

**Applicant: LISMORE HOMES LTD.**



## **STRATEGIC HOUSING DEVELOPMENT**

### **PLANNING APPLICATION**

### **PROPOSED RESIDENTIAL DEVELOPMENT**

at

**Stapolin-Baldoye, Coast Road, Baldoye, Dublin 13,**

### **COMMUNITY AUDIT**

**Kiaran O'Malley and Company Limited**  
**Town Planning Consultants**

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## TABLE OF CONTENTS

- 1.0 INTRODUCTION**
- 2.0 SITE LOCATION**
- 3.0 DESCRIPTION OF THE PROPOSED DEVELOPMENT**
- 4.0 EXISTING COMMUNITY INFRASTRUCTURE**
  - 4.1 Education
  - 4.2 Childcare Facilities
  - 4.3 Medical and Health Services
  - 4.4 Recreational Facilities
  - 4.5 Retail Provision
  - 4.6 Other Community Services
  - 4.7 Approved & Proposed Facilities at Stapolin
- 5.0 PROPOSED DEVELOPMENT'S SOCIAL PROVISION**
  - 5.1 Creche
  - 5.2 Residential Lounges
  - 5.3 Recreational Facilities
- 6.0 CONCLUSION**

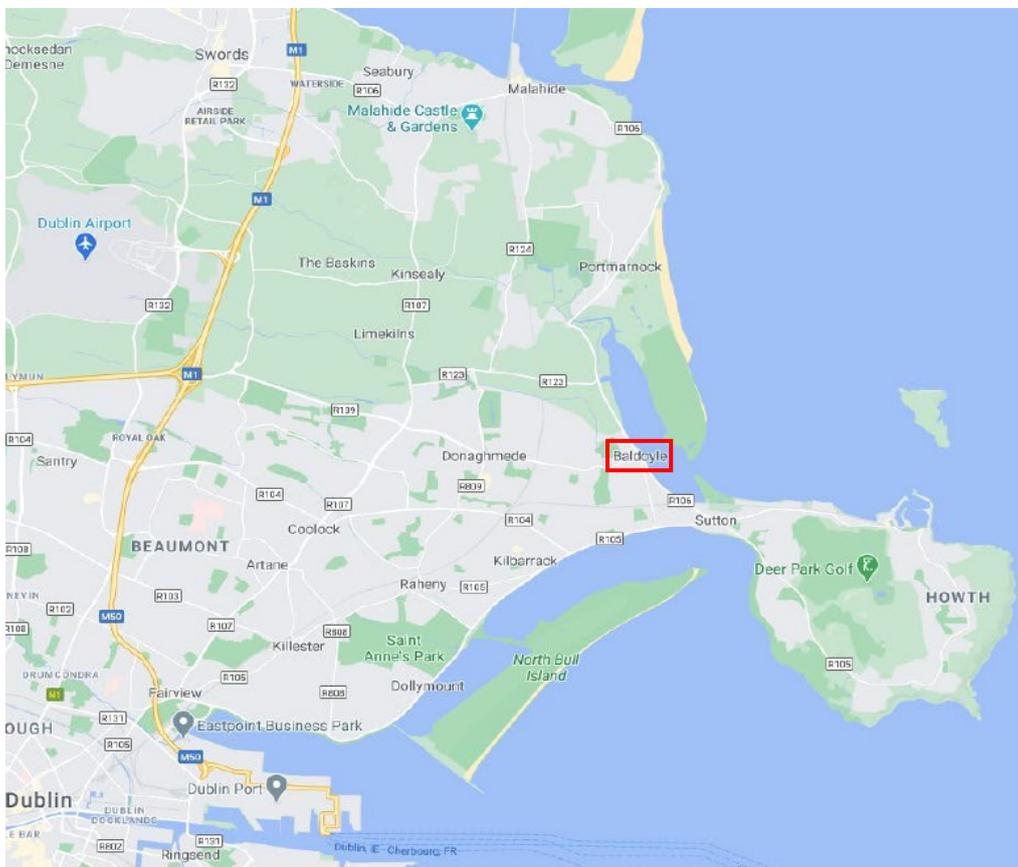
**1.0 Introduction**

Kieran O'Malley and Co. Ltd., Town Planning Consultants have prepared this Community Audit on behalf of our client Lismore Homes Ltd. in respect of a proposed residential development on lands in the townland of Stapolin, Baldoyle, Dublin 13.

