



**Brady Shipman
Martin.**

**Celebrating.
50 Years.**

Caoimhe Boland
Commission for Railway Regulation,
Temple House,
Temple Road,
Blackrock,
Co. Dublin

Date: 4th August 2021

RE: Proposed Strategic Housing Development Pre-Application Consultation Request for a proposed alterations to permitted development at Lands at Baldoyle/Stapolin, referred to as GA03 Lands in the Baldoyle-Stapolin Local Area Plan 2013 (as extended) and which from part of the wider landholding of lands formerly known as the Coast, Baldoyle, Dublin 13.

(TC06F.308743– Pre-Application Reference)

Dear Ms. Boland

On behalf of the applicant, The Shoreline Partnership, we have submitted a Strategic Housing Development Planning Application with An Bord Pleanála in respect of Lands at Baldoyle/Stapolin, referred to as GA03 Lands in the Baldoyle-Stapolin Local Area Plan 2013 (as extended) and which from part of the wider landholding of lands formerly known as the Coast, Baldoyle, Dublin 13. The application is made in accordance with the provisions of the Planning and Development (Housing) and Residential Tenancies Act 2016 ('the 2016 Act') and the Planning and Development (Strategic Housing Development) Regulations 2017 ("the 2017 Regulations").

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Under article 285(5) (a) of the Planning and Development (Strategic Housing Development) Regulations 2017, we have been instructed by An Bord Pleanála to inform you of the aforementioned planning application in accordance with section 8(1) (b) of the Planning and Development (Housing) and Residential Tenancies Act 2016.

We enclose a digital copy of the application documentation for your convenience.

Proposed Development

The proposed development consists of (as set out in the statutory notices):



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Environment.**

The proposed development will consist of the development of 1,221 no. residential apartment/duplex dwellings in 11 no. blocks ranging in height from 2 to 15 storeys and including for residential tenant amenity, restaurant/cafe, crèche, car and bicycle parking and public realm, over a site area of c. 6.89 ha.

1. *The proposed residential development will consist of 1,221 no residential apartment/duplex dwellings (1 no. Studio, 502 No. 1-Bed, 636 No. 2-Bed, 82 No. 3-Bed) set out as follows:*
 - *Blocks E1, ranging in height from 5 to 8 storeys, providing 157 no. apartment units with proposed balconies, and solar panels at roof level.*
 - *Blocks E2, at 5-6 storeys, providing 68 no. apartment units with proposed balconies, and solar panels at roof level.*
 - *Blocks E3, at 6 storeys, providing 45 no. apartment units with proposed balconies, and external roof terrace and solar panels at roof level.*
 - *Blocks E4, at 5 storeys, providing 36 no. apartment units with proposed balconies, and external roof terrace and solar panels at roof level.*
 - *Blocks F1, ranging in height from 2 to 5 storeys providing 91 no. apartment units with proposed balconies, external roof terrace, and solar panels at roof level.*
 - *Blocks F2, ranging in height from 2 to 6 storeys providing 122 no. apartment units with proposed balconies, and solar panels at roof level.*
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 - *Blocks G5, ranging in height from 4 to 10 storeys providing 173 no. apartment units with proposed balconies, and solar panels at roof level.*
 - *Residential Tenant Amenity Facilities of c.2,301.m located in Blocks E3, E4, G3, G4 & G5 and external communal amenity space of c.10,263 sq.m provided at ground, podium and terrace levels throughout the scheme.*
2. *A crèche of c.452 sq.m in addition to outdoor play space of c.123 sq.m. is proposed in the ground floor of Block G4 and 1 no. restaurant/cafe units of c.205 sq.m is proposed on the ground floor of Block E3. Total non-residential uses is c.657 sq.m*
3. *Car Parking is provided in a mix of undercroft for Blocks E1-E2, F1 and F2 and at basement level for Blocks G1-G3 and G4-G5 with a total parking of 632 spaces for residential units with 33 spaces at surface level for residential use and 8 spaces (4 staff in G4/G5 and 4 drop off) associated with the proposed crèche. 2021 cycle parking spaces are provided for residents and 312 for visitor and commercial uses, in secure locations and within the public realm throughout the scheme.*
4. *A new central public space between Blocks E1-E2 and E3 and E4 and a new linear space between Blocks G2-G3 and G4-G5 provides pedestrian and cycle connectivity from Longfield Road to the proposed future Racecourse Park to the north is provided.*



