

**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. 13

BALLYMASTON PHASE 3 - DONABATE - AI109775

Question: Councillor D. Butler

"To ask the Chief Executive to advise what impact the reported appeal against Ballymaston Phase 3 will have on the delivery of housing units for Fingal?"

Reply:

Planning application Ref No. LRD0053/S3 represents Phase 3 of the wider development of the Ballymastone lands, currently being delivered by Fingal County Council in partnership with Glenveagh as "Balmoston".

Following a decision by Fingal County Council to grant permission subject to conditions for this development, Phase 3 is currently subject to an appeal to An Coimisiún Pleanála (Ref No. ACP-324603-26). In general terms, any appeal to a planning application will result in time delays to the decision-making process.

The three third-party appeals were lodged with An Coimisiún Pleanála on 27th, 28th and 31st August, all within the statutory appeal period for this development, which includes 432 homes, a crèche and community space. The homes are made up of:

- 20% social housing
- 20% affordable purchase homes
- 60% private homes

An Coimisiún Pleanála has a statutory objective to determine Large-Scale Residential Development (LRD) appeals within 16 weeks of receipt, provided that no oral hearing is held and no further information is requested. If an oral hearing is held, if further information is requested, the time delays could be significantly longer.

Accordingly, at present the impact of the appeals is uncertain, however regardless of whether the appeal succeeds or fails, the appeal process itself creates delay and uncertainty that will have negative consequences. These will include increased costs and delays for Fingal County Council for the delivery of our social homes; delays for our social tenants; delays and increased costs to affordable purchasers; delays and increased costs to private buyers; and in the event that decision of Fingal County Council is overturned, potential risks that the delivery of all 432 homes may no longer be viable under the current contract.

The delivery of the adjacent recreational hub is dependent on securing Affordable Housing Fund support linked to the delivery of all phases of the project and delays in the delivery of housing will have knock-on impacts in terms of funding for the hub.

Source of Reply: Fiona Glynn, Administrative Officer, Housing Delivery