Our client is applying for permission through the Strategic Housing Development process, for a residential development comprising of 1,007 no. apartments, a childcare facility and residential amenity facilities. This document outlines the range of existing and proposed community facilities available within close proximity to the proposed development.

**2.0 Site Location**

Baldoyle is located in the northeast part of County Dublin where the administrative area of Fingal County Council borders that of Dublin City Council. It is approximately 10.5 km from O'Connell Street bridge in the centre of Dublin City, approximately 9 km from Main Street, Swords and 4 km from Howth.



**Figure 1** Site Location Map (source: Google Maps)

The subject site is located to the north of Grange Road (R809) and west of Coast Road (R106) and forms part of the overall Coast residential development [see Figure 2 below]. The site is situated at the north of Baldoyle urban settlement with green belt lands to the north and east. The Dublin Belfast railway line is just west of the site with substantial residential development at Clongriffin on the far side of the railway line. To the south and

further southwest are the Red Arches and Myrtle residential developments that are part of the overall Coast development.



Figure 2 Site Location Map (aerial image)

The site forms part of a substantial area of undeveloped residential zoned land within Baldoye-Stapolin. The subject site is identified as Growth Area 2 in the Baldoye Stapolin Local Area Plan 2013 (as extended) occupying the northeast sector of the undeveloped residential lands plus a c. 170 metres length of Red Arches Park that facilitates a proposed watermain connection as requested by Irish Water. Growth Area 1 is due south and southwest, and Growth Area 3 is immediately west. An Bord Pleanála has granted planning permissions on both GA1 and Ga3 but those decisions are currently subject of judicial review.

Red Arches residential development of houses and apartments abut the southern boundary of the site. The northeastern boundary is to the proposed Racecourse Park and the proposed Stapolin Haggard public open space is situated between the site and Red Arches Drive to the south. Vehicular access to the site is currently restricted by locked gates but it is otherwise available at Coast Road and Grange Road.

### 3.0 Description of the Proposed Development

Our client is proposed a Strategic Housing Development for the construction of 1,007 residential apartments (GFA: 97,085 sq.m.) in 16 no. 4 to 9 storey buildings with a ground floor creche, basement level car and bicycle parking and storage rooms, landscaping, and ancillary site development works on a site located in the townland of Stapolin, Coast Road, Baldoye, Dublin 13. The full description of the proposed development as described in the statutory site and newspaper notices is as follows:

*We, LISMORE HOMES LIMITED, intend to apply to An Bord Pleanála for permission for a strategic housing development at a site of c. 6.1 ha in the townland of Stapolin, Baldoye, Dublin 13, referred to as Growth Area 2 (GA2) Lands in the Baldoye-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 existing and proposed residential areas to the west and south, and the future Racecourse Park to the north and northeast.

The development will consist of the construction of 1,007 apartments (consisting of 58 no. studio units (38.1 – 52.3 sq.m.), 247 no. 1 bedroom units (48.9 – 79.7 sq.m.), 94 no. 2 bedroom 3 person units (67.3 – 80.42 sq.m.), 563 no. 2 bedroom 4 person units (77.7 – 106.1 sq.m.), and 45 no. 3 bedroom units (93.5 – 130.66 sq.m.), 6 no. communal residential community rooms, and a ground floor creche in 16 no. buildings with heights varying from 4 to 12 storeys, basement and surface level car parking, secure bicycle parking, landscaping, water supply connection at Red Arches Road, and all ancillary site development works on a c. 6.1 hectare site as follows:

