

PLANNING STATEMENT

**PROPOSED BALDOYLE COMMUNITY CENTRE:
RACECOURSE PARK, RED ARCHES ROAD,
BALDOYLE, DUBLIN 13**

September 2023

Wessel Vosloo
B.Sec.Ed MURP (TRP) SA MIPI
Principal
The Planning Partnership

083 100 9440



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1.0 INTRODUCTION AND DOCUMENT PURPOSE

The Planning Partnership, The Coach House, Dundanion, Blackrock, Cork, T12 T6YC, has been retained by Fingal County Council as part of a multi-disciplinary consultancy team to deliver a new Community/Sports Centre for Baldoyle at a site of approximately 0.575 ha at the former 'Coast' Estate Marketing Suite Buildings/Structures located along Red Arches Road, The Coast, Baldoyle Racecourse Park, Stapolin, Baldoyle, Dublin 13.

It is further acknowledged that An Bord Pleanála by Order Dated 20th September 2022 under An Bord Pleanála Reg. Ref. No. JP06F.311315, approved the proposed Racecourse Park Development Scheme for which application was made to the Board under Section 177(AE) of the *Planning and Development Act 2000* (as amended) for Local Authority development requiring Appropriate Assessment.

Under An Bord Pleanála Reg. Ref. No. JP06F.311315, the Board agreed with, and adopted the Appropriate Assessment Screening carried out in the Inspector's report and the conclusion reached that the Baldoyle Bay Special Area of Conservation (Site Code: 000199), Baldoyle Bay Special Protection Area (Site Code: 004006), Malahide Estuary Special Protection Area (Site Code: 004025) and South Dublin Bay and River Tolka Estuary Special Protection Area (Site Code: 004024) are the only European Sites for which there is a possibility of significant effects to arise.

The Board Considered the Natura Impact Statement and associated documentation submitted with the application for approval, the mitigation measures contained therein, the submissions and observations on file, and the Inspector's assessment. The Board completed an appropriate assessment off the implications of the proposed development for the affected European Sites, and considered that the information before it was adequate to allow the carrying out of an appropriate assessment.

In overall conclusion, the board was satisfied that the proposed Racecourse Park Development, by itself or in combination with other plans or projects, would not adversely affect the integrity of the European Sites, in view of the sites' conservation objectives.

1.1 Local Authority Development

The basic concept underpinning the planning code is that permission is required in respect of the development of land. The planning code further identifies that development by a local authority within its own administrative area is undertaken in the interests of the common good and, therefore, need not be subject to the same level of public scrutiny as development proposed for private benefit. A local authority is prohibited from effecting any development in its functional area which contravenes materially its development plan.

The proposed new Community/Sports Centre development for Baldoyle is of a class of development which requires Planning Permission in terms of the relevant Statutory procedure as outlined for *Local Authority Development* within the *Planning and Development Act 2000* (as amended).

1.2 Site Location and Context

The subject site is located 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. The subject site is further considered a 'brownfield site' comprising the existing redundant single storey 'marketing suite' building and associated structures (with surface carparking), and a single storey changing rooms/storage shed and associated structures.

Figure 1.1: Approved Racecourse Park Development Scheme (An Bord Pleanála Reg. Ref. No. JP06F.311315)



Source: Drawing No.: Extract DN1815-101 Landscape Masterplan (An Bord Pleanála Reg. Ref. No. JP06F.311315), reproduced and annotated by The Planning Partnership under OS Licence No.: AR0114723

Figure 1.2: Redundant Marketing Suite and Changing Rooms/Storage Shed Structures to be Demolished



Source: Henchion + Reuter Architects February 2022

The subject site is located at a prominent location of approximately 0.575 ha, bounded by Red Arches Road to the north, existing carparking to north and east, and the extended existing surrounding active and passive recreational open space facilities comprising playing pitches to the east and children’s playground to the south.

Residential estates with 2 and 4 storey blocks addressing the new Community/Sports Centre is located to the west and south, providing excellent passive surveillance at this location. Public Open Space with gated footpath walk to the playing pitches, separate the Castlerosse View residential estate from the proposed a new Community/Sports Centre for Baldoyle at this location. (See Figure 1.3 below.)