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5. *Proposed new bus, cycle, pedestrian and taxi ramp to the south of the site and north of Stapolin Square providing access from Longfield Road to Clongriffin Train Station. Proposed road connections to the site to the south via the extension of Longfield Road and eastward through the regrading of the existing road, providing access to the subject site via these two roads.*
6. *The development will also provide for all associated ancillary site development infrastructure including: ESB sub-stations, 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 scheme is designed to integrate with and continue both the existing permitted development on the southern GA01 lands (as permitted under FCC Reg. Ref. F16A/0412, ABP Reg. Ref. ABP-248970 and as amended under F20A/0258 and F21A/0046), and the current proposed alterations to the GA01 Lands (currently subject to a separate Strategic Housing Development Application Reg. Ref.: TA06F.310418) for which an overall total of 981 units are either under construction or proposed. The infrastructure and road elements of the F16A/0412, ABP Reg. Ref. ABP-248970 (and as amended under F20A/0258 and F21A/0046) have commenced, along with 99 housing units at Blocks C4, C5 and C6, which will provide for both services and roads connectivity to the GA03 Lands along, and as proposed extended, Longfield Road.

Submission Procedure

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,
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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.



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Please note that 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, notwithstanding that the proposed development materially contravenes a relevant development plan or local area plan other than in relation to the zoning of the land.

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

A copy of the application may also be inspected online at the following website set up by the applicant: www.shoreline2shd.ie

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

Please do not hesitate to contact us if you require any further information.

Yours sincerely,

Sorcha Turnbull
Senior Planner
Brady Shipman Martin



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Department of Education,
Planning & Building Unit,
Portlaoise Road,
Tullamore,
County Offaly,
R35 Y2N5

Date: 4th August 2021

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(TC06F.308743– Pre-Application Reference)

Dear Ms. Rafferty

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Fingal County Childcare Committee
Omega House,
Collinstown Cross,
Swords Road,
Swords,
Co Dublin

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Audrey Rafferty
Irish Aviation Authority,
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 - *Residential Tenant Amenity Facilities of c.2,301.m located in Blocks E3, E4, G3, G4 & G5 and external communal amenity space of c.10,263 sq.m provided at ground, podium and terrace levels throughout the scheme.*
2. *A crèche of c.452 sq.m in addition to outdoor play space of c.123 sq.m. is proposed in the ground floor of Block G4 and 1 no. restaurant/cafe units of c.205 sq.m is proposed on the ground floor of Block E3. Total non-residential uses is c.657 sq.m*
3. *Car Parking is provided in a mix of undercroft for Blocks E1-E2, F1 and F2 and at basement level for Blocks G1-G3 and G4-G5 with a total parking of 632 spaces for residential units with 33 spaces at surface level for residential use and 8 spaces (4 staff in G4/G5 and 4 drop off) associated with the proposed crèche. 2021 cycle parking spaces are provided for residents and 312 for visitor and commercial uses, in secure locations and within the public realm throughout the scheme.*
4. *A new central public space between Blocks E1-E2 and E3 and E4 and a new linear space between Blocks G2-G3 and G4-G5 provides pedestrian and cycle connectivity from Longfield Road to the proposed future Racecourse Park to the north is provided.*



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5. *Proposed new bus, cycle, pedestrian and taxi ramp to the south of the site and north of Stapolin Square providing access from Longfield Road to Clongriffin Train Station. Proposed road connections to the site to the south via the extension of Longfield Road and eastward through the regrading of the existing road, providing access to the subject site via these two roads.*
6. *The development will also provide for all associated ancillary site development infrastructure including: ESB sub-stations, 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 scheme is designed to integrate with and continue both the existing permitted development on the southern GA01 lands (as permitted under FCC Reg. Ref. F16A/0412, ABP Reg. Ref. ABP-248970 and as amended under F20A/0258 and F21A/0046), and the current proposed alterations to the GA01 Lands (currently subject to a separate Strategic Housing Development Application Reg. Ref.: TA06F.310418) for which an overall total of 981 units are either under construction or proposed. The infrastructure and road elements of the F16A/0412, ABP Reg. Ref. ABP-248970 (and as amended under F20A/0258 and F21A/0046) have commenced, along with 99 housing units at Blocks C4, C5 and C6, which will provide for both services and roads connectivity to the GA03 Lands along, and as proposed extended, Longfield Road.