1. The proposed residential development will consist of 1,007 no. residential apartments (58 no. studio units, 247 no. 1 bedroom units, 94 no. 2 bedroom 3 person units, 563 no. 2 bedroom 4 person units, and 45 no. 3 bedroom units as follows:
  - Block 1, sector 6A/6B, 5 storey building with 59 no. apartments with balconies and solar panels at roof level
  - Block 2, sector 6A/6B, 5 storey building with 39 no. apartments with balconies and solar panels at roof level
  - Block 3, sector 6A/6B, 5 & 6 storey building with 63 no. apartments with balconies and solar panels at roof level
  - Block 4, sector 6A/6B, 6 storey building with 47 no. apartments with balconies and solar panels at roof level
  - Block 5, sector 6A/6B, 5 storey building with 39 no. apartments with balconies and solar panels at roof level
  - Block 6, sector 6A/6B, 5 storey building with 39 no. apartments with balconies and solar panels at roof level
  - Block 7, sector 6A/6B, 5 & 6 storey building with 49 no. apartments with balconies and solar panels at roof level
  - Block 1, sector 7, part 5, 6, 7 & 11 storey building with 98 no. apartments with balconies and solar panels at roof level
  - Block 2, sector 7, part 5, 7, 9 & 12 storey building with 125 no. apartments with balconies and solar panels at roof level
  - Block 3, sector 7, part 5, 6, 7, 8 & 10 storey building with 110 no. apartments with balconies and solar panels at roof level
  - Block 1, sector 8A, part 5, 6, 7 & 11 storey building with 131 no. apartments with balconies and solar panels at roof level
  - Block 2, sector 8A, 5 storey building with 13 no. apartments with balconies and solar panels at roof level
  - Block 1, sector 8B, part 5, 6 & 11 storey building with 96 no. apartments with balconies and solar panels at roof level
  - Block 2, sector 8B, 6 & 7 storey building with 29 no. apartments with balconies and solar panels at roof level

- *Block 1, sector 8C, part 4, 5 & 8 storey building with 48 no. apartments with balconies and solar panels at roof level*
- *Block 2, sector 8C, 4 & 5 storey building with 22 no. apartments with balconies and solar panels at roof level.*
- *6 no. Communal Residential Community Rooms/Facilities of c. 515 sq.m. located at ground floor level in Block 7 (sector 6A/6B), Block 2 (sector 7), Block 2 (sector 8A), and Block 1 (sector 8B), and external communal amenity space of c. 1.35 ha. provided at ground level throughout the scheme*
- 2. *A ground floor crèche (gross floor area of 800 sq.m.) with dedicated outdoor play area of c. 208 sq.m. is proposed at Block 1, Sector 8A with 14 no. dedicated crèche car parking spaces.*
- 3. *A total 743 no. car parking spaces are proposed at basement level (605 no. spaces) and at surface level (138 no. spaces including 14 no. crèche car parking spaces) and 1,754 no. bicycle parking spaces for residents and 500 no. bicycle spaces for visitors are proposed in covered and secure parking facilities at ground level throughout the scheme.*
- 4. *Upgrade the public watermain for c. 170 metres along Red Arches Park to connect to the existing watermain at Red Arches Road as required by Irish Water.*
- 5. *Pedestrian, cyclist, and vehicular access will be provided at Red Arches Park, Stapolin Avenue, Ireland's Eye Avenue, and Stapolin Way.*
- 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 south at Red Arches Road, foul drainage to the existing pumping station at Stapolin Haggard, and surface water drainage to the west; roads and footpaths; landscaping; new boundary treatment to proposed Racecourse Park (ABP ref. JP06F.311315) and remove existing boundary to Red Arches Drive; and all associated site development works necessary to facilitate the proposed development.*

*The proposed development will integrate with the permitted Strategic Housing Developments at the GA1 lands to the south (ABP ref. TA06F.310418) and GA3 lands to the west (ABP ref. TA06F.311016) for which an overall total of 2,202 residential units were approved by An Bord Pleanála.*

Figure 3 on the following page shows the proposed site layout plan.



Figure 3 Site Layout Plan (source: CCH Architects)

#### 4.0 Existing Social Infrastructure

This Community Audit has been prepared in response to item 6 on the Bord’s statement of opinion following the pre-application consultation per case reference ABP-309599-21. The scope of this audit is the compilation of the existing facilities and infrastructure within the Dublin 13 and 17 postcodes under the headings of education, childcare facilities, medical and health services, recreational facilities, retail provision, other community services, and approved and proposed facilities at Stapolin.

#### 4.1 Educational Facilities

The purpose of this section is to determine the provision of schools in the areas surrounding Baldoyle. The Board is also referred to the separate schools demand assessment report with this application.

#### 4.1.2 Primary Schools

The following table lists existing primary schools within Dublin 13 and 17, their address and current enrolment figures. This data, for the school year 2021/22, has been sourced from the Department of Education and Skills website and [www.schooldays.ie](http://www.schooldays.ie).

