

# FINGAL COUNTY COUNCIL

## SITE NOTICE

### Notice of Large Scale Residential Development (LRD) Application to Fingal County Council

We, The Shoreline Partnership, intend to apply for permission for a Large-scale Residential Development (LRD) for lands at Baldoyle/Stapolin, referred to as GA03 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 site is bound by Racecourse Park to the north, to the east by lands referred to as Growth Area 2 (GA2) lands, to the south by lands referred to as Growth Area 1 (GA1), with the Dublin-Belfast railway line to the west.

The proposed development consists of amendments to a permitted SHD on GA3 lands (ABP 311016) with an overall site area of 6.89ha. The proposed amendments subject to this LRD application comprises a site area of 3.23ha within the wider permitted landbank and consists of:

- Reduction in building height of Block E1 from an 8 - 5 no. storey building to a 7 - 5 no. storey building;
- Reduction in building height of Block G1 from 10 – 4 no. storey building to a 7 – 4 no. storey building, façade enhancements, additional vertical fenestration from 2<sup>nd</sup> – 6<sup>th</sup> floor and amendments to the building form;
- Reduction in building height of Block G2 from 10 – 4 no. storey building to a 7 – 4 no. storey building, façade enhancements, additional vertical fenestration from 2<sup>nd</sup> – 6<sup>th</sup> floor and amendments to the building form;
- Reduction in building height of Block G3 from 15 – 7 no. storey building to a 10 – 6 no. storey building, façade enhancements and amendments to the building form; and
- Reduction in building height of Block G5 from 10 – 4 no. storey building to a 7 – 4 no. storey building, façade enhancements, additional vertical fenestration from 2<sup>nd</sup> – 6<sup>th</sup> floor and amendments to the building form.

Block E2 and Block G4 remain unaltered and all other elements of the development remain as permitted under ABP 311016, with proposed amendments resulting in a reduction of 97 no. units from 1,221 no. units to 1,124 no. units.

A Natura Impact Statement has been prepared in respect of the proposed development.

The application may also be inspected online at the following website set up by the applicant: [www.shorelineGA3LRD1.ie](http://www.shorelineGA3LRD1.ie).

The Planning Application, including the Natura Impact Statement, may be inspected or purchased at a fee not exceeding the reasonable cost of making a copy at the offices of the Planning Authority during its public opening hours. Fingal County Council, Fingal County Hall, Main Street, Swords, Fingal, Co. Dublin (to inspect Planning Applications on all lands). Opening Hours 9.30 – 16.30 Monday – Friday. (Cash Office opening hours are 9.30 to 15.30 p.m.).

A submission or observation in relation to the application may be made in writing to the planning authority on payment of the prescribed fee (€20.00) within the period of 5 weeks beginning on the date of receipt by the authority of the application, and such submissions or observations will be considered by the planning authority in making a decision on the application. The planning authority may grant permission subject to or without conditions, or may refuse to grant permission.

Signed:



**Agent Address:** Pauline Byrne, Brady Shipman Martin, Mountpleasant Business Centre, Ranelagh, Dublin 6

**Date of Erection of Site Notice:** 31<sup>st</sup> March 2023.