1.3 Community Driven Demand within a 10-minute Walking Catchment

The surrounding built environment is characterised by individual residential areas delivered by independent landowners, a typical suburban development pattern seen in recent decades within many Irish towns. This has often led to poor connectivity between these residential areas and key community facilities such as schools, shops, leisure, sports, recreation and healthcare facilities. The trend towards suburban development has hollowed out urban centres and created sprawl, which has in turn reduced the attractiveness of towns and villages. It is noted that infrastructure and amenities have tended to play catch-up with new housing and employment.

In recent times, there has been more focus on core policy objectives to support and improve the quality of the environment in newer developments. *Project Ireland 2040 – National Planning Framework* (NPF) published in February 2018, sets out National Strategic Outcomes which include for the provision of enhanced amenities by investing in well-designed public realm, extensive amenities and recreational infrastructure, and integration with *inter alia* our built environment.

Figure 1.4 below presents graphically four Walking Catchment areas, i.e. a 5-minute, 10 minute, 15 minute and 20 minute average speed walk, which will be served by the new Community/Sports Centre for Baldoyle by providing enhanced amenity and recreational infrastructure, and thereby enhancing the neighbourhood by increasing social interactions that improve the overall quality of life.

1.4 Executive Summary

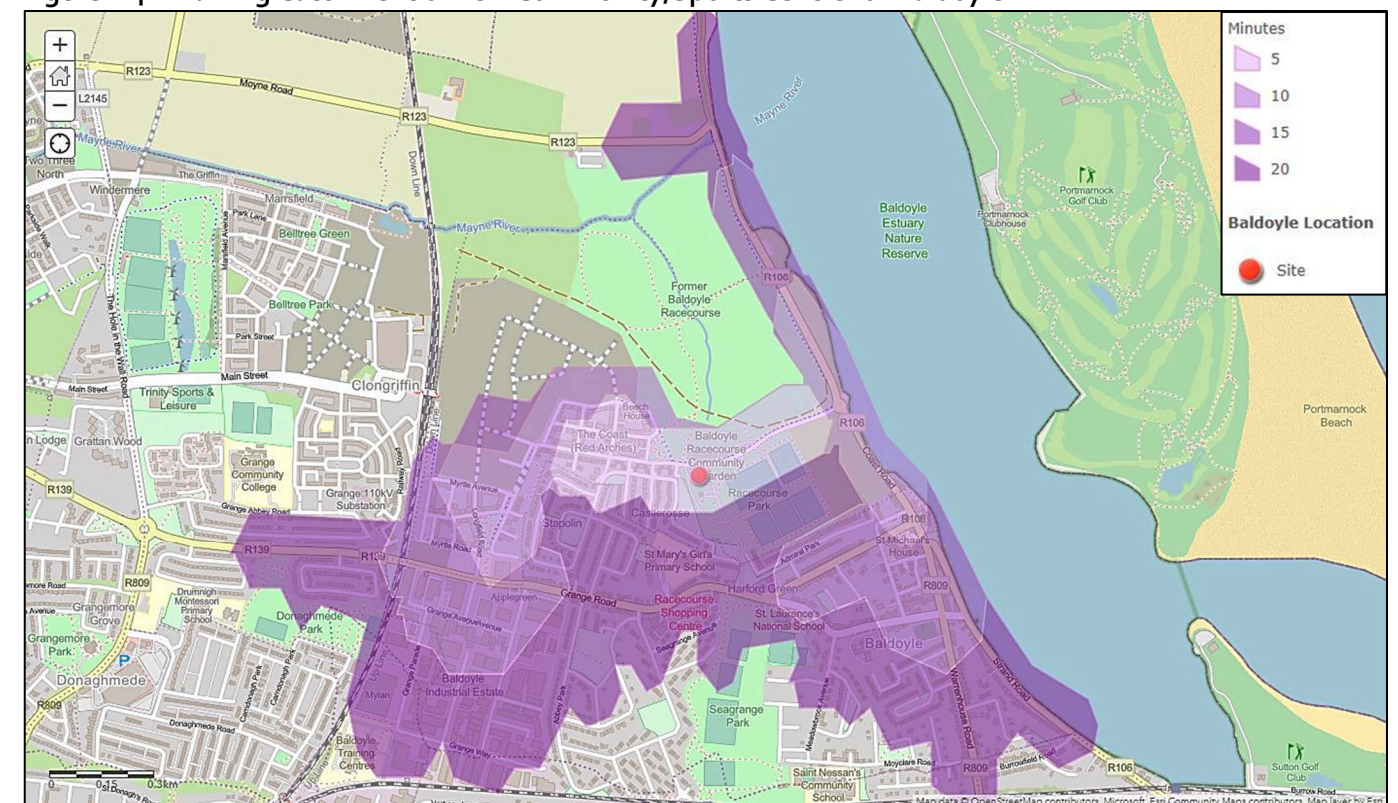
The objective of the project is to provide a new purpose-built Community Centre Building with ancillary infrastructure and associated site development works (all totalling 1,320 sq m Gross Floor Space and ranging in height equivalent from 1 to 2 storeys), located to serve the heart of the community and to cater for a wide range of community, recreational, educational and sporting activities in the area.

