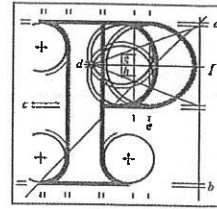
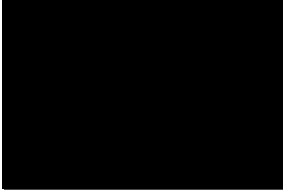


Our Case Number: ABP-311315-21



An  
Bord  
Pleanála

Malgorzata Skrzypczak



Date:

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

Dear Sir / Madam,

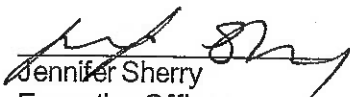
An Bord Pleanála has received your recent submission in relation to the above mentioned proposed development and will take it into consideration in its determination of the matter.

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
Facs	Fax	(01) 872 2684
Láithreán Gréasáin	Website	www.pleanala.ie
Ríomhphost	Email	bord@pleanala.ie

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

Małgorzata Skrzypczak

25th October, 2021

To: The Secretary,  
An Bord Pleanála,  
64 Marlborough Street,  
Dublin 1.

<b>AN BORD PLEANÁLA</b>	
LDG- <u>045326-21</u>	
ABP- _____	
26 OCT 2021	
Fee: € <u>50</u>	Type: <u>CARD</u>
Time: <u>11:20</u>	By: <u>HAND</u>

Case reference: [REDACTED]: Park development project at the Racecourse Park, located between Baldoyle and Portmarnock, Co. Dublin

Dear Sir/Madam,

I wish to make an observation on Case reference: [REDACTED] Park development project at the Racecourse Park, Co. Dublin. I have enclosed the fee of €50.00. The proposed park development project includes development of the:

*“3 acre dog run north of the Red Arches road. The dog run will be surrounded by hedge planting to allow the area to be visually incorporated into the rest of the park. Tree planting with semi-mature trees and shrubs understorey is proposed along the boundary with the Silverbanks apartments to reduce the visual impact for the apartment owners. A second dog run is proposed immediately south of the new housing development in Portmarnock. These lands are currently in private ownership and the Council will pursue the acquisition of these lands in the near future.”*

The current environmental technical report provides an impact assessment of short term and long term noise levels, outlined under section 6.0 of the park development project. This impact considers short term construction phase and permanent operational phase of the skate park. It doesn't however evaluate in detail the noise level associated with the proposed Dog Run, directly adjacent to the existing Silverbanks apartments blocks. The Dog Run is proposed to be placed within a few meters along the boundary of the Beech House and Oak House block, and this will have a direct impact on the residents of these properties by exposing them to increased levels of noise.

When I purchased the property, one of the main selling points was the setting of the properties balconies. One of the balconies, adjoining two bedrooms of my apartment, overlooks the racecourse park and stretches all the way to the coast. It's a huge pleasure to sit out on the balcony enjoying, not only the magnificent view, but also inhaling the tranquillity of the place that surrounds the apartment block which provides a mental escape from noise and city rush, after a hard day's work, or during the weekend.

Given the proposed location of the Dog Run, this will be entirely, and needlessly, taken away from residents, like myself, because of insufficient analysis and planning of the impact of the location of that facility on neighbouring apartment blocks.

The constant barking of dogs in the proposed Dog Run, mostly during daytime, will no longer provide myself, and other residents of neighbouring apartments, with the possibility of enjoying the scenery and quietness of the place. I/we will no longer be able to sit out on the balcony and enjoy the time there without hearing, or expecting to hear, constant noise coming from the Dog Run, as dog-owners will come there at arbitrary times. The properties in the area will be lowered in value and harder to rent out as well. Elderly, retired people do not want to listen to, and nor should they be expected to, listen to other people's dogs, nor do/should people working from home which will continue as a trend well beyond the Covid-19 pandemic, indefinitely in fact, and nor do busy parents with young children, let alone young parents with babies who sleep badly at night.

I understand the goal of creating an environment and amenity that locals and other city residents can enjoy that enables them to teach their children a true way of connecting with nature. I believe however that putting a Dog Run so close to the residential units has not been given enough thought in relation to the noise level impact on the residents of these properties. Moreover, the existing planning does not consider nor propose any reduction of the noise, for example by implementing acoustic screening.

The Dog Run, like the Skate Park, should be located well away from residential units. An alternative location will not only provide more space for Dog Run and its future expansion, but it will simultaneously address the issue of having significant noise pollution beside the Silverbanks apartment complex.

In addition, I'd like to mention that *"the main legislation Environmental Protection Agency Act 1992, defines environmental pollution as including noise that is a nuisance, or that would endanger human health or damage property or damage the environment. It provides for various actions to be taken to prevent or limit noise pollution, which are clearly not defined or proposed as part of the project implementation."*

A single dog bark it's a minimum of 60 decibels of intensity, which will exceed the criterion of 55dB LAeq - not to think of having multiple dogs present in the Dog Run and the noise level that they would produce. I should also point out that dogs barking on a calm day can carry for several hundred meters. This would satisfy the criteria for being legally regarded as a nuisance, by any reasonable person.

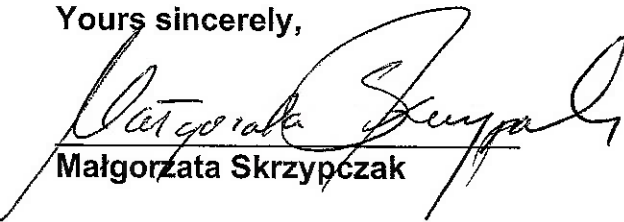
Also, *"The Environmental Noise Regulations 2006 give effect to EU Directive 2002/49/EC on the assessment and management of environmental noise, under which local authorities are required to make action plans to reduce ambient noise."*

The current racecourse park development case, at a minimum, calls for implementation of noise mitigation measures. I do strongly believe that park is big enough to relocate the proposed Dog Run. The Dog Run should be situated far enough from residential units to minimise noise pollution exposure and to provide all

dogs ample space to run and dog owners to enjoy it, without creating a nuisance to residents of Silverbanks apartments. This may mean moving it several hundred meters from all apartments to protect all residents, and ultimately their property values as barking dogs, on calm days, can be heard at significant distances.

I ask the Board to take my points into consideration and require appropriate amendments to the proposed planning, to locate the Dog Run, a substantial distance away from apartment blocks, in order to protect the mental health and wellbeing of those who live in the immediate vicinity.

Yours sincerely,



Małgorzata Skrzypczak