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- (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,
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- (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.



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Please note that 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, notwithstanding that the proposed development materially contravenes a relevant development plan or local area plan other than in relation to the zoning of the land.

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

A copy of the application may also be inspected online at the following website set up by the applicant: www.shoreline2shd.ie

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

Please do not hesitate to contact us if you require any further information.

Yours sincerely,

Sorcha Turnbull
Senior Planner
Brady Shipman Martin



**Brady Shipman
Martin.**

**Celebrating.
50 Years.**

Nick West
Senior Track and Structures Engineer,
Irish Rail
Pearse Station,
Westland Row
Dublin 2.

Date: 4th August 2021

RE: Proposed Strategic Housing Development Pre-Application Consultation Request for a proposed alterations to permitted development at Lands at Baldoyle/Stapolin, referred to as GA03 Lands in the Baldoyle-Stapolin Local Area Plan 2013 (as extended) and which from part of the wider landholding of lands formerly known as the Coast, Baldoyle, Dublin 13.

(TC06F.308743– Pre-Application Reference)

Dear Mr. West,

On behalf of the applicant, The Shoreline Partnership, we have submitted a Strategic Housing Development Planning Application with An Bord Pleanála in respect of Lands at Baldoyle/Stapolin, referred to as GA03 Lands in the Baldoyle-Stapolin Local Area Plan 2013 (as extended) and which from part of the wider landholding of lands formerly known as the Coast, Baldoyle, Dublin 13. The application is made in accordance with the provisions of the Planning and Development (Housing) and Residential Tenancies Act 2016 ('the 2016 Act') and the Planning and Development (Strategic Housing Development) Regulations 2017 ("the 2017 Regulations").

This is a re-lodgement of the same Strategic Housing Development application as lodged with An Bord Pleanála on the 22nd July 2021, Ref: ABP-310919-21, which was invalidated by An Bord Pleanála on the 29th July 2021. The reasons for invalidation have been addressed.

The application is made following Pre-Application Consultation and the receipt of a Notice of Pre-Application Consultation Opinion issued by An Bord Pleanála.

Under article 285(5) (a) of the Planning and Development (Strategic Housing Development) Regulations 2017, we have been instructed by An Bord Pleanála to inform you of the aforementioned planning application in accordance with section 8(1) (b) of the Planning and Development (Housing) and Residential Tenancies Act 2016.

We enclose a digital copy of the application documentation for your convenience.

Proposed Development

The proposed development consists of (as set out in the statutory notices):



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The proposed development will consist of the development of 1,221 no. residential apartment/duplex dwellings in 11 no. blocks ranging in height from 2 to 15 storeys and including for residential tenant amenity, restaurant/cafe, crèche, car and bicycle parking and public realm, over a site area of c. 6.89 ha.

1. *The proposed residential development will consist of 1,221 no residential apartment/duplex dwellings (1 no. Studio, 502 No. 1-Bed, 636 No. 2-Bed, 82 No. 3-Bed) set out as follows:*
 - *Blocks E1, ranging in height from 5 to 8 storeys, providing 157 no. apartment units with proposed balconies, and solar panels at roof level.*
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 - *Blocks E3, at 6 storeys, providing 45 no. apartment units with proposed balconies, and external roof terrace and solar panels at roof level.*
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 - *Blocks F2, ranging in height from 2 to 6 storeys providing 122 no. apartment units with proposed balconies, and solar panels at roof level.*
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 - *Blocks G2, ranging in height from 4 to 10 storeys providing 175 no. apartment units with proposed balconies, and solar panels at roof level.*
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Please note that 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, notwithstanding that the proposed development materially contravenes a relevant development plan or local area plan other than in relation to the zoning of the land.

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Please do not hesitate to contact us if you require any further information.

