

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. 6.89 ha at lands at Baldoyle/Stapolin, referred to as GA03 Lands in the Baldoyle-Stapolin Local Area Plan 2013 (as extended) and which forms part of the wider landholding of lands formerly known as the Coast, Baldoyle, Dublin 13. The lands are bound by the Dublin-Belfast / DART train line to the west, existing and proposed residential areas to the south and east, and future Racecourse Park to the north.

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.
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.

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.shoreline2shd.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, Mountpleasant Business Centre, Ranelagh, Dublin 6.

Date of Erection of Site Notice: 21st July 2021