Figure 1.3: Site Location and Context



Source: ESRI ArcGIS, Annotated and Reproduced under Licence by The Planning Partnership September 2023

Figure 1.4: Walking Catchment of new Community/Sports Centre for Baldoyle



Source: ESRI ArcGIS, Annotated and Reproduced under Licence by The Planning Partnership September 2023

After exploring a number of strategies, a building with a circular plan form was identified as best facilitating the spatial flow of the overall surrounding recreational active and passive open space landscape around the new building. The circular building plan does not have any blank gable conditions to the building, minimising the potential loss of residential amenity for surrounding residences, especially the 4-storey residential building to the immediate east which currently benefits from extensive views of the park areas.

The main sports hall is positioned central to the plan with secondary rooms wrapped around this on all sides. The building therefore has a continuous single storey façade expression on all sides - thereby substantially reducing its volumetric presence within the extended existing surrounding active and passive open space landscape.

To further mitigate the visual disruption for neighbours, the roof form has been 'softened' with the volume of the sports hall (the tallest volume) subsumed into a contoured roof-scape, finished with a mixture of intensive and extensive green roof which also respects the character and sensitivity of the existing landscape.

To increase the ecological potential of the park, the creation of a raingarden to the south of the new Community/Sports Centre is proposed which will encourage wildlife and biodiversity in parallel with decreased human activity at this location. The rain-garden also forms an integral part of the new surface water drainage system for the development, and also include a mixture of underground storage attenuation in the form of pipework, permeable paving or grasscrete and the featured green roof on part of the building.

The proposed new Community/Sports Centre development for Baldoyle is in pursuance of National Strategic Outcomes and National Policy Objectives as outlined in *Project Ireland 2040 – National Planning Framework*, including the three key principles of Healthy Placemaking, Climate Action and Economic Opportunity as outlined within the *Regional Spatial and Economic Strategy for the Eastern and Midland Regional Area*.

The proposed new Community/Sports Centre development for Baldoyle is further presented in compliance with the Policies and Objectives of the current *Fingal Development Plan 2023-2029*.

The *Fingal Development Plan 2023-2029 HA - High Amenity* zoning designation associated with the subject site, confirms that a *Community Facility and Recreational Facility/Sports Club* is in effect 'Open for Consideration' on the lands. Having regard to Statutory Guidelines for Planning Authorities on urban development prepared by Government in response to *Project Ireland 2040*, National Policy Objectives contained within the *National Planning Framework*, as well as the availability of public services, amenities and facilities, it is considered that the proposed development of a new Community/Sports Centre for Baldoyle at the brownfield site of the former 'Coast' Estate Marketing Suite Buildings/Structures and Changing Rooms/Storage Shed/Structures, and located within the overall approved Racecourse Park Development Scheme under An Bord Pleanála Reg. Ref. No. JP06F.311315, will enhance both the character and amenity of the area, and will provide locally based community infrastructure and essential services recognising the important role it plays for citizens in the County.

Accordingly, the proposed development as presented would not have significant negative effects on the environment or the community in the vicinity, would not give rise to a risk of pollution, would not be detrimental to the visual or landscape amenities of the area, would not seriously injure the residential amenities of property in the vicinity or detract from the character of the area, would not adversely impact on the cultural and build heritage of the area, would not be prejudicial to public health and would not interfere with the existing land uses in the area.

The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

2.0 THE PROPOSED BALDOYLE DEVELOPMENT CONCEPT PROPOSAL

The objective of the project is to provide a new purpose-built Sports Facility and Community Centre to cater for a wide range of community, recreational, educational and sporting activities in the area.

This much needed facility will be in the heart of the community and serve the needs of the local people by playing a vital role in bringing people together and encouraging people to take part, network, and thus helping to build inclusive, engaged and safe communities.

2.1 Development Description the subject of this Planning Application

Fingal County Council as Local Authority intends to develop a new Baldoyle Community/Sports Centre at 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.