Yours sincerely,

Sorcha Turnbull
Senior Planner
Brady Shipman Martin



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50 Years.**

Malgorzata O’Sullivan
Irish Water Planning Department,
Colvill House,
24-26 Talbot Street,
Dublin 1
D01 NP86.

Date: 4th August 2021

RE: Proposed Strategic Housing Development Pre-Application Consultation Request for a proposed alterations to permitted development at Lands at Baldoyle/Stapolin, referred to as GA03 Lands in the Baldoyle-Stapolin Local Area Plan 2013 (as extended) and which from part of the wider landholding of lands formerly known as the Coast, Baldoyle, Dublin 13.

(TC06F.308743– Pre-Application Reference)

Dear Ms. O’Sullivan

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Please note that 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, notwithstanding that the proposed development materially contravenes a relevant development plan or local area plan other than in relation to the zoning of the land.

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Brady Shipman Martin



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50 Years.**

National Parks & Wildlife Service
Department of Culture, Heritage and the Gaeltacht
c/o The Manager, Development Applications Unit
Department of Culture, Heritage and the Gaeltacht
Newtown Road
Wexford
Y35 AP90

Date: 4th August 2021

RE: Proposed Strategic Housing Development Pre-Application Consultation Request for a proposed alterations to permitted development at Lands at Baldoyle/Stapolin, referred to as GA03 Lands in the Baldoyle-Stapolin Local Area Plan 2013 (as extended) and which from part of the wider landholding of lands formerly known as the Coast, Baldoyle, Dublin 13.

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- (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



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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.

Please note that 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, notwithstanding that the proposed development materially contravenes a relevant development plan or local area plan other than in relation to the zoning of the land.

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

A copy of the application may also be inspected online at the following website set up by the applicant: www.shoreline2shd.ie

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

Please do not hesitate to contact us if you require any further information.

Yours sincerely,

Sorcha Turnbull
Senior Planner

Brady Shipman Martin



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50 Years.**

National Transport Authority,
Harcourt Lane,
Dun Science,
Dublin 2.

Date: 4th August 2021

RE: Proposed Strategic Housing Development Pre-Application Consultation Request for a proposed alterations to permitted development at Lands at Baldoyle/Stapolin, referred to as GA03 Lands in the Baldoyle-Stapolin Local Area Plan 2013 (as extended) and which from part of the wider landholding of lands formerly known as the Coast, Baldoyle, Dublin 13.

(TC06F.308743– Pre-Application Reference)

Dear Sir/Madam

On behalf of the applicant, The Shoreline Partnership, we have submitted a Strategic Housing Development Planning Application with An Bord Pleanála in respect of Lands at Baldoyle/Stapolin, referred to as GA03 Lands in the Baldoyle-Stapolin Local Area Plan 2013 (as extended) and which from part of the wider landholding of lands formerly known as the Coast, Baldoyle, Dublin 13. The application is made in accordance with the provisions of the Planning and Development (Housing) and Residential Tenancies Act 2016 ('the 2016 Act') and the Planning and Development (Strategic Housing Development) Regulations 2017 ("the 2017 Regulations").

This is a re-lodgement of the same Strategic Housing Development application as lodged with An Bord Pleanála on the 22nd July 2021, Ref: ABP-310919-21, which was invalidated by An Bord Pleanála on the 29th July 2021. The reasons for invalidation have been addressed.

The application is made following Pre-Application Consultation and the receipt of a Notice of Pre-Application Consultation Opinion issued by An Bord Pleanála.

Under article 285(5) (a) of the Planning and Development (Strategic Housing Development) Regulations 2017, we have been instructed by An Bord Pleanála to inform you of the aforementioned planning application in accordance with section 8(1) (b) of the Planning and Development (Housing) and Residential Tenancies Act 2016.

We enclose a digital copy of the application documentation for your convenience.

Proposed Development

The proposed development consists of (as set out in the statutory notices):



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The proposed development will consist of the development of 1,221 no. residential apartment/duplex dwellings in 11 no. blocks ranging in height from 2 to 15 storeys and including for residential tenant amenity, restaurant/cafe, crèche, car and bicycle parking and public realm, over a site area of c. 6.89 ha.

