



**Brady Shipman
Martin.**

**Built.
Environment.**

The Arts Council (An Comhairle Ealaíon)
70 Merrion Square
Dublin 2
D02 NY52

Date: 28th March 2022

Re: Strategic Housing Development Application at Lands at Balscadden and Former Baily Court Hotel,
Main Street, Howth, Co. Dublin.
(ABP- 311179-21– Pre-Application Reference)

Dear Sir/Madam

On behalf of the applicant, Balscadden GP3 Limited, please find the enclosed Strategic Housing Development (SHD) planning application for the above referenced proposal, submitted to An Bord Pleanála in accordance with Section 5 *Planning and Development (Housing) and Residential Tenancies Act, 2016 ('the 2016 Act')*.

The application is made following Pre-Application Consultation and the receipt of a Notice of Pre-Application Consultation Opinion issued by An Bord Pleanála dated 7th December 2021.

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.

Proposed Development

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

The development will consist of the demolition of existing structures on site including the disused sports building (c. 604 sq m) on the Balscadden Rd portion of the site and the Former Baily Court Hotel Buildings on Main St (c. 2051 sq m) and the construction of a residential development set out in 4 no. residential blocks, ranging in height from 2 to 5 storeys to accommodate 180 no. apartments and duplexes with associated residential tenant amenity, 1 no. retail unit and 2 no. café/retail units. The site will accommodate a total of 139 no. car parking spaces and 410 no. bicycle parking spaces. Landscaping will include a new linear plaza which will create a new pedestrian link between Main St and Balscadden Rd to include the creation of an additional 2 no. new public plazas and also maintains and upgrades the pedestrian link from Abbey Street to Balscadden Road below the Martello Tower. This is set out as follows:

1. *The 4 no. residential buildings range in height from 2 storeys to 5 storeys, accommodating 180 no. apartments comprising 4 no. studios, 62 no. 1 bed units, 89 no. 2 bed units and 25 no. 3 bed units. The breakdown of residential accommodation is as follows:*
 - *Block A is a 3 storey building, including balconies, accommodating 2 no. units;*
 - *Block B is a 2 to 5 storey building, including setbacks, balconies, and external roof terraces at 3rd and 4th floors accommodating 126 no. units;*
 - *Block C is a 3 to 5 storey building, including setbacks and balconies, accommodating 43 no. units;*
 - *Block D is a 3 storey building, including balconies, accommodating 9 no. units;*



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- *Residential Tenant Amenity Space is provided in Blocks B and C, totalling c.427.1 sq.m and Communal External Amenity Space is provided at throughout the scheme including at roof level on Block B, totalling c.4,108 sq.m.*
- 2. *Non-residential uses comprise of retail unit of c. 106.4 sq.m in Block A at ground level, café/retail unit of c.142.7 sq.m in Block C at ground and first floor, café/retail unit of c. 187.7 sq.m in Block D at ground level resulting in a total of c. 436.8 sq.m of non-residential other uses.*
- 3. *The development will include a single level basement under Block B, accessed from Main St only, containing 139 car spaces including 7 accessible spaces, plant, storage areas, waste storage areas and other associated facilities. A total of 410 cycle parking spaces are provided for at both basement and ground level, comprising 319 resident spaces and 91 visitor spaces.*
- 4. *The scheme provides for a new linear plaza which will create a new pedestrian and cycle link between Main St and Balscadden Rd to include the creation of an additional 2 no. new public plazas and also maintains and upgrades the existing pedestrian link from Abbey Street to Balscadden Road below the Martello Tower.*
- 5. *All other ancillary site development works to facilitate construction and the provision of the basement car park, site services, piped infrastructure, a sub-station, public lighting, plant, signage, bin stores, bike stores, boundary treatments and hard and soft landscaping.*
- 6. *It is proposed to reduce the ground levels on the site from c. 34.5m OD to c. 19.975m OD locally under Block C. A single storey basement is proposed under Block B with the existing ground level reduced from c.20m OD to c.17.1m OD. occurring at formation level.*

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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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



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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.

We have enclosed an electronic copy of the planning application documentation for your information and a copy of the application may also be inspected online at the following website set up by the applicant: www.balscaddenshd2022.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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An Taisce
Tailors' Hall,
Back Lane,
Dublin,
D08 X2A3

Date: 28th March 2022

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Yours sincerely,

Sorcha Turnbull
Senior Planner
Brady Shipman Martin



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

Date: 28th March 2022

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Main Street, Howth, Co. Dublin.
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Fáilte Ireland
Unit 2 Nessian House,
Riverview Business Park,
Bessboro Road,
Blackrock,
Co. Cork
T12 R8HE

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The Heritage Council
Áras na hOidhreachta
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Kilkenny
R95 X264

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Yours sincerely,

Sorcha Turnbull
Senior Planner
Brady Shipman Martin



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Irish Water
Colvill House
24-26 Talbot Street
Dublin 1

Date: 28th March 2022

Re: Strategic Housing Development Application at Lands at Balscadden and Former Baily Court Hotel,
Main Street, Howth, Co. Dublin.
(ABP- 311179-21– Pre-Application Reference)

Dear Sir/Madam

On behalf of the applicant, Balscadden GP3 Limited, please find the enclosed Strategic Housing Development (SHD) planning application for the above referenced proposal, submitted to An Bord Pleanála in accordance with Section 5 *Planning and Development (Housing) and Residential Tenancies Act, 2016 ('the 2016 Act')*.

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

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1. *The 4 no. residential buildings range in height from 2 storeys to 5 storeys, accommodating 180 no. apartments comprising 4 no. studios, 62 no. 1 bed units, 89 no. 2 bed units and 25 no. 3 bed units. The breakdown of residential accommodation is as follows:*
 - *Block A is a 3 storey building, including balconies, accommodating 2 no. units;*
 - *Block B is a 2 to 5 storey building, including setbacks, balconies, and external roof terraces at 3rd and 4th floors accommodating 126 no. units;*
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- 2. *Non-residential uses comprise of retail unit of c. 106.4 sq.m in Block A at ground level, café/retail unit of c.142.7 sq.m in Block C at ground and first floor, café/retail unit of c. 187.7 sq.m in Block D at ground level resulting in a total of c. 436.8 sq.m of non-residential other uses.*
- 3. *The development will include a single level basement under Block B, accessed from Main St only, containing 139 car spaces including 7 accessible spaces, plant, storage areas, waste storage areas and other associated facilities. A total of 410 cycle parking spaces are provided for at both basement and ground level, comprising 319 resident spaces and 91 visitor spaces.*
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Minister for Housing, Local Government and Heritage
c/o The Manager, Development Applications Unit
Department of Housing, Local Government and Heritage
Newtown Road
Wexford
Y35 AP90

Date: 28th March 2022

Re: Strategic Housing Development Application at Lands at Balscadden and Former Baily Court Hotel,
Main Street, Howth, Co. Dublin.
(ABP- 311179-21– Pre-Application Reference)

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National Transport Authority,
Dún Scéine,
Iveagh Court,
Harcourt Lane,
Dublin 2

Date: 28th March 2022

Re: Strategic Housing Development Application at Lands at Balscadden and Former Baily Court Hotel,
Main Street, Howth, Co. Dublin.
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Land-Use Planning Section
Transport Infrastructure Ireland
Parkgate Business Centre
Parkgate Street Dublin 8
D08 DK10

Date: 28th March 2022

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