School Name	Address	Enrolment 21/22
Killester Raheny Clontarf Educate Together NS	Suttonians Rugby Football Club, 13 Station Rd, Burrow	Boys: 20 Girls: 14
St Pauls Junior NS	Ayrfield Malahide Rd D13	Boys: 100 Girls: 133

## COMMUNITY AUDIT

St Pauls Senior NS	Ayrfield Malahide Rd D13	Boys: 122 Girls: 107
Belmayne Educate Together NS	Balgriffin Park, Belmayne D13	Boys: 219 Girls: 215
Gaelscoil Ghráinne Mhaol	Donaghmede, Dublin 13	Boys: 5 Girls: 4
Scoil Naisiunta Muire agus Josef	Bayside, Sutton, D13	Boys: 208 Girls: 202
Stapolin Educate Together NS	Belmayne Avenue, Belmayne, Dublin 13	Boys: 49 Girls: 38
St Francis of Assisi Primary School	Belmayne, Balgriffin, D13	Boys: 239 Girls: 217
St Laurence's NS	Brookstone Road (And Grange Road), Baldoyle	Boys: 229 Girls: 227
St Fintan's NS	Carrickbrack Rd, Sutton, D13	Boys: 223 Girls: 216
St Michael's House Special NS	College St, Baldoyle, D13	Boys: 34 Girls: 24
Holy Trinity Senior NS	Grange Road, Donaghmede, D13	Boys: 201 Girls: 200
Scoil Bhríde Junior NS	Grange Road, Donaghmede, D13	Boys: 194 Girls: 203
St Kevin's Junior NS	Newbrook Ave, Donaghmede, D13	Boys: 117 Girls: 87
Scoil Naomh Colmcille	Newbrook Rd, Donaghmede, D13	Boys: 137 Girls: 99
Burrows NS	Sutton, D13	Boys: 100 Girls: 111
Mhuire Iosef JS	Verbena Estate, D13	Boys: 200 Girls: 190
San Nicholas of Myra NS	Kinsealy, D17	Boys: 103 Girls: 99
Gaelscoil Cholmcille	Lana na Culoige, D17	Boys: 114 Girls: 141
St Joseph's NS	Macroom Road, Bonnybrook, D17	Boys: 185 Girls: 149
Malahide Portmarnock ETNS	Malahide Rd, Kinsealy, D17	Boys: 169 Girls: 179
Darndale N.S	Our Lady Immac Sen Ns, Darndale, D17	Boys: 93

## COMMUNITY AUDIT

		Girls: 102
Saint Francis Senior NS	Priorswood, D17	Boys: 103 Girls: 89
Sant Francis Junior NS	Priorswood, D17	Boys: 95 Girls: 99
<b>Totals</b>		<b>Boys: 3,259</b> <b>Girls: 3,145</b>

### 4.1.3 Post Primary Schools

The following table lists existing primary schools within Dublin 13 and 17, their address and current enrolment figures. Again, This data, for the school year 2021/22, has been sourced from the Department of Education and Skills website and [www.schooldays.ie](http://www schooldays.ie).

School Name	Address	Enrolment 21/22
Pobalscoil Neasain	Baldoyle, D13	Boys: 471 Girls: 339
St Mary's Secondary School	Baldoyle, D13	Girls: 235
Gaelscholaiste Reachrainn	Bothar Mhainstir Na Grainsi, Donaghmede, D13	Boys: 235 Girls: 263
Belmayne ETSS	Belmayne Avenue, Dublin 13	Boys: 99 Girls: 95
St Fintan's High School	Dublin Road, Sutton, D13	Boys: 707
Grange Community College	Grange Road, Donaghmede, D13	Boys: 207 Girls: 187
Sutton Park School	St Fintans Road, Sutton, D13	Boys: 235 Girls: 190
The Donahies Community School	Streamville Road, D13	Boys: 261 Girls: 241
Santa Sabina Dominican College	Greenfield Road, Howth, D13	Girls: 703
Portmarnock Community School	Carrickhill Road Portmarnock Co Dublin	Boys: 514 Girls: 407
Malahide Community School	Broomfield Malahide Co. Dublin	Boys: 611 Girls: 621
Colaiste Dhulaigh	Barryscourt Road, Coolock, D17	Boys: 100 Girls: 86
<b>Totals</b>		<b>Boys: 3,440</b> <b>Girls: 3,367</b>

**4.2 Childcare Facilities**

This section provides a list of registered childcare providers within 2 km of the proposed development plus details of the age range and service hours of these providers. As it is proposed to provide a creche for the projected demand from the proposed development, it was not considered necessary to determine the number of children at each creche or any spare capacity within these existing facilities.