The proposed works to be carried at the above site consist of 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;
- 46 no. bicycle parking spaces (24 no covered) and a Surface car park providing a total of 28 no. car parking spaces (2 no. accessible/disabled and 26 no. regular);
- 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.

2.2 Concept evolution

Fingal has a well-defined network of open spaces and recreational facilities that are accessible to significant numbers of the County's population. The provision of good community facilities and services, such as education, sports and recreational facilities, libraries, childcare facilities, places of worship, health and community centres, located in appropriate accessible locations, is vital as it contributes positively to enhancing the quality of life of surrounding residents and communities. "*The physical appearance of these facilities can also have a defining role in an area, strengthening the sense of identity and character*".¹

¹ Page 157, *Fingal Development Plan 2023-2029*

The Council will continue to support the work of both Council and non-Council owned community centres in recognising the important role they play for citizens in the County.² The provision and access to locally based community infrastructure and essential services, which are central to our health and wellbeing, is vital for a community to thrive, to engender a sense of place, ensure social inclusion and build resilience.

Fingal Development Plan 2023-2029 acknowledges the preparation/development of a multi-purpose community facility proposed for Baldoyle and details the Council's commitment to the provision of high-quality state of the art facilities.³

The site which is the focus for delivery of the new Community/Sports Centre for Baldoyle, is subject to the HA - High Amenity land use zoning designation in terms of the *Fingal Development Plan 2023-2029*. A Community Facility and Recreational Facility/Sports Club is not identified as a use which is 'Permitted in Principle', and neither is a use 'Not Permitted'.

It is further noted that uses "which are neither 'Permitted in Principle' nor 'Not Permitted' will be assessed in terms of their contribution towards the achievement of the Zoning Objective and Vision and their compliance and consistency with the policies and objectives of the Development Plan".⁴

A Community Facility and Recreational Facility/Sports Club would be permitted where it respects the character and sensitivity of the existing landscape associated with the HA - High Amenity land use zoning designation.

Figure 2.1: Building Form Location Respecting the Character and Sensitivity of the Existing Landscape



Source: Henchion + Reuter Architects September 2023

² Page 157, *Fingal Development Plan 2023-2029*
³ Page 164, *Fingal Development Plan 2023-2029*
⁴ Page 479, *Fingal Development Plan 2023-2029*

Chapter 2 *Planning for Growth Core Strategy Settlement Strategy of the Fingal Development Plan 2023-2029* details under the *Racecourse Park – Mitigation with Ecological Buffer Zone Objective GI11*, the requirement of the Planning Authority to ensure "compliance with the landscape masterplan for Racecourse Park and the Portmarnock South lands which incorporates mitigation measures for any loss of habitat for the conservation interests of Baldoyle Bay"⁵.

Objective GI 13 further details the objective to provide for "appropriately designed and located combined pedestrian and cycle routes of no wider than 3m through Racecourse Park, and minimise access points to avoid disturbance to protected habitats and species within Baldoyle Bay and Racecourse Park"⁶.

The overall Racecourse Park Development Scheme was approved by An Bord Pleanála under Reg. Ref. No. JP06F.311315, lodged under the provisions of s.177AE of the *Planning and Development Act 2000* (as amended), and will function as a regional park.

In combination with the proposed Community/Sports Centre Building, existing pedestrian trail networks, playing pitches and children's playground, a key recreational and community facility will be provided to the surrounding residential developments and the wider catchment area of Baldoyle as illustrated above in *Figure 1.4: Walking Catchment of new Community/Sports Centre for Baldoyle*, with pedestrian and cycle permeability enhanced through the existing footpath network around the site, children's playground and playing pitches.

2.3 Key Figures of Proposed Development

No.	Item	Quantum
1.	Site Area	0.575 ha
2.	Total Gross Floor Space to be demolished and removed	410 sq m
3.	Total Gross Floor Space	1,320 sq m
4.	Entrance lobby and reception area, cleaners store and IT/CCTV facility room	49 sq m
5.	Central sports hall with associated storage	474 sq m
6.	4 no. externally accessible changing rooms, 2 no. referee rooms, lobbies, toilets facilities and plant room	154 sq m
7.	4 no. community/multipurpose/studio/meeting rooms with associated storage, kitchen and coffee dock facilities with external servery hatch, toilet and changing facilities	410 sq m
8.	Internal circulation areas	149 sq m
9.	Surface Vehicle Parking	28 no spaces
10.	Accessible/disabled Parking	2 no spaces
11.	Bicycle Parking	46 no. spaces

