

FINGAL COUNTY COUNCIL

SITE NOTICE

LARGE SCALE RESIDENTIAL DEVELOPMENT

The Land Development Agency intends to apply for permission for a Large-Scale Residential Development (LRD) at this site comprising part of the Former Teagasc Research Centre, Malahide Road, Kinsealy, Dublin 17.

The proposed development will consist of:

1. Demolition of existing buildings and structures within the application site associated with the former Teagasc Research Centre use (total Gross Floor Area (GFA) of approx. 6,561sqm).
2. Construction of 193 no. residential dwellings comprising 153 no. two storey houses (30 no. two-bed; and 123 no. three-bed terraced houses) and 40 no. duplex units (20 no. two-bed ground floor apartments with 20 no. three-bed duplexes above) arranged in three storey blocks.
3. Provision of a single storey childcare facility (approx. 283 sqm GFA) with the capacity for approximately 50 children.
4. Provision of a total of 229 no. car parking spaces (193 no. residential spaces, 4 no. childcare drop off spaces, 3 no. childcare staff spaces and 29 no. visitor spaces), and 345 no. bicycle parking spaces (201 no. private secure on-curtilage spaces for houses without independent garden access, 100 no. private secure spaces and 20. no. visitor spaces for duplex units, 20 no. childcare drop-off spaces, and 4 no. childcare staff spaces).
5. Approximately 1.65 ha of dedicated public open space comprising a series of open spaces and a central east-west greenway linear park and parklands along the east boundary. In addition, 2.2 ha of greenbelt zoned lands are included to the south and south-east of the residential development area to accommodate a playing pitch.
6. Vehicular access to the site will be via a new vehicular entrance at Gandon Lane (providing access to the northern part of the site only) and a new vehicular access from the Malahide Road, located to the south of the existing Malahide Portmarnock Educate Together National School, (providing access to the southern part of the site only).
7. Pedestrian and cycle links to facilitate connectivity with adjoining residential developments including the provision of an east-west greenway and a north-south link to greenbelt zoned lands to the south.
8. All enabling and site development works, landscaping, boundary treatments, lighting, services and connections, bin storage, 3 no. ESB unit substations and all other ancillary works above and below ground on a site of approximately 8.2 ha.

The Planning Application may be inspected or purchased at a fee not exceeding the reasonable cost of making a copy at the offices of the Planning Authority (Fingal County Council, Fingal County Hall, Main Street, Swords, Fingal, Co. Dublin) during its public opening hours. The application may also be inspected online at the following website set up by the applicant: www.kinsealylrd.com

A submission or observation 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 planning authority of the application, and such submission 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's Address: Delcan Brassil & Co., Lincoln House, Phoenix Street, Smithfield, Dublin 7)

Date of erection of site notice: 13 February 2025