

Fingal County Council
Planning Department,
County Hall
Main Street
Swords
K67 X8Y2

13 February 2025

Re: Planning Application for Proposed Large Scale Residential Development of 193 no. Residential Units at part of the Former Teagasc Research Centre, Malahide Road, Kinsealy, Dublin 17

FCC Opinion Ref. FCC Ref. LRD0046/S2

Dear Sir/Madam,

Please find enclosed a planning application for a Large Scale Residential Development (LRD) on lands comprising part of the Former Teagasc research Centre, Malahide Road, Kinsealy, submitted on behalf of the Land Development Agency (LDA).

A list of documentation submitted with this application is provided below. In addition, it is noted that the Applicant developed a Consultation & Stakeholder Engagement Plan for the proposed development which included the establishment of a dedicated LDA webpage and contact telephone number, together with a drop in consultation evening on 26 November 2024. A full record of all public engagement and discussion, and a copy of the Consultation and Stakeholder Engagement Strategy Consultation Report, are available at the following link: <https://lda.ie/projects/kinsealy>.

The following documentation accompanies this application:

- Copy of remittance confirmation in respect of payment of the Application Fee, €27,127.60, by way of electronic funds transfer dated 23 January 2025.
- One copy of the completed planning application form (Form No. 19) that is accompanied by:
 - A Letter of Consent from Teagasc dated 23 January 2025;

Directors:
Declan Brassil &
Sharon Gorman

Reg No.:
329512

- A Letter of Consent from O'Flynn Construction (Kinsealy) Unlimited Company dated 4 February 2025;
- A Letter of Consent from Department of Education dated 8 August 2024; and
- Part V validation letter from FCC Housing Department dated 21 January 2025.
- A copy of Site Notice dated 13 February 2025.
- An original copy of the Newspaper notice – Irish Daily Star, dated 13 February 2025.
- One USB Flash Drive containing electronic copies of all the submitted planning application documentation as displayed on the applicant's website (www.kinsealylrd.com).

Also enclosed are 6 sets / copies of the following:

- Planning Report and Statement of Consistency, prepared by Declan Brassil and Co Ltd;
- Statement of Response to FCC LRD Opinion, prepared by Declan Brassil and Co Ltd;
- Environmental Impact Assessment Screening Report prepared by TMS Environment Ltd.;
- Appropriate Assessment Screening Report (AA) prepared by Openfield Ecological Assessment;
- Ecological Impact Assessment prepared by TMS Environment Ltd.;
- Bat Assessment Report, prepared by Brian Keely, Wildlife Surveys Ireland Ltd.;
- Community & Social Infrastructure Audit prepared by Declan Brassil and Co Ltd;
- Architectural Drawings / Plans and accompanying Drawing Schedule, prepared by Conroy Crowe Kelly (CCK) Project Architects;
- Architectural Design Statement, prepared by CCK Architects & Urban Designers;
- Thematic Design Manual, prepared by CCK Architects & Urban Designers;
- Housing Quality Assessment, including Overall Schedule of Accommodation, prepared by CCK Architects & Urban Designers;
- Part V Housing Allocation, prepared by CCK Architects & Urban Designers;
- Building Life Cycle Report, prepared by CCK Architects & Urban Designers;
- Universal Access Statement, prepared by CCK Architects & Urban Designers;
- Engineering Drawings, as per the submitted Drawing Register Sheet, prepared by CS Consulting, Project Consultant Engineers;
- Engineering Services Report, prepared by CS Consulting;
- Traffic & Transportation Assessment, prepared by CS Consulting;
- DMURS Statement of Compliance, prepared by CS Consulting;
- Mobility Management Plan, prepared by CS Consulting;
- Stage 1 Quality Audit, prepared by Roadplan Consulting;
- Site Specific Flood Risk Assessment, prepared by CS Consulting;

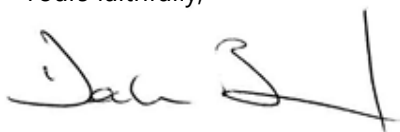
- Construction Surface Water Management Plan, prepared by CS Consulting;
- Construction & Demolition Waste Management Plan, prepared by CS Consulting;
- Construction & Environmental Management Plan, prepared by CS Consulting;
- Ground Investigation Report prepared by Ground Investigations Ireland;
- Waste Classification Report prepared by Ground Investigations Ireland;
- Landscaping Drawings / Plans as per the submitted Landscaping Drawing Register, prepared by Ronan MacDiarmada & Associates (RMDA), Project Landscape Architects;
- Landscape Design Rationale, prepared by RMDA Landscape Architects;
- Green Infrastructure Plan, prepared by RMDA Landscape Architects;
- Tree Retention Report, prepared by RMDA Landscape Architects;
- SuDS Management and Maintenance Plan, prepared by RMDA Landscape Architects;
- Specification of Landscape Works and Maintenance, prepared by RMDA Landscape Architects;
- Arboricultural Assessment, prepared by Arborist Associates Ltd.;
- Tree Constraints Plan & Tree Protection Plan, prepared by Arborist Associates Ltd.;
- Cultural Heritage Impact Assessment Report, prepared by Courtney Deery, Archaeology & Cultural Heritage;
- Daylight & Sunlight Assessment Report prepared by Delap & Waller;
- Energy & Sustainability Statement, prepared by Delap & Waller;
- Noise Impact Analysis Report, prepared by DKP_{EV} Environmental;
- Outdoor Lighting Report prepared by Lighting Reality;
- Electrical Services Plans, as per the submitted Drawing Register, prepared by Delap & Waller; and
- Operational Waste Management Plan prepared by TMS Environment Ltd.