The following Key Design Objectives are identified:

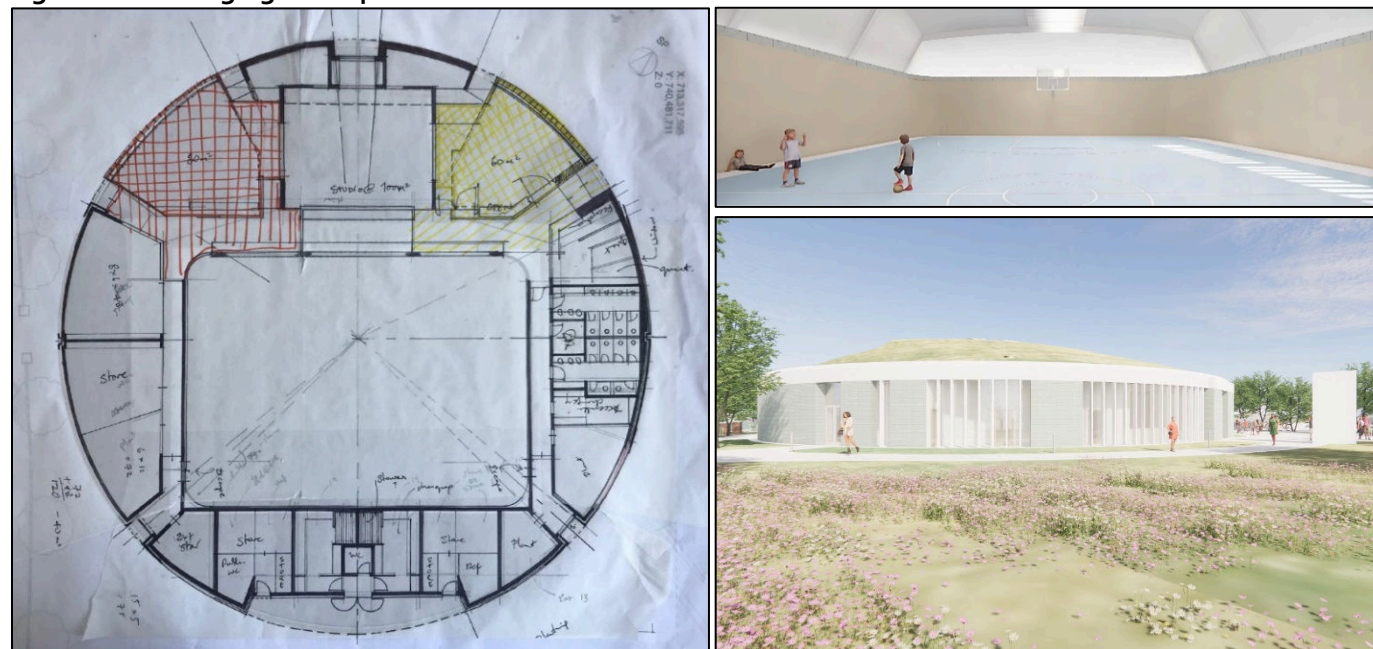
Continuity of the Park Landscape: The potential for the new Community/Sports Centre to effectively integrate within the overall Racecourse Park Development Scheme was identified early in the design process as something that the building design should promote, integrated with the existing surrounding active and passive recreational open space facilities comprising playing pitches to the east and children's playground to the south, and by providing enhanced pedestrian and cycle permeability through the existing footpath network around the site.

⁵ Page 93, *Fingal Development Plan 2023-2029*
⁶ Page 93, *Fingal Development Plan 2023-2029*

After exploring a number of strategies, a building with a circular plan form was identified as best to facilitate the spatial flow of the park landscaping around the new building.

Avoidance of Opportunity for Antisocial Activity: The circular building plan has the advantage of creating no building corners, thereby minimising the opportunity for unsupervised corners which might be prone to anti-social behaviour.

Figure 2.2: Emerging Concept



Source: Henchion + Reuter Architects February 2022

Optimisation of Residential Amenity for the Neighbouring Residents: The circular building plan has the further advantage of not creating any blank gable conditions to the building. This will minimise the loss of residential amenity for the apartments located to the west of the site that currently have an uninterrupted view of the park, and the redundant 'Coast' Estate Marketing Suite Buildings/Structures and Changing Rooms/Storage Shed/Structures.

