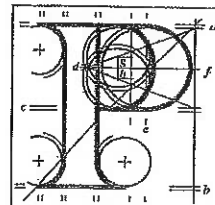


Our Case Number: ABP-311315-21



An
Bord
Pleanála

Anthony Dempsey



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,

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

Jennifer Sherry

From: Appeals2
Sent: Tuesday 26 October 2021 10:31
To: Jennifer Sherry
Subject: FW: Observation [REDACTED]
Attachments: Observations [REDACTED]

Follow Up Flag: Follow up
Flag Status: Flagged

From: Anthony Dempsey [REDACTED]
Sent: Monday 25 October 2021 07:43
To: Bord <bord@pleanala.ie>
Cc: Appeals2 <appeals@pleanala.ie>
Subject: Observation [REDACTED]

To Whom is may concern,

I was wondering if I can email my observation into you?

I have attached my observation for [REDACTED] – if this is not acceptable are you open tomorrow; I can drop the physical letter off to your offices (would I need an appointment?). The last day for submission is 26th October 2021 at 5:30pm.

As this is a Fingal Co. Co. Submission there is no fee for the above observation.

Regards

Anthony

OBSERVATIONS - Race Course Park Baldoyle

Name: Anthony Dempsey
Address: [REDACTED]
Development: Racecourse Park Development (Fingal Co. Co.)
Case Reference ID: [REDACTED]
Date: 25th October 2021

My observations are listed below.

1. Overflow Car Park

Entrance 4 on Figure 11 Racecourse development Plan.

This park will have a dedicated 161 No. car park spaces (without the use of an overflow carpark). Having an overflow car park will encourage driving to an already traffic locked area with the last number of developments permitted within the area. This is an area where it can easily be accessed via multiple forms of public transport and walkways. We are within the 1.6KM distance from both railway links (Howth -Greystones & Malahide – Greystones), not to mention all the bus routes serving through this area. This will also detract from the aesthetics of the area and the planned park upgrade. Not to mention reduce our carbon footprint and provide a more sustainable park.

Within walking distance also is Father Collin's Park, which is 2.2KM from Baldoyle Racecourse Park which does not seem to have any dedicated parking spaces for the park (no car parking listed on Dublin City Website). This proposed overflow car park is located within the ecological buffer zone.

If this carpark goes ahead what measures will be taken to ensure this is only used for an overflow purpose? What tree coverage will be used and what parking bay material will be installed?

The future park strategy states enlargement of the Car parks to Red Arches Road – what car park after this development is complete is related to this comment?

2. Skate Park

While it is not ideal having an extension of the existing playground to be located across the road, causing a H&S concern and the impediment of traffic that solely serves three separate housing estates, one of which has been recently given permission to add to their construction plans. Relocation of Skate Park should be considered to park location where the existing playground is located (elimination of physical impact risk when children may rush across the road). This area of the park is also classed as an ecological buffer zone.

If the above is not an option would consideration be given to sink the skate park into the ground to minimise the visual impact on the environment and reduce likelihood of graffiti art detracting from the area. The sunken area (to face away from apartment buildings) would also repel noise pollution to the adjacent apartment complexes.

I appreciate the tree coverage covering the apartment facing sides of the skate park. Will this extend to the overflow carpark if my point above is not accepted?

Is there another material other than /concrete to reduce the carbon footprint? Also can an anti-graffiti coating be used to deter vandals.

Is there funds or resources within Fingal Co. Co or An Garda Siochana to deal with loitering or anti-social behaviour and graffiti removal for the park?

3. Haulage Road

What does this road connect to? Having further traffic onto the Moyne Road would present huge risks of collision. This area of road is concealed from both directions. Once the construction of the development adjacent to Red Arches Road is completed – what will this road be used for or will there be further developments on this road?

4. Old Baldoyle Wall

~~3.13 PRELIMINARY DESIGN REPORT PARK DEVELOPMENT PROJECT~~ - it is not clear if the current wall will be removed for a viewing platform and seating area? This area of the park is a dividing walkway between the two nature reserves. Removal of this wall and addition of a congregation area may disrupt the natural ecosystem along this area. Also the removal of this wall and addition of seating in this (not lit) area may cause anti-social behaviour and disruption to the natural nature reserves walled on each side of this narrow location. Areas close to the nature reserves should not be disrupted or minimal disruption should occur.

The heritage within Baldoyle is agricultural this wall in its current form represents agriculture within certain parts of Ireland. It is a clear definition of agricultural land thus signifying its importance within the nature reserve and preserving Baldoyle history.

5. Lighting

Would you consider continuing the low level lighting (that was installed along the Baldoyle – Portmarnock walkway) towards the nature reserve? The high level lighting (6M) may detract migrating Brent Geese that occupy the areas in all parks (4,000K is a bright white light)

6. Planting

Can consideration be requested to retain as much natural / local trees and shrubs. Will the planting within the existing racecourse park (current playground location) be retained on perimeter to conceal carpark from view while driving into Red Arches Road?

Many thanks for your time.

Kind Regards,

Anthony