802_1	Hard Landscape Details – Wall Details – Sheet 1 of 3	AS SHOWN
L1_802_2	Hard Landscape Details – Wall Details – Sheet 2 of 3	AS SHOWN

L1_802_3	Hard Landscape Details – Wall Details – Sheet 3 of 3	AS SHOWN
L1-806	Soft Landscape Details – Tree Pit Details	AS SHOWN

Drawings by Charles McCorkell		
Drawing Number	**Drawing Title**	**Scale**
260220-P-10-01	Tree Survey Plan 01	1:500
260220-P-10-02	Tree Survey Plan 02	1:500
260220-P-11-01	Tree Removals Plan 01	1:500
260220-P-11-02	Tree Removals Plan 02	1:500
260220-P-12-01	Tree Protection Plan 01	1:500
260220-P-12-02	Tree Protection Plan 02	1:500

Drawings by Sabre Electrical Services		
Drawing Number	**Drawing Title**	**Scale**
SES 05626	Public Lighting Layout	1:500