Attached to this letter is a schedule listing all of the submitted plans and drawings.

Electronic copies of the above planning documentation are available at www.kinsealylrd.com

I look forward to receiving acknowledgment of receipt and validation of the subject application in due course.

Yours faithfully,



Declan Brassil

Declan Brassil & Co. Ltd.

Schedule of Submitted Drawings and Plans

Architectural Drawings prepared CCK Architects	
Drawing No.	Drawing Title (Scale)
Please refer to separate CCK Drawing Schedule submitted with the Architectural Drawings and attached to this letter.	
Engineering Drawings prepared by CS Consulting Engineers	
Drawing No.	Drawing Title (Scale)
Please refer to separate CS Drawing Register Sheet submitted with the Engineering Drawings and attached to this letter.	
Landscaping Drawings prepared by RMDA Landscape Architects	
Drawing No.	Drawing Title (Scale)
Please refer to separate RMDA Drawing Issue Sheet submitted with the Landscape Drawings and attached to this letter.	
Arboricultural Drawings prepared by Arborist Associates Ltd.	
Drawing No.	Drawing Title (Scale)
TKS001	Tree Constraints Plan 01 (1:500 @ A0)
TKS003	Tree Protection Plan (1:500 @ A0)
Electrical Design Drawings prepared by Delap & Waller	
Drawing No.	Drawing Title (Scale)
Please refer to separate Delap & Waller Drawing Register Sheet submitted with the Electrical Design Drawings and attached to this letter.	

