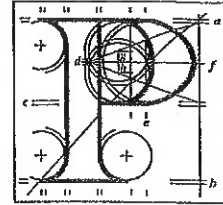


Our Case Number: ABP-311315-21



An  
Bord  
Pleanála

Margaret Critchley

Date:

Re: Park development project at the Racecourse Park  
Located between Baldoyle and Portmarnock, Co. Dublin

Dear Sir / Madam,

An Bord Pleanála has received your recent submission in relation to the above mentioned proposed development and will take it into consideration in its determination of the matter.

Please note that the proposed development shall not be carried out unless the Board has approved it with or without modifications.

Furthermore, please find enclosed a refund of €50.00 as no payment is required to submit an observation/submission for this type of application.

If you have any queries in relation to the matter please contact the undersigned officer of the Board. Please quote the above mentioned An Bord Pleanála reference number in any correspondence or telephone contact with the Board.

Yours faithfully,

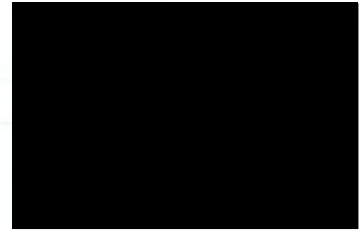
  
Jennifer Sherry  
Executive Officer  
Direct Line: 01-8737266

AA02

Tel	Tel	(01) 858 8100
Glaó Áitiúil	LoCall	1890 275 175
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Láithreán Gréasáin	Website	www.pleanala.ie
Ríomhphost	Email	bord@pleanala.ie

64 Sráid Maoilbhríde	64 Marlborough Street
Balle Átha Cliath 1	Dublin 1
D01 V902	D01 V902

**AN BORD PLEANÁLA**  
LDG- 045341-21  
ABP- \_\_\_\_\_  
26 OCT 2021  
Fee: € 50 Type: CARD  
Time: 13:16 By: MAND



The Secretary,  
An Bord Pleanála,  
64 Marlborough Street,  
Dublin 1  
D01 V902

Monday, 25th October 2021

**Ref: Racecourse Development Park Baldoyle, Dublin 13 - Observations**

Dear Board Members,

I wish to make an objection in respect of planning application description: Section 177AE (application to An Bord Pleanála - Racecourse Park Development Project).

I am a resident in [REDACTED] which fronts onto the proposed development.

The subject development is located in an area which is identified under the Fingal Development Plan 2017-2023 as an area of High Sensitive Landscape Area and zoned High Amenity.

The photo below demonstrates how close the proposed Skatepark/teenage area and overflow car park are to current residential dwellings.

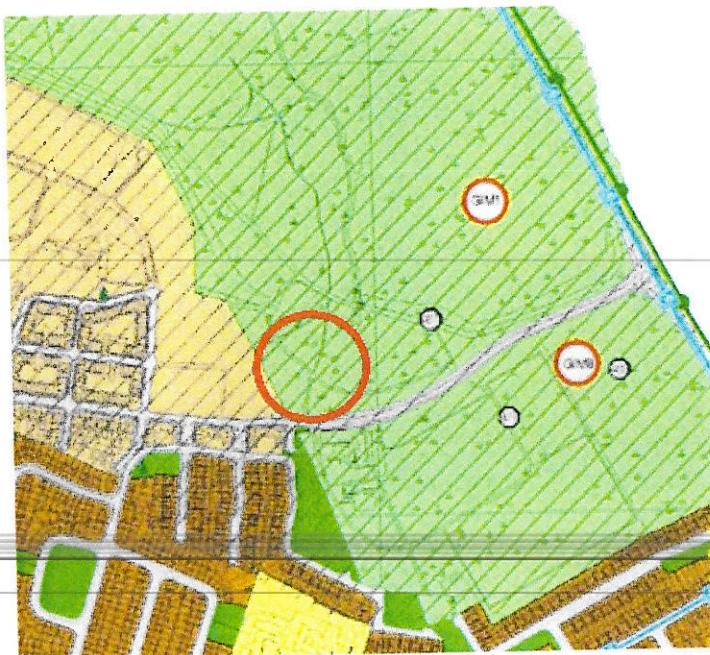


*Silverbanks (part of the Coast development) to the west and proposed skatepark and overflow car park to the east.*



*View from my apartment in Rowan House facing out towards proposed development.*

The subject development is located in an area which is identified under the Fingal Development Plan 2017-2023 as an area of High Sensitive Landscape Area. Under this zoning allocation, principles for Development should be sites with natural boundaries should be chosen, rather than elevated or open parts of fields. The form of new developments should be kept simple and they should be sited within existing shelter planting or within the contours of the land to minimise visual impact.



*Fingal Development Plan 2017-2023 (skate park and proposed overflow car park circled above)*

I am submitting an objection to the proposed skatepark/teenage area and the proposed overflow car park which are identified in the red circle in the above zoning map.

The objective of Baldoyle Racecourse Park is detailed under the Baldoyle Local Area plan as – to “Protect the visual break and open character of lands between Baldoyle and Portmarnock by

*maintaining the greenbelt lands and appropriate recreational uses on Racecourse Park which respect the character, sensitivity and natural heritage designations of the existing landscape” (Baldoyle Development Plan Objectives)*

### **Overflow Car Park**

The proposed 160 spaces are sufficient to the south of Red Arches Road. There are currently 60 spaces here at present. I believe that the zoning objective detailed below does not correspond with developments that are permitted under this zoning allocation. I believe that the overflow car park will be used as a park and ride facility due to the lack of car parking at Clongriffin Train Station which is pay and display and that Dublin Bus will use Red Arches Road as a permanent bus route shortly. The public will more than likely use the overflow for free and leave cars for the full day. We have had a number of abandon cars left at the main car park (marketing suite) in recent months.