1. *The proposed residential development will consist of 1,221 no residential apartment/duplex dwellings (1 no. Studio, 502 No. 1-Bed, 636 No. 2-Bed, 82 No. 3-Bed) set out as follows:*
 - *Blocks E1, ranging in height from 5 to 8 storeys, providing 157 no. apartment units with proposed balconies, and solar panels at roof level.*
 - *Blocks E2, at 5-6 storeys, providing 68 no. apartment units with proposed balconies, and solar panels at roof level.*
 - *Blocks E3, at 6 storeys, providing 45 no. apartment units with proposed balconies, and external roof terrace and solar panels at roof level.*
 - *Blocks E4, at 5 storeys, providing 36 no. apartment units with proposed balconies, and external roof terrace and solar panels at roof level.*
 - *Blocks F1, ranging in height from 2 to 5 storeys providing 91 no. apartment units with proposed balconies, external roof terrace, and solar panels at roof level.*
 - *Blocks F2, ranging in height from 2 to 6 storeys providing 122 no. apartment units with proposed balconies, and solar panels at roof level.*
 - *Blocks G1, ranging in height from 4 to 10 storeys providing 170 no. apartment units with proposed balconies, and solar panels at roof level.*
 - *Blocks G2, ranging in height from 4 to 10 storeys providing 175 no. apartment units with proposed balconies, and solar panels at roof level.*
 - *Blocks G3, ranging in height from 7 to 15 storeys, providing 124 no. apartment units with proposed balconies, and solar panels at roof level.*
 - *Blocks G4, at 7 storeys, providing 60 no. apartment units with proposed balconies, and solar panels at roof level.*
 - *Blocks G5, ranging in height from 4 to 10 storeys providing 173 no. apartment units with proposed balconies, and solar panels at roof level.*
 - *Residential Tenant Amenity Facilities of c.2,301.m located in Blocks E3, E4, G3, G4 & G5 and external communal amenity space of c.10,263 sq.m provided at ground, podium and terrace levels throughout the scheme.*
2. *A crèche of c.452 sq.m in addition to outdoor play space of c.123 sq.m. is proposed in the ground floor of Block G4 and 1 no. restaurant/cafe units of c.205 sq.m is proposed on the ground floor of Block E3. Total non-residential uses is c.657 sq.m*
3. *Car Parking is provided in a mix of undercroft for Blocks E1-E2, F1 and F2 and at basement level for Blocks G1-G3 and G4-G5 with a total parking of 632 spaces for residential units with 33 spaces at surface level for residential use and 8 spaces (4 staff in G4/G5 and 4 drop off) associated with the proposed crèche. 2021 cycle parking spaces are provided for residents and 312 for visitor and commercial uses, in secure locations and within the public realm throughout the scheme.*
4. *A new central public space between Blocks E1-E2 and E3 and E4 and a new linear space between Blocks G2-G3 and G4-G5 provides pedestrian and cycle connectivity from Longfield Road to the proposed future Racecourse Park to the north is provided.*



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5. *Proposed new bus, cycle, pedestrian and taxi ramp to the south of the site and north of Stapolin Square providing access from Longfield Road to Clongriffin Train Station. Proposed road connections to the site to the south via the extension of Longfield Road and eastward through the regrading of the existing road, providing access to the subject site via these two roads.*
6. *The development will also provide for all associated ancillary site development infrastructure including: ESB sub-stations, 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 scheme is designed to integrate with and continue both the existing permitted development on the southern GA01 lands (as permitted under FCC Reg. Ref. F16A/0412, ABP Reg. Ref. ABP-248970 and as amended under F20A/0258 and F21A/0046), and the current proposed alterations to the GA01 Lands (currently subject to a separate Strategic Housing Development Application Reg. Ref.: TA06F.310418) for which an overall total of 981 units are either under construction or proposed. The infrastructure and road elements of the F16A/0412, ABP Reg. Ref. ABP-248970 (and as amended under F20A/0258 and F21A/0046) have commenced, along with 99 housing units at Blocks C4, C5 and C6, which will provide for both services and roads connectivity to the GA03 Lands along, and as proposed extended, Longfield Road.

Submission Procedure

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:

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Transport Infrastructure Ireland,
Parkgate Business Centre,
Parkgate Street,
Dublin 8

Date: 4th August 2021

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