Facility Name	Address	Age Range	Service Hours
Anchor Childcare Facility	Racecourse Shopping Centre, Grange Rd, Baldoyle, D13	0-6	Full Day
Bumblebee Montessori and Childcare	16-17 Churchwell Mews, Belmayne, D13	0-6	Full Day
Children's Choice	31 Templeview Park, Clarehall, D13	0-6	Full Day
Clever Kidz Preschool and Montessori	Donaghmede House, Newbrook Road, Donaghmede, D13	2-6	Sessional
Drumnigh Montessori and Primary School	Newbrook road c/o Scoil Cholmcille, Donaghmede, D13	2-6	Part Time, Sessional
First Steps Academy Creche and Montessori	The Hermitage, Balgriffin, D13	1-6	Full Day, Part Time, Sessional
Fizzy Fingers	St Kevins Jnr School, Newbrook Avenue, Donaghmede, D13	2-6	Sessional
Jolly Junior's Montessori & After School Club	38 Alden Drive, Bayside, D13	2-6	Part Time
Jonix Educational Services	30-68 Grange Park View, Donaghmede, D5	3-6	Sessional
Kids Klubs Childcare Limited	Unit 15 , Bayside Shopping Centre, Sutton, D13	2-6	Full Day, Part Time, Sessional
Kilbarrack Foxfield Preschool	Greendale Road, Kilbarrack, D5	2-5	Full Day, Part Time, Sessional

## COMMUNITY AUDIT

Klear Ltd	Klear Adult Education Service, Swans Nest Road, Kilbarrack, D5	0-6	Part Time
Leanai Oga	10 Br An Tsruthain Nua, Domhnachmide, D13	2-6	Sessional
Links Childcare	Station Road, Portmarnock	0-6	Full Day, Part Time, Sessional
Links Childcare	Seabrook Manor, Station Road, Portmarnock	0-6	Full Day, Part Time, Sessional
Lir Childcare Centre	St. Berach's Place, Swans Nest Avenue, Kilbarrack, D5	0-6	Full Day
Little Rainbow	1 Holywell Avenue, Donaghmede, D13	0-6	Full Day
Little Rainbows (Baldoyle)	16 Red Arches Avenue, The Coast, Baldoyle, D13	0-6	Full Day, Part Time, Sessional
Little Rainbows (Sutton)	The Old Convent, Greenfield Road D13	1-6	Full Day, Part Time, Sessional
Lovable Me Preschool	63-64 Churchwell Drive, Belmayne D13	2-6	Sessional
Madeline's Pre-School	153 Grange Abbey Grove, Baldoyle, D13	2-6	Sessional
Mead Day Care Centre	Donaghmede House, Newbrook Road, Donaghmede, D13	2-5	Full Day, Sessional
Merryvale Montessori School	Greendale Road, Raheny, D5	2-6	Sessional
Mo's Montessori	Baldoyle Community Centre, Main Street, Baldoyle, D13	2-6	Sessional

## COMMUNITY AUDIT

Naíonra Cois Bá	Mid-Sutton Community Ctre, Bayside Boulevard Nth, D13	2-6	Sessional
One Step Ahead	St. Benedicts & St. Marys N.S., Grange Park, Raheny, D5	2-6	Sessional
PipaLong Montessori	Trinity Sports and Leisure Centre, Hole in the Wall Road , Donaghmede D13	2-6	Sessional
St. Benedict's Creche	St. Benedicts Resource Centre, Swans Nest Road, Kilbarrack, D5	1-6	Part Time
Stepping Stones Preschool	The Scouts Hall Newbrook Road , Donaghmede D13	2-6	Sessional
Sutton Little People	33A Baldoyle Road, Sutton, D13	0-6	Full Day, Part Time, Sessional
The Kilns Creche & Montessori LTD	58 The Kilns, Station Road, Portmarnock	1-6	Full Day
The Learning Circle	37 Myrtle Drive, The Coast, Baldoyle, D13	0-6	Full Day, Part Time, Sessional
The Learning Circle Childcare	2 Beuparc Place, Clongriffin, D13	0-6	Full Day, Part Time, Sessional
Tigers Childcare	20 St. Samson's Square, Balgriffin, D13	0-6	Full Day, Part Time, Sessional

### 4.3 Medical and Health Services

There is a wide array of medical and health related services within a 2 km radius of the proposed development including GP/health centres and pharmacies. These services are listed in the tables below.