KI-CCK-S1b-XX-XX-RG-A-000100

LRD Application: Former Teagasc Lands, Kinsealy

File Type

Revision - P0

Architectural Document Schedule

DISTRIBUTION:					Latest Revision	
CLIENT	The Land Development Agency					
PLANNING CONSULTANT	Declan Brassil & Co. Planning Consultant					
LOCAL AUTHORITY	Fingal County Council					
Issued By: Conroy Crowe Kelly			Issue Date:	12/02/2025		
Media of Issue: E, P		No. of Files Issued:		52		
(P=paper, E=email, D=Disk, F=Fax)						
Stage: S1b						
DRAWING NUMBER	DRAWING TITLE			SCALE	PAGE SIZE	
Site						
KI-CCK-S1b-XX-DR-A-1000	Site Location Map			1:500	A0	PO
KI-CCK-S1b-XX-DR-A-1010	Existing Site Survey			1:500	A0	PO
KI-CCK-S1b-XX-DR-A-1011	Demolition: Existing Buildings Plan			1:1000	A1	PO
KI-CCK-S1b-XX-DR-A-1012	Demolition: Existing Buildings Elevations Sheet 1 of 7			1:200	A3	PO
KI-CCK-S1b-XX-DR-A-1013	Demolition: Existing Buildings Elevations Sheet 2 of 7			1:200	A3	PO
KI-CCK-S1b-XX-DR-A-1014	Demolition: Existing Buildings Elevations Sheet 3 of 7			1:200	A3	PO
KI-CCK-S1b-XX-DR-A-1015	Demolition: Existing Buildings Elevations Sheet 4 of 7			1:200	A3	PO
KI-CCK-S1b-XX-DR-A-1016	Demolition: Existing Buildings Elevations Sheet 5 of 7			1:200	A3	PO
KI-CCK-S1b-XX-DR-A-1017	Demolition: Existing Buildings Elevations Sheet 6 of 7			1:200	A3	PO
KI-CCK-S1b-XX-DR-A-1018	Demolition: Existing Buildings Elevations Sheet 7 of 7			1:200	A3	PO
KI-CCK-S1b-XX-DR-A-1020	Site Plan			1:500	A0	PO
KI-CCK-S1b-XX-DR-A-1030	Site Plan: Housing Mix			1:1250	A3	PO
KI-CCK-S1b-XX-DR-A-1031	Site Plan: Part V			1:1250	A3	PO
KI-CCK-S1b-XX-DR-A-1032	Site Plan: Open Space			1:1250	A3	PO
KI-CCK-S1b-XX-DR-A-1033	Site Plan: Phasing			1:1250	A3	PO
KI-CCK-S1b-XX-DR-A-1034	Site Plan: Parking Allocation			1:1250	A3	PO
KI-CCK-S1b-XX-DR-A-1035	Site Plan: Taking in Charge			1:1250	A3	PO
Site Sections						
KI-CCK-S1b-XX-DR-A-2000	Site Elevations and Sections AA & BB			1:200	A1	PO
KI-CCK-S1b-XX-DR-A-2001	Site Elevations and Sections CC & DD			1:200	A1	PO
KI-CCK-S1b-XX-DR-A-2002	Site Elevations and Sections EE FF & GG			1:200	A1	PO
KI-CCK-S1b-XX-DR-A-2003	Site Elevations and Sections HH JJ KK & LL			1:200	A1	PO
KI-CCK-S1b-XX-DR-A-2004	Site Elevations and Sections MM & OO			1:200	A1	PO
KI-CCK-S1b-XX-DR-A-2005	Site Elevations and Sections PP QQ & RR			1:200	A1	PO
KI-CCK-S1b-XX-DR-A-2006	Site Elevations and Sections SS & TT			1:200	A1	PO
KI-CCK-S1b-XX-DR-A-2007	Site Sections UU VV WW & XX			1:200	A1	PO
House Types						
KI-CCK-S1b-XX-DR-A-101	House Type A (Mid Terrace) - Plans, Elevations & Sections			1:100	A3	PO
KI-CCK-S1b-XX-DR-A-102	House Type B (Mid Terrace) - Plans, Elevations & Sections			1:100	A3	PO
KI-CCK-S1b-XX-DR-A-103	House Type B1 (End Terrace) - Plans, Elevations & Sections			1:100	A3	PO
KI-CCK-S1b-XX-DR-A-104	House Type C (End Terrace) - Plans, Elevations & Sections			1:100	A3	PO
KI-CCK-S1b-XX-DR-A-105	House Type D (Mid Terrace) - Plans, Elevations & Sections			1:100	A3	PO
KI-CCK-S1b-XX-DR-A-106	House Type D1 (End Terrace) - Plans, Elevations & Sections			1:100	A3	PO
Duplex Blocks						
KI-CCK-S1b-XX-DR-A-200	Duplex A1 - Plans, Elevations & Sections			1:100	A1	PO
KI-CCK-S1b-XX-DR-A-201	Duplex A2 - Plans, Elevations & Sections			1:100	A1	PO
KI-CCK-S1b-XX-DR-A-202	Duplex B1 - Plans, Elevations & Sections			1:100	A1	PO
KI-CCK-S1b-XX-DR-A-203	Duplex B2 - Plans, Elevations & Sections			1:100	A1	PO
KI-CCK-S1b-XX-DR-A-204	Duplex C1 - Plans, Elevations & Sections			1:100	A1	PO
KI-CCK-S1b-XX-DR-A-205	Duplex C2 - Plans, Elevations & Sections			1:100	A1	PO
KI-CCK-S1b-XX-DR-A-206	Duplex D1 - Plans, Elevations & Sections			1:100	A1	PO
KI-CCK-S1b-XX-DR-A-207	Duplex D2 - Plans, Elevations & Sections			1:100	A1	PO

KI-CCK-S1b-XX-XX-RG-A-000100

LRD Application: Former Teagasc Lands, Kinsealy

File Type

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Media of Issue:	E, P	No. of Files Issued:		52		
(P=paper, E=email, D=Disk, F=Fax)						
Stage:	S1b					
DRAWING NUMBER	DRAWING TITLE			SCALE	PAGE SIZE	
KI-CCK-S1b-XX-DR-A-208	Duplex D3 - Plans, Elevations & Sections			1:100	A1	P0
KI-CCK-S1b-XX-DR-A-209	Duplex D4 - Plans, Elevations & Sections			1:100	A1	P0
Other Buildings						
KI-CCK-S1b-XX-DR-A-300	Creche - Plans, Elevations & Sections			1:100	A1	P0
KI-CCK-S1b-XX-DR-A-310	Typical Communal Bins & Bicycle Store for Duplex Blocks			1:50	A2	P0
KI-CCK-S1b-XX-DR-A-311	On Curtilage Bicycle Stores for Mid-Terrace Houses & Typical Curtilage Plans			1:100	A2	P0
Schedules						
KI-CCK-S1b-XX-SH-A-1000	Overall Schedule of Accommodation			N/A	A4	P0
KI-CCK-S1b-XX-SH-A-1001	Housing Quality Assessment - Houses			N/A	A4	P0
KI-CCK-S1b-XX-SH-A-1002	Housing Quality Assessment - Duplex Blocks			N/A	A4	P0
Documents						
KI-CCK-S1b-XX-RP-A-0010	Architectural Design Statement			N/A	A3	P0
KI-CCK-S1b-XX-RP-A-0011	Thematic Design Manual			N/A	A3	P0
KI-CCK-S1b-XX-RP-A-0012	Part V Housing Allocation			N/A	A3	P0
KI-CCK-S1b-XX-RP-A-0013	Building Life Cycle Report			N/A	A4	P0
KI-CCK-S1b-XX-RP-A-0014	Universal Access Statement			N/A	A4	P0

