

**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, Balcadden GP3 Limited, intend to apply to An Bord Pleanála for a strategic housing development at a c. 1.43 hectare site comprising lands located to the south of the Martello Tower on Balcadden Road & the former Baily Court Hotel, Main Street, Howth, County Dublin.

The development will consist of the demolition of existing structures on site including the disused sports building (c. 604 sq m) on the Balcadden 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 Balcadden 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 Balcadden 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 3<sup>rd</sup> and 4<sup>th</sup> 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;
  - 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 Balcadden 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 Balcadden 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.

The application contains a statement setting out how the proposal will be consistent with the objectives of the Fingal County Development Plan 2017-2023. 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, 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.

The application, together with an Environmental Impact Assessment Report and 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.balcaddenshd2022.ie/](http://www.balcaddenshd2022.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](http://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](http://www.pleanala.ie) or on the Citizens Information Service website: [www.citizensinformation.ie](http://www.citizensinformation.ie).

Signed: 

Agent: Brady Shipman Martin, Mountpleasant Business Centre, Ranelagh, Dublin 6.

Date of Erection of Site Notice: 25<sup>th</sup> March 2022