



FINGAL COUNTY COUNCIL: NOTICE OF PROPOSED DEVELOPMENT

PLANNING & DEVELOPMENT ACT 2000 (AS AMENDED) – PART XI

PLANNING AND DEVELOPMENT REGULATIONS 2001 (AS AMENDED) – PART 8

Proposed new Baldoyle Community / Sports Centre on a site of approximately 0.575 ha at former 'Coast' Estate Marketing Suite Buildings / Structures and Changing Rooms / Storage Shed / Structures located along the south of Red Arches Road, The Coast, Baldoyle Racecourse Park, Stapolin, Baldoyle, Dublin 13.

In accordance with section 179 of the Planning and Development Act 2000 (as amended) and Part 8 of the Planning and Development Regulations 2001 (as amended), Fingal County Council hereby gives notice of the proposed development to be carried out at the above site:

The nature and extent of the proposed development is as follows:

The demolition and removal of existing redundant single storey former 'Coast' Estate Marketing Suite Building and single storey Changing Rooms/Storage Shed with all associated structures (all totalling 410 sq m Gross Floor Space), and the construction of the Community/Sports Centre Building with ancillary infrastructure and associated site development works (all totalling 1,320 sq m Gross Floor Space and ranging in height equivalent from 1 to 2 storeys), consisting of:

- Entrance lobby and reception area, cleaners store and IT/CCTV facility room;
- Central sports hall with associated storage;
- 4 no. externally accessible changing rooms, 2 no. referee rooms, lobbies, toilets facilities and plant room;
- 4 no. community/multipurpose/studio/meeting rooms with associated storage, kitchen and coffee dock facilities with external servery hatch, toilet and changing facilities;
- 23 no. bicycle parking racks (incl. 12 no. covered, 5 no. electric bicycle, 2 no. cargo bicycle/scooters) and a Surface car park providing a total of 28 no. car parking spaces (incl. 2 no. accessible/disabled and 2 no. electric vehicle charging points);
- Enhanced boundary treatments, hard and soft landscaping, external site lighting, building signage, 3 no. flagpoles, services (including underground surface water attenuation storage) and all other ancillary and associated site development works above and below ground level;
- Primary vehicular and pedestrian access to the proposed new Community/Sports Centre will be via the existing vehicle and pedestrian/bicycle accesses from the Red Arches Road, with enhanced secondary pedestrian/bicycle permeability provided to surrounding active and passive open space recreational facilities.

Plans and particulars of the proposed development will be available for inspection at <https://consult.fingal.ie/en/browse> and inspection or purchase at a fee not exceeding the reasonable cost of making a copy from **Wednesday,**

13th December 2023 up to and including Friday, 19th January 2024 at the following locations:

- **The Offices of Fingal County Council, County Hall, Main St, Swords, Co. Dublin, K67 X8Y2, during normal opening hours (Monday to Thursday 9am to 5pm and Friday 9am to 4.30pm excluding Bank & Public Holidays)**

and

- **Baldoyle Library of Fingal County Council, Strand Road, Dublin 13, D13 Y304, during normal opening hours (Monday to Thursday 9:45am to 8pm, and Friday and Saturday 9:45am to 5pm excluding Bank & Public Holidays)**

Submissions or observations with respect to the proposed development dealing with the proper planning and sustainable development of the area in which the development would be situated, may be made either online through our website <https://consult.fingal.ie/en/browse> or in writing to:-

- **Administrative Officer, Community Division, Housing and Community Development Department, Fingal County Council, Grove Road, Blanchardstown, Dublin 15, D15 W638.**

Submissions or observations with respect to the proposed development must arrive no later than 5pm on Tuesday, 6th February 2024.

The proposed development has undergone screening for Environmental Impact Assessment under the EIA Directive 2011/92/EU as amended by Directive 2014/52/EU (and the relevant provisions of the Planning and Development Act 2000 (as amended) and the Planning and Development Regulations 2001 (as amended)) and Fingal County Council has determined that there is no real likelihood of significant effects on the environment arising from the proposed development and that an Environmental Impact Assessment is not required.

Any person may, within 4 weeks from the date of this notice, apply in accordance with the provisions of article 120 of the Planning and Development Regulations 2001 (as amended) to An Bord Pleanála for a screening determination as to whether the development would be likely to have significant effects on the environment. In addition, the proposed development has undergone screening for Appropriate Assessment and Fingal County Council has determined that following an examination, analysis and evaluation of all relevant information, on the basis of objective information and in view of best scientific knowledge and applying the precautionary principle, the proposed development either individually or in combination with other plans and projects, and in the absence of mitigation, is not likely to have a significant effect on any European Site(s), in view of the sites conservation objectives, and that there is no reasonable scientific doubt in relation to this conclusion.

Issues raised in submissions and observations to the Council in regard to this development, including the response of the Chief Executive thereto, will form part of the statutory report to be presented to the monthly meeting of Fingal County Council. The statutory report will also list the persons or bodies who made submissions or observations with respect to the proposed development in accordance with regulations made under Part XI of the Planning and Development Act as amended. The minutes of that meeting including the statutory report will appear on the Council's Website. Details including the names of those making submissions or observations may be shared with relevant Council Departments and agents working on their behalf.

**Paul Carroll, Interim Director of Services,
Housing and Community Development Department, Fingal County Council.**

Wednesday, 13th December 2023.