### **ZONING OBJECTIVE “HA” HIGH AMENITY**

Objective: Protect and enhance high amenity areas.

Vision: Protect these highly sensitive and scenic locations from inappropriate development and reinforce their character, distinctiveness and sense of place. In recognition of the amenity potential of these areas opportunities to increase public access will be explored.



## USE CLASSES RELATED TO ZONING OBJECTIVE

### Permitted in Principle

Agri-Tourism	Bed and Breakfast <sup>3</sup>	Boarding Kennels <sup>3</sup>
Burial Grounds <sup>29</sup>	Childcare Facilities <sup>3</sup>	Farm Shop <sup>20</sup>
Guest House <sup>3</sup>	Health Practitioner <sup>3</sup>	Holiday Home/Apartments <sup>7</sup>
Office Ancillary to Permitted Use	Open Space	Residential <sup>4</sup>
Restaurant/Café <sup>13</sup>	Campsite <sup>25</sup>	

### Not Permitted

Abattoir	Advertising Structures	Aerodrome/Airfield
Agribusiness	Agricultural Farm Supplies	Agricultural Machinery Sales and/or Maintenance
Air Transport Infrastructure	Amusement Arcade	Betting Office
Builders Provider/Yard	Car Hire Holding Area	Caravan Park - Residential
Cargo Yards	Casual Trading	Civic Waste Facility
Concrete/Asphalt	Conference Centre	Dancehall/Nightclub
Enterprise Centre	Exhibition Centre	Fast Food Outlet/Take-Away
Food, Drink and Flower Preparation/Processing	Fuel Depot/Fuel Storage	Funeral Home/Mortuary
General Aviation	Health Centre	Heavy Vehicle Park
High Technology Manufacturing	Hospital	Industry - General
Industry - Light	Industry - High Impact	Logistics
Office ≤ 100sqm	Office > 100sqm and < 1,000sqm	Office ≥ 1,000sqm
Park and Ride Facilities	Petrol Station	Place of Worship
Plant Storage	Public House	Public Transport Station
Research and Development	Residential Care Home/ Retirement Home	Residential Institution
Retail - Local < 150 sqm nfa	Retail - Convenience ≤ 500 sqm nfa	Retail - Comparison ≤ 500 sqm nfa
Retail - Comparison > 500sqm nfa	Retail - Supermarket ≤ 2,500 sqm nfa	Retail - Superstore > 2,500 sqm nfa
Retail - Hypermarket > 5,000 sqm nfa	Retail - Factory Outlet Centre	Retail Warehouse
Retail - Warehouse Club	Retirement Village	Road Transport Depot
Sheltered Accommodation	Taxi Office	Training Centre
Travelier Community Accommodation	Vehicle Sales Outlet - Small Vehicles	Vehicle Sales Outlet - Large Vehicles
Vehicle Servicing/ Maintenance Garage	Veterinary Clinic	Warehousing
Waste Disposal and Recovery Facility (Excluding High Impact)	Waste Disposal and Recovery Facility (High Impact)	Wholesale

The proposal of a skatepark/teenage area and an overflow car park do not fit with the developments that are permitted in principle (detailed above) under the Fingal Development Plan 2017-2023. I believe that developments detailed as "not permitted" such as concrete, park and ride facilities, yard and amusement arcade are sufficient grounds to object to the proposed development of the car park and teenage area.

### Skatepark/ Teenage Area:

The skatepark in Clongriffin, approx. 1.8km west of the Racecourse Park is already available to the public for use. It is also surrounded by large trees and hedges to lessen its impact. I am aware of a number of incidents which have occurred at this skatepark between users and local residents. The lack of supervision at the park is a major concern. On numerous occasions local residents have had to deal with intoxicated teenagers seeking help in Racecourse Park. I am concerned that the proposed skate park/teenage area will be accessible 24hr and not correctly managed by Fingal County Council.

I feel that the inclusion of a skatepark would increase anti-social behaviour, littering, and the noise level in our community. It would also make people feel uncomfortable to walk around that area of the park, which is extensively used by families and dog walkers. The pedestrian pathways immediately in front of the proposed skate park is the main access route for Silverbanks residents. This route is used regularly by children walking to local schools or to bus stops. It is also the main walking route to the local shops at the Racecourse Shopping Centre in Baldoyle, and is a route to gain pedestrian and cycle access to the Coast Road and the greenway from the development.

I have included the below summary feedback as per the proposed development documents which clearly states that teenagers are seeking an area to "hang out" and "listen to music" while adults are afraid of anti-social behaviour and security.

Table 1 - Summary of Feedback

COMMUNITY GROUP	WHAT WOULD YOU LIKE TO SEE OR DO IN THE PARK?	WHAT ARE YOUR KEY CONCERNS?
Children	Natural Playground with at least 5 key features; trampolines, water & sand play, tower and slide, obstacle course and climbing wall. MUGA. Skate park. Toilets.	Vandalism of play equipment Existing playground for young kids only.
Teenagers	A place to hang out. A place to charge my phone. A place to listen to music. MUGA. Skate park. Coffeeshop.	Nothing to do for us in the park.



COMMUNITY GROUP	WHAT WOULD YOU LIKE TO SEE OR DO IN THE PARK?	WHAT ARE YOUR KEY CONCERNS?
Adults	Keep the park natural. Long walks over 30 minutes. Admire the views. Relaxation. Short walk under 30 minutes. Birdwatching. Picnicking. Attend playground. Cycling. Attend events.	Anti-social activities Park to lose its natural character. Littering. Park is very exposed.

I would be grateful if An Bord Pleanála could give consideration to my observations in this submission as a local home owner.

Yours faithfully,

Margaret M. Critchley

