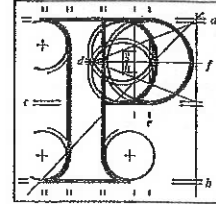


Our Case Number: ABP-311315-21

Planning Authority Reference Number:



An
Bord
Pleanála

Martha Burke

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

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26th October 2021

Martha Burke

An Board Pleanála
64 Marlborough Street
Dublin 1
D01V902

AN BORD PLEANÁLA
LDG- 0458348-21
ABP- _____
26 OCT 2021
Fee: € 50 type: case
Time: 14:30 By: Martha

Re: Observations – Racecourse Park Development Project, Baldoyle – Case Reference [REDACTED]

Dear Sir/Madam

I write in relation to case number [REDACTED] with regard to the Racecourse Park Development Project in Baldoyle.

I wish to highlight the following observations:

OBSERVATION 1: Natural Landscape

The natural beauty and peaceful, unspoiled nature of the surrounding area is unique and is what attracts many visitors at all times of the year and is what attracted residents to buy in this area.

According to the Fingal Development Plan 2017–2023, the strategic policy will deliver on the main aims by seeking to “*protect, maintain and enhance the natural and built heritage of the County, particularly the coastal areas which are of such importance to residents of and visitors to the Dublin region.*” Another aim according to the plan is “*that citizens can enjoy the visual and natural amenities of the countryside in close proximity to the urban areas in which they reside.*”

The proposed skate park, teenage adventure playground and car park will in no way ‘protect, maintain and enhance’ the natural beauty of the park, rather it will adversely impact and detract from our residential amenity.

One of the Baldoyle Development Plan Objectives is 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.*” The proposed skate park, teenage adventure playground and car park goes against this objective and will not respect the character, sensitivity, and natural heritage of the existing landscape.

Additionally, the view from the apartment blocks which face the scenic park will be disrupted. These amenities should be relocated to a separate area where they will not negatively impact residents.

OBSERVATION 2: Noise Pollution

The levels of noise pollution from amenities such as those planned, in particular the skate park, teenage adventure playground, car park and dog run, would subject residents and visitors to the park to constant high levels of noise and disturbance, which would negatively affect residents' quality of life, directly impacting on mental health. The proposed inclusion of a Yalp Fono Interactive DJ booth will only add to the levels of noise local residents will have to endure given the close proximity to properties.

OBSERVATION 3: Antisocial Behaviour

The levels of antisocial behaviour in the area in recent years have been well documented and is becoming an increasing problem. There is history of regular fires, intimidating behaviour, vandalism, noise pollution, motorbike scrambling and violence in the vicinity. Based on experience, the addition of a skate park will attract further antisocial behaviour and add to the current problems.

In Kilkenny, local councillors have warned that antisocial behaviour is posing a risk to people using a recently-opened skatepark (Kilkenny People news, 17th September 2021).

Currently there is a skate park located in Father Collins Park in Clongriffin/Donaghmede, which is 1.3 kilometres away from Racecourse Park in Baldoyle. Is it necessary to build the same type of facility in such close proximity? Could the current skate park in Clongriffin/Donaghmede be upgraded in order to bring it line with what is proposed for the Racecourse Park?

The Fingal Development Plan 2017–2023 states that *“public open spaces should be overlooked and designed in such a way that anti-social behaviour is reduced through passive surveillance.”* However, the plan mentions that the design of the skate park and adventure playground will provide visual screening for the Silverbanks apartment blocks. How can there be ‘passive surveillance’ and visual screening at the same time?

Objective GI25 of the document ‘Keeping It Green, An Open Space Strategy for Fingal’ is to “provide attractive and safe routes linking key green space sites, parks and open spaces....” Given the current problems with antisocial behaviour, the proposed amenities, in particular the adventure playground and skate park, safety will become a huge issue for the local residents and visitors to the park. This in turn will have a negative impact on property prices.

OBSERVATION 4: Visual Impact

The location of the proposed skate park, teenage adventure playground and car park is directly in front of residential properties. This will have a severe visual impact on the local residents, in particular those directly overlooking the unnatural aspects of the proposal. I strongly object to the location of these amenities given that it would look out of place in the midst of the natural beauty and views of the surrounding areas.

The ‘Keeping it Green’ document referred to above states that *“playgrounds, play spaces, MUGAs (multi use games areas) and skate parks etc. shall be provided only where there is significant passive supervision.”* How can there be passive supervision if the apartment blocks are going to be “screened” from view?

On page 27 of the Racecourse Park Preliminary Design Report in the picture titled “seating overlooking rubber mound – agility area”, there appears to be an extremely large metal bridge-type structure directly in front of residential properties, although I don’t see a reference to this in the plan. This type of structure would be completely out of character in the natural surroundings as well an eyesore for the residents in the area.

OBSERVATION 5: Car Park

The proposed car park would simply act as a ‘park and ride’ facility for the nearby Clongriffin train station.

OBSERVATION 6: Injure Amenities of Property

The development will seriously injure amenities of the local existing properties through noise, traffic generation and general disturbance.

OBSERVATION 7

The document ‘Keeping It Green, An Open Space Strategy for Fingal’ lists the following as an objective: *“Consider all sections of the community in the provision of parks, open space and recreational facilities.”* I don’t believe the impact on local residents in the area was considered when this plan was being developed.

Objective GI22 of the above strategy is to *“ensure parks, open space and recreational provision is appropriately designed to respond to and integrate with the landscape and townscape context”* The aforementioned skate park, adventure playground and overflow car park will certainly not integrate into the current natural landscape.

Please find enclosed photos highlighting the close proximity the proposed amenities are to the Silverbanks apartment blocks.

I feel strongly about the impact the above proposal will have and would be extremely grateful if my observations above be given serious consideration.

Yours sincerely
Martha Burke



