

Planning and Development (Housing) and Residential Tenancies Act 2016
Planning and Development (Strategic Housing Development) Regulations 2017
Notice of Strategic Housing Development
Application to An Bord Pleanála

We, The Shoreline Partnership, intend to apply to An Bord Pleanála for a 10 year planning permission for a strategic housing development at a site of c. 9.1 ha at lands formerly known as the Coast, Baldoyle, Dublin 13. The lands are bound by the Dublin-Belfast / DART train line to the west, existing residential areas to the south and east, referred to as Myrtle and the Red Arches respectively and undeveloped lands to the north.

The proposed development will consist of the alteration of permitted development, as permitted under FCC Reg. Ref. F16A/0412, ABP Reg. Ref. ABP-248970 (and as amended under F20A/0258 and F21A/0046), for the development of 544 no. residential units (385 no. apartments and 159 no. houses) retail and a crèche (99 no. units of which in Blocks C4, C5 and C6 (previously indicated as D1) are under construction) with development now proposed for 882 no. residential dwellings (747 apartments, 135 houses) in 15 no. blocks ranging in height from 2 to 15 storeys and including for residential tenant amenity, retail/café/restaurant, pharmacy, medical centre, crèche, gym, car and bicycle parking and public realm, over a site area of approx. 9.1 ha, of which the development area is 8.89 ha. The proposed alterations result in an overall increase of 437 no. units and a total permitted development of 981 units in total under F16A/0412, ABP Reg. Ref. ABP-248970 as amended. The proposed development relates to the alteration of development previously permitted at Blocks A1, A2, A3, B1, B2, B3, B4, C1, C2 & C3 and new proposed Blocks D1, D2 & D3 to the north of Stapolin Square as follows:

1. The proposed altered residential development will consists of 882 no residential dwellings, which includes 747 apartments (38 no. Studio, 209 No. 1-Bed, 439 No. 2-Bed, 61 No. 3-Bed) and 135 houses (7 No. 2-Bed, 96 No. 3-Bed, 32 No. 4-Bed) as follows:
 - Alteration of Blocks A1, A2 and A3 from permitted 6-storey buildings providing 195 no. residential units; to proposed 4 to 8-storey buildings providing 288 no. apartment units as follows:
 - Block A1 ranging in height from 6 to 8 storeys and containing 101 no. apartments, with proposed balconies, and solar panels at roof level,
 - Block A2 ranging in height from 4 to 7 storeys and containing 102 no. apartments, with proposed balconies, and solar panels at roof level,
 - Block A3 ranging in height from 4 to 7 storeys and containing 85 no. apartments, with proposed balconies, and solar panels at roof level,
 - Alteration of Block B1 from permitted 4-storey building providing 80 no. residential units; to 3 to 5-storey building providing 49 no. apartment units, with proposed balconies,
 - Alteration of Block B2 from 3 no. 3-storey buildings providing 24 no. residential units; to 3 to 5-storey building providing 39 no. apartment units, with proposed balconies,;
 - Alteration of Block B3 from 1 no. 2-storey terrace and 3 no. 3-storey terraces providing 33 no. houses; to 38 no. 2-storey houses;
 - Alteration of Block B4 from 2 no. 2-storey terraces and 1 no. 3-storey terrace providing 25 no. houses; to 36 no. 2-storey houses;
 - Alteration of Block C1 from 3 no. 3-storey buildings providing 34 no. residential units; to Block C1 as 15 no. 2-storey houses & a new Block C1A as 4 to 6-storey building providing 43 no. apartment units, with proposed balconies;
 - Alteration of Block C2 from 1 no. 2-storey terrace and 2 no. 3-storey buildings providing 26 no. residential units; to Block C2 as 17 no. 2 and 3-storey houses & a new Block C2A as 4 to 5-storey buildings providing 33 no. apartment units, with proposed balconies;
 - Alteration of Block C3 from 1 no. 2-storey terrace and 2 no. 3-storey buildings providing 28 no. residential units; to C3 as 29 no. 2 and 3 storey houses;
 - Provision of new Block D1 ranging in height from 6 to 9-storey building providing 118 no. apartment units with proposed balconies, and solar panels at roof level,;
 - Provision of new Block D2 ranging in height from 6 to 8-storey building providing 81 no. apartment units with proposed balconies, and solar panels at roof level,;
 - Provision of new Block D3 ranging in height from 5 to 15-storey building providing 96 no. apartment units, with proposed balconies and an external roof terrace at Level 15,;
 - Residential Tenant Amenity Facilities of c.1,577sq.m located in Blocks A3 and D3 and external communal amenity space of c.7,526 sq.m provided at ground, podium and terrace levels throughout the scheme.
2. Commercial development in the ground floor of Blocks A1-A3 and D1-D3 containing gym of c.411 sq.m, convenience retail unit of c.915 sq.m, medical centre of c.462 sq.m, pharmacy of c.268 sq.m, crèche of c.539 sq.m including outdoor play space of c.123 sq.m. and, storage units of 292 sq.m, 2 no. retail/restaurant/cafe units of c.485 sq.m and c.112 sq.m. Total non-residential uses is c.3,314 sq.m
3. Car Parking is provided in a mix of undercroft for the apartments and off street for the houses with a total parking of 671 spaces for residential units, 40 for residential visitor use and 107 associated with the proposed commercial uses. 1,542 cycle parking spaces are provided for residents, visitor and commercial uses in secure locations and within the public realm throughout the scheme.
4. A revised central civic plaza at Stapolin Square centrally located around blocks A1-A3 and D1-D3 and new linear parks at Longfield Road adjacent Block B1-B2 and centrally located adjacent Blocks C1-C2-C3 totalling c. 10,042 sq.m.
5. Proposed new bus, cycle, pedestrian and taxi ramp to the north of Stapolin Square and Blocks D1-D3 providing access from Longfield Road to Clongriffin Train Station.
6. The development will also provide for all associated ancillary site development infrastructure including: ESB sub-stations, bike stores, bin stores, plant rooms, public lighting, new watermain connection to the north and foul and surface water drainage; internal roads & footpaths; site landscaping, including boundary treatments; associated scheme signage, and all associated engineering and site works necessary to facilitate the development.

