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5th April 2022

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

ABP PAC Ref.: TC06F.309599

Proposal: A Strategic Housing Development for the construction of 1,007 residential apartments (consisting of 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), 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 site located in the townland of Stapolin, Baldoyle, Dublin 13.

LETTER TO PRESCRIBED BODIES

Dear Sir or Madam,

We act on behalf of **Lismore Homes Ltd.** who has lodged a Strategic Housing Development Planning Application at An Bord Pleanála in respect of lands in the townland of Stapolin known as Growth Area 2 (GA2) in the Baldoyle-Stapolin Local Area Plan 2013 (as extended) and are part of the Coast residential development at, Baldoyle, Dublin 13. This is a re-lodgement of the same SHD application referenced in our letter dated 31st March 2022 to your office that was invalidated by the Board on 1st April 2022 (se ref. ABP-313177-22).

The SHD application is made in accordance with the provisions of the Planning and Development (Housing) and Residential Tenancies Act 2016 and the Planning and Development (Strategic Housing Development) Regulations 2017. A copy of this application is in digital format on the enclosed USB.

The application is made following Pre-Application Consultation (TC06F.309599) and the receipt of a Notice of Pre-Application Consultation Opinion issued by An Bord Pleanála.

Pursuant to article 285(5) (a) of the Planning and Development (Strategic Housing Development) Regulations 2017, Lismore Homes Ltd. has been instructed by An Bord Pleanála to notify you of the making of the SHD application in accordance with section 8(1) (b) of the Planning and Development (Housing) and Residential Tenancies Act 2016.

The proposed development has been described as follows in the statutory notices:

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*
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 - *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.

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:

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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:

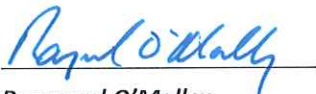
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An Bord Pleanála may grant permission for the strategic housing development as proposed, or may grant permission subject to such modifications as it specifies in its decision, or may grant permission in part only, with or without any other modifications it may specify in its decision, or may refuse to grant 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).

Please do not hesitate to contact our office if you require any further information in respect of the above.

Regards,



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5th April 2022

Fingal County Childcare Committee

Omega House

Collinstown Cross

Swords Road

Swords

Co Dublin

ABP PAC Ref.: TC06F.309599

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5th April 2022

Irish Water Planning Department
Colvill House
24-26 Talbot Street
Dublin 1
D01 NP86

ABP PAC Ref.: TC06F.309599

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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.

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.

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We act on behalf of *Lismore Homes Ltd.* who has lodged a Strategic Housing Development Planning Application at An Bord Pleanála in respect of lands in the townland of Stapolin known as Growth Area 2 (GA2) in the Baldoyle-Stapolin Local Area Plan 2013 (as extended) and are part of the Coast residential development at, Baldoyle, Dublin 13.

This is a re-lodgement of the same SHD application referenced in our letter dated 31st March 2022 to your office that was invalidated by the Board on 1st April 2022 (se ref. ABP-313177-22).

The SHD application is made in accordance with the provisions of the Planning and Development (Housing) and Residential Tenancies Act 2016 and the Planning and Development (Strategic Housing Development) Regulations 2017. A copy of this application is in digital format on the enclosed USB.

The application is made following Pre-Application Consultation (TC06F.309599) and the receipt of a Notice of Pre-Application Consultation Opinion issued by An Bord Pleanála.

Pursuant to article 285(5) (a) of the Planning and Development (Strategic Housing Development) Regulations 2017, Lismore Homes Ltd. has been instructed by An Bord Pleanála to notify you of the making of the SHD application in accordance with section 8(1) (b) of the Planning and Development (Housing) and Residential Tenancies Act 2016.

The proposed development has been described as follows in the statutory notices:

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.

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.lismorehomesshd.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).

Please do not hesitate to contact our office if you require any further information in respect of the above.

Regards,



Raymond O'Malley

Kieran O'Malley & Co. Ltd.

ROM: rom

DIRECTORS: JOHN O'MALLEY BA BAI MRUP Dip.EIAMgt. Dip.Env.Eng. MIEI MIPI MRTPI
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5th April 2022

Transport Infrastructure Ireland
Parkgate Business Centre
Parkgate Street
Dublin 8

ABP PAC Ref.: TC06F.309599

Proposal: A Strategic Housing Development for the construction of 1,007 residential apartments (consisting of 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), 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 site located in the townland of Stapolin, Baldoyle, Dublin 13.

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