To further mitigate the visual disruption for these neighbours, the roof form of the new Community/Sports Centre has been 'softened' with the volume of the sports hall (the tallest volume) subsumed into a contoured roof-scape, finished with a mixture of intensive and extensive green roof, respecting the character and sensitivity of the existing landscape and associated *HA - High Amenity* land use zoning designation.

Building Form: To achieve the key design objectives outlined above, the building is circular in plan. This form has the least external façade possible for the building area provided, meaning this is an efficient building as regards the amount of building materials required for its construction as well as having the least area of façade that is subject to heat-loss.

The building is single storey throughout. The main sports hall is positioned central to the plan with secondary rooms wrapped around this on all sides. The building therefore has a continuous single storey façade expression on all sides - thereby substantially reducing its volumetric presence within the park, respecting the character and sensitivity of the existing landscape and associated the *HA - High Amenity* land use zoning designation.

Figure 2.3: Emerging Concept 3d



Source: Henchion + Reuter Architects September 2023

Building Façade Materials: The external form of the building is completed in glazed green bricks with a precast concrete parapet. A green roof is draped over the building.

Figure 2.4: Community/Sports Centre Building ranging in height equivalent from 1 to 2 storeys



Source: Henchion + Reuter Architects September 2023

Entrances and Arrival: 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.

Walking and cycling are the most efficient modes of travel in terms of use of road-space, and the most sustainable in terms of environmental impacts. Cycle parking facilities have been conveniently located within a secure, easy to use, adequately lit and well signposted area proximate to the primary pedestrian access and main entrance to the proposed new Community/Sports Centre.

Landscaping: The choice of new trees is formed by a range of species which seek to provide year-round interest, provide food for birds and to provide value for insects such as bees and butterflies. A similar palette is proposed to the recent approved Racecourse Park Development Scheme. New trees will be of the following species: *quercus petraea/betula pendula/amelanchier laevis*. Hedging will be *crataegus monogyna*.

Landscapes are dynamic environments and continuously evolving. Objectives should therefore not attempt to prevent new uses or changes, but rather manage the change ensuring that the past remains visible for future generations. This is of specific relevance to the HA - High Amenity land use zoning designation of the proposed development site in terms of the *Fingal Development Plan 2023-2029*.

The new Baldoyle Community/Sports Centre has been analysed from a Visual Perspective from 5 neighbouring positions by the Scheme Architects Henchion + Reuter Architects. This analysis confirms that the design and the integration of the building within the receiving parkland landscape will minimise the potential loss of residential amenity for surrounding residences.

A new pedestrian entrance has been introduced to the north-eastern side of the site facing the building entrance. This entrance has been detailed to match the revised entrance gateways to the adjacent park as outlined in the overall approved Racecourse Park Development Scheme (An Bord Pleanála Reg. Ref. No. JP06F.311315), for these works. From the west access will be significantly open to the rest of Racecourse Park.

2.4 Relevant Planning History

To derive an understanding of development trends and potential interactions between different forms of development associated with the subject site, a review of recent relevant Planning History was undertaken.

File No.	Application Status	Decision Date	Development Description
LRD0007/S3	Notification of Decision to Grant Permission issued.	20/01/2023	The proposed development will consist of amendments to Block B as permitted under FCC Reg. Ref. F16A/0412 (ABP Reg. Ref. PLo6F.248970) and amended under FCC Reg. Ref. F20A/0258, F21A/0046 and F22A/0017. The proposed amendments will consist of: The reconfiguration of permitted units omitting 28 no. apartments as permitted under F16A/0412 (as amended) and the addition of 26 no. houses resulting in the provision of 88 no. apartments (3-5 storey) and 54 no. houses (2-3 storey). This results in an overall total of 142 no. units, an overall reduction of 2 no. units on that permitted; The reconfiguration of the internal road layout as permitted under F16A/0412 (as amended); The removal of permitted basement below Blocks B1 and B2 and the provision of 170 no. car parking spaces and 262 no. cycle spaces at ground floor and surface; and The development of a linear park along Longfield Road. The proposed development also include for all associated landscaping works and site development works above and below ground. A Natura Impact Statement has been prepared.
ABP-311315-21	Approval under s.177AE of the Planning and Development Act 2000 granted by Order, subject to conditions, on 20 th September 2022	20/09/2022	Park development project at the Racecourse Park Located between Baldoyle and Portmarnock, Co. Dublin. Application for approval made under Section 177(AE) of the Planning and Development Act, 2000 (local authority development requiring appropriate assessment).
F03A/1162/E3	Extension of Duration of Permission Granted for F03A/1162; PLo6F.205156	07/10/2014	To construct Construction of 478 residential units, 1 retail unit, 1 creche. basement, semi basement and surface car parking; and ancillary works including storm water storage pond, temporary water supply reservoir, roads and services infrastructure; with vehicular signal-controlled junction access from Grange Roundabout access from Strand Road (R106). The proposal comprises Phase 2 in the development of an integrated urban community as provided for in the Baldoyle Action Plan.

