

**COMHAIRLE CONTAE FHINE GALL
FINGAL COUNTY COUNCIL**

**BALBRIGGAN/RUSH-LUSK/SWORDS AREA COMMITTEE MEETING
(Services B – Strategic & General Matters)**

THURSDAY 8TH OCTOBER 2026

ITEM NO. 42

PHASE 2 BALLYGOSSAN TO BE TAKEN IN CHARGE - AI109932

Motion: Councillor T. O'Leary

"That the Chief Executive arrange for Phase 2 Ballygossan to be taken in charge, with the playground and basketball court as soon as possible and resolve all outstanding issues including street lighting which is still not operational, as the estate is fully occupied and built out residents need access to all facilities per the planning permission and building standards and provide a detailed timeline for same."

Report:

The taking in charge team has engaged with the developer on a number of occasions to attempt to begin the process however to date the developer has not submitted a formal taking in charge request. As with every development, Fingal County Council is reliant on the developer to bring the development up to the standard required. Until the estate is taken in charge by the Council, the infrastructure remains private and under the developer's ownership and maintenance responsibility until the formal statutory process is completed.

Regarding the playground and basketball court, the developer will be required to complete these facilities fully in accordance with the approved planning permission and submit any required certification and documentation prior to being taken in charge.

In relation to the street lighting the developer has recently been given approval by Fingal's public lighting section for works to be undertaken to bring it to the required

standard. The developer has appointed a sub-contractor to carry out the necessary works and has indicated that they aim to complete these works by the end of October. The developer has indicated that they want the estate to be taken in charge but any overall timeline remains contingent on the developer completing outstanding works and lodging all required documentation. The Council will continue to engage with the developer in relation to this.

Source of Report: Colin Gallagher, Senior Engineer, Planning & Development Department.