**Table 4.3.1** GP/Health Centre

Name	Location
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## COMMUNITY AUDIT

Clongriffin Medical Centre	17A Main St, Clongriffin, D13
Baldoyle GP	Grange Road, Baldoyle, D13
Dr. Enda Casey	Donaghmede Shopping Centre, Donaghmede Road, D13
Grange Clinic	Grange Rd, Donaghmede, Dublin 13
Dr. Brian Walsh	16 Warrenhouse Rd, Burrow, D13
Dr Michelle Caraher	Bayside Family Surgery Bayside Medical Centre, Bayside, D13
Bayside Surgery	Bayside Shopping Centre, Bayside Square E, Kilbarrack Lower, Dublin 13

**Table 4.3.2** Pharmacies

Name	Location
Boots Donaghmede	1, The Grange Medical Centre, Grange Abbey Rd, Donaghmede, Dublin 13
Donaghmede All Care Pharmacy	Unit 5, Donaghmede Rd, Grange, Dublin 13
Adrian Dunne Pharmacy	Racecourse Shopping Centre, 4, Dublin 13
Docmorris Pharmacy	47 Main St, Grange, Dublin, D13 A3W0

#### 4.4 Recreational Facilities

This section summarises the recreational facilities within a 2 km radius of the proposed development. As expected within urban Dublin, there is a wide array of facilities including sports clubs, gyms and parks. These are summarised in the following tables.

**Table 4.4.1** Sports Clubs

Name	Location	Type
Trinity Donaghmede FC	Father Collins Park, Donaghmede, D13	Football Club
Cormorant Swim Club	Trinity Sports & Leisure Club, Hole in The Wall Rd, Donaghmede, D13,	Swimming Club
Frankfort Football Club	Grange Road, Donaghmede, D13	Football Club
Naomh Barrog GAA	Kilbarrack Parade, Kilbarrack Upper, D5	GAA Club

## COMMUNITY AUDIT

Bayside Social Basketball	Verbena Ave, Kilbarrack Lower, D13	Basketball Club
Baldoyle Boxing Club	Baldoyle Boxing Club, Parkvale, D13	Boxing Club
Na Dubh Gall GAA	Red Arches Road, Baldoyle, D13	GAA Club
Portmarnock Golf Club	Golf Links Rd, Portmarnock, D13	Golf Club

**Table 4.4.2** Gyms

Name	Location	Type
Body Transformation Studio	Station Square, Clongriffin, D13	Class-based gym
Crossfit Baldoyle	128 Grange Hill, Baldoyle Industrial Estate, D13	Class-based gym
Diamond Fitness	Moyclare Rd, Baldoyle, D13	Class-based gym
K&M Fitness Studio	Grange Road, Baldoyle, D13	Class-based gym
Energie Fitness	Clarehall Retail Park, 17 Malahide Rd, Grange, D17	Gym facility

**Table 4.4.3** Public Parks

Name	Location	Type
Balgriffin Park	Balgriffin, Grange, D13	Recreational Park
Father Collins Park	Hole in The Wall Rd, Grange, Donaghmede, D13	Recreational Park
Baldoyle Racecourse Park	83-65 Admiral Park, Baldoyle, D13	Recreational Park
Seagrang Park	Brookstone Road, Baldoyle, D13	Recreational Park
Donaghmede Park	Grange Road, Baldoyle, D13	Recreational Park

### 4.5 Retail Provision

The proposed development in Baldoyle is well serviced by local retail services within a 1 km radius. The table below outlines the different retail services available and what type of services they offer. Aside from these nearby retail services, it is worth noting the presence of both Donaghmede Shopping Centre and Clarehall Shopping Centre which are located within a 2.5 km radius and offer a wide range of retail services and restaurants.

Name	Location	Type
Centra Clongriffin	Unit 52 Main St, Clongriffin, D13	Convenience shop
Applegreen	Grange Rd, Baldoyle, Dublin, D13	Convenience shop, Petrol station
Lidl	Grange Rd, Baldoyle, Co. Dublin	Grocery shop
Carry Out Off-Licence Clongriffin	9 Main St, Clongriffin, Dublin, D13 X884	Off-Licence
The Pink Bakery	69 Red Arches Ave, The Coast, D13	Bakery

#### 4.6 Other Community Services

There is also a range of other essential community services such as churches, community centres and libraries within close proximity of the application site. All such services within a 2 km radius of the proposed development are listed in the following table.