DEVELOPMENT AT FORMER TEAGASC LANDS, KINSEALY

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C215-CSC-00-XX-DR-C-0005	Proposed General Arrangement – Sheet 2 of 2
C215-CSC-00-XX-DR-C-0006	Proposed Roads Levels and Pavement Areas – Sheet 1 of 2
C215-CSC-00-XX-DR-C-0007	Proposed Roads Levels and Pavement Areas – Sheet 2 of 2
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NOTES

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- This drawing to be read in conjunction with all other Architectural and Engineering drawings and all other relevant drawings and Specifications.
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Rev. No.	Date	REVISION NOTE	Des. By	Chk. By
P1	31.01.2025	ISO PLANNING ISSUE	AS	GL

Architect	CCK Architects			
Project	Development at Former Teagasc Lands Kinsealy, Co. Dublin			
Title	Cover Page			
Dwg. No.	C215-CSC-00-XX-DR-C-0001			
Date	Iss. by	Chk. by	Appr. by	Scale
Sep' 2024	MM	AC	NB	N.T.S. @ A1
Revision				P1

CS Consulting Group

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e: info@csconsulting.ie
w: www.csconsulting.ie

Quality
ISO 9001:2015
Certified

Environment
ISO 14001:2015
Certified

Health & Safety
OHSAS 18001:2007
Certified



C215

Drawing Register

Ronan MacDiarmada & Associates Ltd.
Landscape Architects & Consultants

Job Title: Kinsealy Teagasc



Job No: 1713

Client: LDA

5 Tootenhill ,Rathcoole, Co. Dublin

Tel: 01 4124476 Email: ronan@rmda.ie

Drawing Title:	Drawing No:	Page Size:	Date:
Landscape Rationale	1713 - Rev J - Kinsealy Teagasc - Landscape Rationale	A3	Rev J
Green Infrastructure Plan	1714 - Rev A - Kinsealy Teagasc - Green Infrastructure Plan	A3	Rev A
Tree Retention Statement	1713 - Rev C - Kinsealy Teagasc - Tree Retention Statement	A3	Rev C
Landscape Specification	1713-SpecofLandscapeWorks&Maintenance-KinsealyTeagasc-RMDA	A4	Rev A
SuDS Maintenance Plan	1713 - Suds Maintenance Plan - Kinsealy Teagasc - RMDA	A4	Rev A
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Section 2	1713 - Rev I - KinsealyTeagasc-Landscape-RMDA-DWG.4.3	A1	Rev I
Distribution:			
Client	LDA	x	x
Architect	Conroy Crowe Kelly Architects	x	x
Engineer	Cronin & Sutton Consulting Group	x	x
Issued by:	Insert Initials		PL

<div><div>Delap & Waller</div></div> <div><div>LDA Ghníomhaireacht Forbartha Talún Land Development Agency</div></div>						Date of Issue		09.02.24	20.03.24	26.03.24	16.07.24	22.08.24	10.09.24	08.01.25	28.01.25	29.01.25	31.01.25
						Method of Issue											
						E:	e-mail										
						P:	Paper										
						CD:	disc										
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						P:	Preliminary	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
						T:	Tender										
						C:	Construction										
Drawing Recipients						Last Modified											
Client:			LDA - LAND DEVELOPMENT AGENCY														
Project Manager																	
Developer																	
Architect:			CONORY CROWE KELLY ARCHITECTS			31/01/2025											
Fire Consultant																	
Quantity Surveyor:																	
Structural / Civil Engineer:																	
Main Contractor:																	
Mechanical Contractor:																	
Electrical Contractor:																	
Site Office																	
Planning Consultant																	
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Drawing		Drawing Title				Level	Scale	REV	REV	REV	REV	REV	REV	REV	REV	REV	
ELECTRICAL SERVICES																	
23039-XXX-DR-DLW-E-600	PROPOSED SITE SERVICES LAYOUT - ESB				ALL	NTS	P0	P01	P02	-	-	P03	P04	P05	P06	P07	
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