

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, **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, Baldoyle, Dublin 13, referred to as Growth Area 2 (GA2) 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 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, 5 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 creche (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.lismorehomeshd.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. 01-85588100).

Signed:  Agent: Kieran O'Malley & Co. Ltd., St. Helliers, Stillorgan Park, Blackrock, Co. Dublin
Date of erection of site notice 28th March 2022