Name	Location	Type
St Laurence O’Toole Church	Grange Road, Baldoyle, D13	Place of worship
Clongriffin Junction	Bridge Street, Grange, D13	Community centre
Baldoyle Community Hall	Main St, Baldoyle, D13	Community centre
Baldoyle Library	The Mall, Baldoyle, D13	Library
Islamic Centre Clongriffin	3 Station Rd, Clongriffin, D13	Place of worship

#### 4.7 Approved and Proposed Facilities at Stapolin

Planning permission has been granted by An Bord Pleanála for two separate strategic housing developments at Stapolin Baldoyle, there is a previous permission from 2016 that is currently under construction, there is an extant planning permission on the subject site, planning permission for a school at Grange Road, and a current application by Fingal County Council for proposed Racecourse Park. Below is a list of approved and proposed facilities within at the Stapolin-Baldoyle.

Name & Type	Area	Planning Reference
Gym Unit	411 sq.m.	TA06F.310418 (approved)
Convenience Retail Unit	915 sq.m.	TA06F.310418
Medical Centre Unit	462 sq.m.	TA06F.310418
Pharmacy Unit	268 sq.m.	TA06F.310418
Creche	539 sq.m.	TA06F.310418
Storage Units	292 sq.m.	TA06F.310418
Retail/Restaurant/Café Unit	485 sq.m.	TA06F.310418
Retail/Restaurant/Café Unit	112 sq.m.	TA06F.310418
Creche	452 sq.m.	TA06F.311016 (approved)
Restaurant/Café Unit	205 sq.m.	TA06F.311016
Primary School	3,631 sq.m.	F21A/0498 (approved)
Supermarket	461 sq.m.	F16A/0412 (approved)
Café	200 sq.m.	F16A/0412
4 no. shops	88 – 99 sq.m.	F16A/0412
Creche	880 sq.m.	F16A/0412
Park development project at the Racecourse Park (see below)	84 ha.	JP06F.311315 (proposed)
A three-storey crèche	430 sq.m.	F11A/0290/E1 (approved)
3 no. retail units	356 sq.m. (GFA)	F11A/0290/E1

From the above table, the proposed Racecourse Park application that is currently awaiting a decision at An Bord Pleanála, would comprise the following works:

- 4.5km of new walking and cycling routes including a bridge over the Mayne river and the repair to the railway underpass;
- Public lighting along key walking and cycling routes
- Expanding the existing car park to cater for up to 161 car parking spaces;
- Upgrading and expanding the existing playground;
- A Skate park and Teenage Adventure Playground;
- A Multi use games area;
- A dog run;
- A Bowls green;
- Four grass football pitches;
- A viewing platform;
- Tracing of circular archaeological feature through soft landscaping and removal of existing fence;
- Extension of existing reedbed south of Mayne river and creation of new brackish grassland north of Mayne river;
- All landscaping works in the park

Of the approved facilities listed above, there is some duplication due to planning applications and permissions that would supersede those earlier decisions. For example, the creche and 3 no. retail units per F11A/0290/E1 relate to the subject site and these won't be constructed if planning permission is granted for this proposal.

#### **4.8 Summary**

It is evident that the application site and its environs are very well served by existing amenities and community facilities as would be expected at an urban location within the Metropolitan Area of Dublin City.

#### **5.0 Proposed Development's Social Provision**

##### **5.1 Creche and Childcare Facilities**

Notwithstanding a number of existing creche facilities within the Coast development and elsewhere within the environs of the site and Baldoyle, it is proposed to provide a creche to directly address the anticipated demand for childcare from the proposed development. A purpose built crèche (gross floor area of 800 sq.m.) with dedicated outdoor play area of c. 208 sq.m. is proposed at ground floor level of Block 1, Sector 8A. It is shown with dedicated rooms for babies, 1-2 year olds, 2-3 year olds, and 3-6 year olds, various nap areas, kitchen prep area, WCs, male and female lockers, ancillary admin./office area, reception, and entrance lobby. There will be 14 no. dedicated crèche car parking spaces adjacent to the proposed creche.