File No.	Application Status	Decision Date	Development Description
F03A/1162/E2	Extension of Duration of Permission Granted for F03A/1162; PLo6F.205156	02/10/2009	To construct Construction of 478 residential units, 1 retail unit, 1 creche. basement, semi basement and surface car parking; and ancillary works including storm water storage pond, temporary water supply reservoir, roads and services infrastructure; with vehicular signal-controlled junction access from Grange Roundabout access from Strand Road (R106). The proposal comprises Phase 2 in the development of an integrated urban community as provided for in the Baldoyle Action Plan.
F03A/1162/E1	Extension of Duration of Permission Granted for F03A/1162; PLo6F.205156	15/04/2009	To construct Construction of 478 residential units, 1 retail unit, 1 creche. basement, semi basement and surface car parking; and ancillary works including storm water storage pond, temporary water supply reservoir, roads and services infrastructure; with vehicular signal-controlled junction access from Grange Roundabout access from Strand Road (R106). The proposal comprises Phase 2 in the development of an integrated urban community as provided for in the Baldoyle Action Plan.
F08A/0854	Grant Permission for Retention subject to conditions	28/08/2008	Permission for retention of development, for the continued temporary use of permitted changing rooms and associated car parking as a marketing suite for residential property on the Baldoyle Action Plan Lands, for a period of 5 years Temporary permission was previously granted under Planning Reg. Ref. F05A/0108.
F06A/0639	Application granted subject to conditions	07/11/2006	Amendment to granted permission Reg. Ref. F03A/1162 of residential development on site area of c. 25.7ha located in Stapolin and Baldoyle townlands and accessed from Strand Road (R106) and Grange Road. The modification consists of the alterations and extension of the underground carpark within this sector and all associated site works.
F05A/1358	Application granted subject to conditions	14/11/2005	Modifications to the Permitted F03A/1162; PLo6F.205156 for the construction of 478 residential units, 1 retail unit, 1 creche.
F05A/0108	Application granted subject to conditions	24/05/2005	The construction of changing rooms; associated car parking; landscaping and ancillary works; with vehicular access from the distributor road (Reg. Ref. F03A/1162) serving permitted residential development. Permission is also sought for the temporary use of the

File No.	Application Status	Decision Date	Development Description
			changing rooms and associated car parking as a Marketing Suite for residential property, for the duration of the sale of residential units on Baldoyle Action Plan lands.
F03A/1529 PLo6F.208508	Application granted subject to conditions	FCC 26/07/2004 ABP 16/05/2005	Infrastructural development consisting of internal roads infrastructure and associated piped services infrastructure. The purpose of the infrastructural development is to serve lands subject of the Baldoyle Area Action Plan prepared by Fingal County Council in 2001.
F03A/1162 PLo6F.205156	Application granted subject to conditions	FCC 31/10/2003 ABP 13/08/2004	To construct Construction of 478 residential units, 1 retail unit, 1 creche. basement, semi basement and surface car parking; and ancillary works including storm water storage pond, temporary water supply reservoir, roads and services infrastructure; with vehicular signal-controlled junction access from Grange Roundabout access from Strand Road (R106). The proposal comprises Phase 2 in the development of an integrated urban community as provided for in the Baldoyle Action Plan.

3.0 SPATIAL PLANNING AND POLICY CONTEXT

The Statutory Development Planning Context is a constant fluid environment. Any proposals associated with the delivery of the new Community/Sports Centre for Baldoyle, will be informed by a wide range of development planning policy documents.

The importance of the *Project Ireland 2040 National Planning Framework*, the *Eastern and Midland Regional Assembly Regional Spatial and Economic Strategy 2019-2031*, and the *Fingal Development Plan 2023-2029*, is acknowledged and of particular relevance in guiding the nature and extent of development proposals.

3.1 Delivering *Project Ireland 2040*

Project Ireland 2040 – National Planning Framework (NPF) was published in February 2018 and constitutes the primary strategic planning document for the country as a whole. This document has established a singular vision for development and investment in Ireland which is intended to guide population growth, infrastructure delivery, social and economic development throughout Ireland through to 2040.