The proposed alterations do not apply to blocks C4, C5 and C6 (previously indicated as D1) of the permitted development, which relates to 99 no. houses which are currently under construction or the permitted The Haggard Park which remains as permitted, or all other elements including Surface water attenuation wetlands and associated upstream surface water network, demolition of existing temporary lift and stair enclosure and associated infrastructure to Clongriffin Train Station, Road infrastructure (except where within the application boundary and requiring to be locally altered for proposed development), and Utilities infrastructure (except where within the application boundary and requiring to be locally altered for proposed development), all of which remain as per permitted.

The application contains a statement setting out how the proposal will be consistent with the objectives of the Fingal County Development Plan 2017-2023 and the Baldoyle-Stapolin Local Area Plan 2013 (as extended). The application contains a statement indicating why permission should be granted for the proposed development, having regard to a consideration specified in section 37(2)(b) of the Planning and Development Act, 2000, as amended, notwithstanding that the proposed development materially contravenes the Fingal County Development Plan 2017-2023 and the Baldoyle-Stapolin Local Area Plan 2013 (as extended), other than in relation to the zoning of the land.

An Environmental Impact Assessment Report and a Natura Impact Statement have been prepared in respect of the proposed development.

The application, together with an Environmental Impact Assessment Report and a Natura Impact Statement, may be inspected or purchased at a fee not exceeding the reasonable cost of making a copy, during public opening hours at the offices of An Bord Pleanála and Fingal County Council. The application may also be inspected online at the following website set up by the applicant: www.shoreline1shd.ie

Any person may, within the period of 5 weeks beginning on the date of receipt by An Bord Pleanála of the application and on payment of the prescribed fee of €20 (except for certain prescribed bodies), make a submission or observations in writing to An Bord Pleanála, 64 Marlborough Street, Dublin 1 or online at www.pleanala.ie relating to the implications of the proposed development, if carried out, for proper planning and sustainable development in the area or areas concerned, and the likely effects on the environment or the likely effects on a European site, as the case may be, of the proposed development, if carried out. Submissions or observations duly made will be considered by An Bord Pleanála in making a decision on the application. Such submissions or observations must also include the following information:

- (a) the name of the person, authority or body making the submission or observations, the name of the person, if any, acting on behalf of that person, authority or body, and the address to which any correspondence relating to the application should be sent,
- (b) the subject matter of the submission or observations, and
- (c) the reasons, considerations and arguments on which the submission or observations is or are based.

An Bord Pleanála may grant permission for the strategic housing development as proposed, or may grant permission subject to such modifications as it specifies in its decision, or may grant permission in part only, with or without any other modifications it may specify in its decision, or may refuse to grant permission for the proposed development. An Bord Pleanála may attach to a grant of permission such conditions as it considers appropriate.

Any enquiries relating to the application process should be directed to the Strategic Housing Development Section of An Bord Pleanála (Tel. 01-8588100).

A person may question the validity of a decision of An Bord Pleanála by way of an application for judicial review, under Order 84 of the Rules of the Superior Courts (S.I. No. 15 of 1986), in accordance with sections 50 and 50A of the Planning and Development Act 2000 (No. 30 of 2000), as amended. Practical information on the review mechanism can be found in the Judicial Review Notice on the An Bord Pleanála website: www.pleanala.ie or on the Citizens Information Service website: www.citizensinformation.ie.

Signed: 

Agent: Brady Shipman Martin, Canal House, Canal Road, Dublin 6

Date of Erection of Site Notice: 4th June 2021