Based on the minimum space requirements for Full Day Care Service or Part-Time Day Care Service in Child Care Act 1991 (Early Years Services) Regulations 2016, the proposed creche could provide up to 161 no. child spaces as follows:

- Babies: (120.12 sq.m allocated @ 3.5 sq.m per child) = 34 child spaces
- 1-2 yr olds: (85.86 sq.m allocated @ 2.8 sq.m per child) = 31 child spaces

- 2-3 yr olds: (92.76 sq.m allocated @ 2.35 sq.m per child) = 39 child spaces
- 3-6 yr olds: (135.30 sq.m allocated @ 2.35 sq.m per child) = 57 child spaces

If the proposed creche is used for sessional pre-school service or a pre-school service in a drop-in centre, there would be capacity for up to 238 child spaces based on the lower minimum of 1.818 square metres of clear floor space is available for each child attending the service.

It is anticipated that a combination of Full Day Care, Part Time Day Care, and Sessional services would be provided as part of a suite of creche accommodation. Excluding studio and one bedroom units per the advice of the Apartment Guidelines 2020, the proposed creche should provide 187 childcare places in accordance with the Childcare Guidelines. The proposed creche will cater for up to 238 children and thus complies with the Guidelines.

## 5.2 Residential Lounges

The proposed development includes 6 no. Communal Residential Community Rooms/Facilities of c. 515 sq.m. located at ground floor level in Block 7 (sector 6A/6B), Block 2 (sector 7), Block 2 (sector 8A), and Block 1 (sector 8B). The communal residential community rooms are provided in each of the three development sectors and for convenience they are located at ground floor level.

These multi-purpose rooms will be available for use by the residents only through an on-line or similar booking system operated by the management company. The anticipated uses include for private social events such as birthday parties, watching sport or movies, display of local community information, informal indoor exercise areas, and possible hot-desk type work space for persons working from home. The hours of use of the community rooms will be limited to between 8 am to 10 pm Sunday to Thursdays, and 8 am to 11 pm on Fridays and Saturdays.

## 5.3 Recreational Facilities

In line with the open space standards in the Apartment Guidelines (2020), the proposal includes external communal amenity space in the form of courtyard throughout the development. A total communal open space area of c. 1.35 ha. is provided at ground level and this is 2.1 times the Guideline standard. The landscape architect's report and drawings detail the facilities within each courtyard.

The proposal also requires Class 1 and 2 public open space in accordance with the development plan requirements. A total of c. 6.1 hectares is identified for public open space. This comprises c. 5.1 hectares for Class 1 public open space at Mayne Road (this is an over provision of c. 2 hectares of Class 1 open space) and 1.03 hectares for Class 2 public open space within the Coast development. The land identified for Class 1 public open space is within Fingal County Council's current application for approval to An Bord Pleanála under Section 177AE of the Planning and Development Act 2000 (as amended) to carry out a park development project at the Racecourse Park located between Baldoyle and Portmarnock, Co. Dublin (ref. ABP JP06F.311315).

The 1.03 hectares for Class 2 public open space is shown within the Haggard, between sectors 8A and 8B, and a small area south of sector 8C. The public open space area at Stapolin Haggard was approved under planning

permission Reg. Ref. F16A/0412 and 0.65 hectares of it was assigned to the GA3 application as part of its proposed Class 2 open space. The remaining 0.85 hectares has not been assigned to any extant permissions at Stapolin-Baldoyle.

See also section 4.4 of the Planning Report and section 2.2 of the Murray and Associates Landscape Architect's Report that accompany this application.

### **6.0 Conclusion**

This community audit confirms there is a significant variety of recreational, retail, and essential community facilities within close proximity of the subject site. Furthermore, the public open space, with children's play equipment, will not only be available to residents of the proposed development but also to members of the public from the surrounding area, as it is proposed to provide new pedestrian connections to the subject site.

Notwithstanding that this audit confirms there are numerous creche and childcare facilities within the area, it is proposed to provide a creche to meet the projected demand for childcare from the future resident population of this development.

The Board is referred to the enclosed Schools Demand Report in respect of educational facilities.

It is noted that the GA1 and GA3 planning permissions issued by the Board are currently subject of judicial review. These proposals include the development of a local town centre within the Coast development for the benefit of all existing and future residents including those from this proposed development. Notwithstanding that the legal process is currently delaying the delivery of those services, having regard to the provision of existing recreational and community facilities plus the retail services, in particular, at Grange Road and the regional scale facilities at Clare Hall, it is not considered necessary to include any interim facilities such as a café or local shop, within this proposed development.

Having regard to the above, the Board is invited to agree that there is sufficient capacity of community infrastructure to cater for future residents of the proposed development and that the additional population will help to sustain these facilities through increased membership, demand, and use.