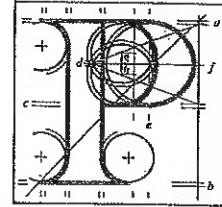


Our Case Number: ABP-311315-21



An
Bord
Pleanála

Baldoyle Tiday Towns
Baldoyle
Co. Dublin

Date: 28 October 2021

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.

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,

A handwritten signature in black ink, appearing to read 'Jennifer Sherry', is written over a horizontal line.

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



AN BORD PLEANÁLA

LDG- _____

ABP- _____

21 OCT 2021

Fee: € _____

Type: _____

Time: _____

By: post

RACECOURSE REGIONAL PARK PROJECT BALDOYLE PUBLIC CONSULTATION SUBMISSION

To whom it may concern,

Baldoye Tidy Towns are a group primarily concerned with the built and natural heritage of Baldoye. We came together as a group to protect Baldoye Bay which is part of the UNESCO Dublin Bay Biosphere and is an area of importance for thousands of protected birds. Baldoye Bay & much of the Racecourse Park is in fact a nature reserve. We must treat this unique place with its many inhabitants with the utmost care for it is a very, very special place.

Locals adore these lands; within minutes you are transported from a grey urban landscape to an open green space where you can see and hear nature all around you. The countless birds, native trees and hedgerows, reed beds, stone walls, cows, sheep rabbits and otters.

We are in the midst of a Climate Crisis and we should use this park to demonstrate our intent, to showcase our natural environment, to educate people about the importance of biodiversity and to show leadership with regards to the use of natural materials with a low to zero carbon output. We should avoid the use of concrete, one of the most carbon intensive materials on the planet. The community should be involved in the building and planting as much as practical.

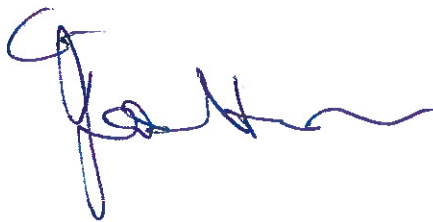
There are two areas in the current plan that we consider incompatible with this vision.

1. The plan sets out to provide 161 car parking spaces (40 spaces more than the similarly sized Malahide Domaine). These parking spaces are to be located the full length of the current pitches and what is currently open green space 20 meters to the front of the Silverbanks development. At a time when we are actively seeking to discourage car use, is it right to remove grass, trees & hedgerows beside playgrounds and pitches to fill with cars?
We have a unique opportunity to fulfil the Fingal policy around Active Travel here. With four DART stations, (furthest 1.8km & closest 700m), and two proposed Greenways, we have a golden opportunity for this to be the park of choice for public transport users. Adequate parking should be provided; particularly wheelchair and age friendly, but we must not induce demand by encouraging people to drive here from outside the area. The majority of new builds in the area will not be providing private car parking, these people should at least then benefit from a low traffic neighbourhood park. Huge efforts are being made to provide segregated cycling infrastructure in the area which should reassure parents and allow children to cycle to school/matches/clubs, therefore negating the current parking issues on Red Arches and Grange Road at the weekend.
2. Although the park is 80 hectares, from a human perspective much of the space is unusable for building & providing facilities. This is resulting in an unfortunate plan to concentrate far too much into one place in the park, Baldoye Racecourse North 3 (Teen adventure/Skateboard Park /MUGA). In addition to its ecological value, the park has an important educational and recreation function. Teenagers in the area have shown a huge desire to enhance and protect their environment, all the local schools have been awarded

green flags. It would be brilliant to provide all these additional facilities, however, to do so as planned would impact on the feeding ground B for Brent Geese & other birds. The community would lose a green space used for picnics, rounders, yoga, bootcamp, kite flying and a festival space; Mayfest, Art in the Park & The Viking Festival (which outgrew current site on village green). This open space could be a significant community asset for even more events once the park has regional status, the potential for a regular farmers markets adjacent to the existing community gardens. Of course it is vital that we respond to the needs of the 25% of the population who are under 18 & as parents of children living in the area we understand this. There are in Baldoyle two secondary schools which have gyms and MUGAs, two playgrounds, three Basketball courts, a Boxing Club, a Tennis Club, Badminton Club, a purpose-built arena for Gymnastics, Song and Dance school, Football Club, Scouts, Youth Club, GAA club & a Rugby Club. There is a case for providing space for kids to just hang out. Actually, they already do this in the park and on the beach: they sit on benches, on walls, on the grass, chat and hang out. Free Wi-Fi and charging points could be provided in the park. . A scaled back version of the proposed park for young teens which incorporated natural materials using moveable pieces could be a good compromise. It is vital that we leave enough space so that we do not disturb the natural environment of the Brent Geese and allow adequate space for hanging out and staging events that teenagers and young people can enjoy.

There is also a case to be made for the council to invest in the existing facilities, for example the Youth Club which is badly in need of funding. Providing funding for children whose parents cannot afford to pay membership fees for them to avail of the many facilities existing in the area would also be a big step forward. The provision of a new community facility & new pitches will also contribute positively to the community as currently the GAA have no club house and the football club has grown beyond capacity. Of the four pitches being provided, one at least should be an all-weather pitch as this is desperately needed. The council has not evidenced a demand for a skateboard park in the area & cannot justify losing this precious green space to provide one. There is a skateboard park planned in the new development near Clongriffin DART station and there is already one is Father Collins Park a kilometre away.

Committee Members – A.Cannon, M.Geary. M.Harkin. S.Franconeri. J.Hopkins J.Galuzska. N.Ruf

A handwritten signature in blue ink, appearing to be 'M. Harkin', written in a cursive style.