



## SITE NOTICE

### **Castlethorn Developments Luttrellstown Limited,**

intends to apply for **Permission** for a **Large-Scale Residential Development** at this site (c. 4.39 ha) in the townland of Porterstown Clonsilla, Dublin 15.

The site is located within the Kellystown Local Area Plan development boundary and is predominately in use as football pitches for St. Mochta's Football Club. A new purpose-planned sportsground for St. Mochta's FC forms the subject of a concurrent planning application with Fingal County Council (Reg. Ref. FW25A/0033E) as required under the Kellystown Local Area Plan 2021. The site is generally bounded to the north by the Royal Canal and Dublin-Maynooth rail line, Diswellstown Road/ Dr. Troy Bridge to the east, by permitted Strategic Housing Development (ABP-312318-21 as amended by LRD0034/S3) known as Luttrellstown Gate (Phase 1) to the south and west.

The proposed development consists of 302no. residential units in a mix of houses, duplexes and apartments ranging from 2 – 7 storeys in height comprising: -

- 97no. Houses (62no. 3-bed and 35no. 4-bed) ranging in heights of 2-3 storeys
- 205no. Apartment / Duplex Units (98no. 1-bed, 88no. 2-bed and 19no. 3-bed) across 4no. blocks comprising:
  - Block D ranging in height from 5-7 storeys accommodating 57no. apartment units;
  - Block E ranging in height from 5-7 storeys accommodating 77no. apartment units;
  - Block F ranging in height from 4-5 storeys accommodating 29no. apartment units and 10no. duplex units;
  - Duplex Blocks G1, G2, G3 & G4 3 storeys in height accommodating 32no. duplex and simplex units;
- The provision of 241no. car parking spaces and 993no. bicycle parking spaces;
- Private, communal and public open space provision including a new children's playground and active recreational facilities as well as all associated landscaping and boundary treatments;
- Vehicular access is provided off the existing Kellystown Link Road via the internal roads of Luttrellstown Gate (Phase 1).

An Environmental Impact Assessment Report has been prepared in respect of the proposed development and submitted with this LRD application.

The Planning Application, including the Environmental Impact Assessment Report may be inspected online at the following website: [www.stmochtaslrd.ie](http://www.stmochtaslrd.ie)

The application, including the Environmental Impact Assessment Report may be inspected or purchased at a fee not exceeding the reasonable cost of making a copy at the offices of the Planning Authority during its public opening hours of 9.30-16.30 Monday to Friday at: Fingal County Council, Fingal County Hall, Main Street, Swords, Fingal, Co. Dublin. A submission or observation in relation to the Application may be made in writing to the Planning Authority on payment of a fee of €20, within the period of 5 weeks, beginning on the date of receipt by Fingal County Council of the Application, and such submissions 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.

**Signature:** 

**Agent:** Stephen Little & Associates, Chartered Town Planners and Development Consultants 26/27 Upper Pembroke Street, Dublin 2, D02 X361

Date of Erection of Site Notice: **09 June 2025**

**Notice to Applicant:** Please ensure application is lodged within 2 weeks of date of erection of Site Notice.

**NOTE TO 3<sup>RD</sup> PARTIES:** Please phone 8905541 (Swords Office) (1) that a valid Planning Application has been received by Fingal County Council and (2) where File may be inspected. All Submissions / Objections are posted on the Council's Website.

THIS SITE NOTICE SHALL BE  
REMOVED AFTER  
NOTIFICATION OF PLANNING  
AUTHORITY DECISION