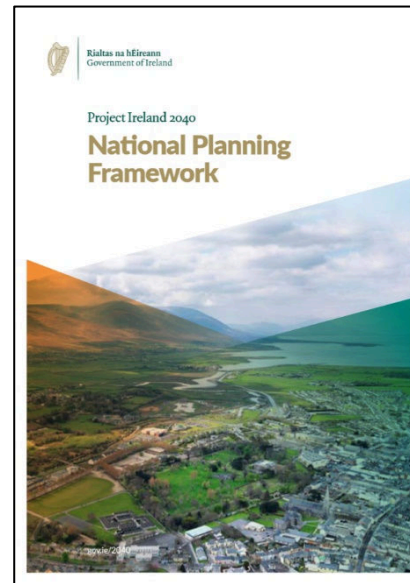
The NPF acknowledges the within the Eastern and Midland Region, more emphasis on consolidating the development of places that grew rapidly in the past decade or so with large scale commuter driven housing development with a particular focus on addressing local community and amenity facility provision in many of the larger commuter towns through targeted investment under relevant NPF National Strategic Outcomes.

The NPF sets out 10 National Strategic Outcomes and 75 National Policy Objectives, to enable all parts of Ireland, whether rural or urban, to successfully accommodate growth and change.

The proposed new Community/Sports Centre development for Baldoyle is in pursuance of the following National Strategic Outcomes as providing enhanced amenities by investing in well-designed public realm, extensive amenity and recreational infrastructure, and integrating with *inter alia* the current Baldoyle built environment.

National Strategic Outcome No. 1 Compact Growth which outlines that:

"Carefully managing the sustainable growth of compact cities, towns and villages will add value and create more attractive places in which people can live and work. All our urban settlements contain many potential development areas, centrally located and frequently publicly owned, that are suitable and capable of re-use to provide housing, jobs, amenities and services, but which need a streamlined and co-ordinated approach to their development, with investment in enabling infrastructure and supporting amenities, to realise their potential. Activating these strategic areas and achieving effective density and consolidation, rather than more sprawl of urban development, is a top priority."



National Strategic Outcome No. 4 Sustainable Mobility which outlines that:

"In line with Ireland's Climate Change mitigation plan, we need to progressively electrify our mobility systems moving away from polluting and carbon intensive propulsion systems to new technologies such as electric vehicles and introduction of electric and hybrid traction systems for public transport fleets, such that by 2040 our cities and towns will enjoy a cleaner quieter environment free of combustion engine driven transport systems."

National Strategic Outcome No. 5 A Strong Economy, supported by Enterprise, Innovation and Skills which outlines that:

"This will depend on creating places that can foster enterprise and innovation and attract investment and talent. It can be achieved by building regional economic drivers and by supporting opportunities to diversify and strengthen the rural economy, to leverage the potential of places. Delivering this outcome will require the coordination of growth and place making with investment in world class infrastructure, including digital connectivity, and in skills and talent to support economic competitiveness and enterprise growth."

National Strategic Outcome No. 7 Enhanced Amenity and Heritage which outlines that:

"This will ensure that our cities, towns and villages are attractive and can offer a good quality of life. It will require investment in well-designed public realm, which includes public spaces, parks and streets, as well as recreational infrastructure. It also includes amenities in rural areas, such as national and forest parks, activity-based tourism and trails such as greenways, blueways and peatways. This is linked to and must integrate with our built, cultural and natural heritage, which has intrinsic value in defining the character of urban and rural areas and adding to their attractiveness and sense of place."

Figure 3.1: Strategic Investment Priorities in response to National Strategic Outcomes



Source: Project Ireland 2040 – National Planning Framework

National Strategic Outcome No. 8 Transition to a Low Carbon and Climate Resilient Society which outlines that:

"The National Climate Policy Position establishes the national objective of achieving transition to a competitive, low carbon, climate-resilient and environmentally sustainable economy by 2050. This objective will shape investment choices over the coming decades in line with the National Mitigation Plan and the National Adaptation Framework. New energy systems and transmission grids will be necessary for a more distributed, renewables-focused energy generation system, harnessing both the considerable on-shore and off-shore potential from energy sources such as wind, wave and solar and connecting the richest sources of that energy to the major sources of demand."

National Strategic Outcome No. 9 Sustainable Management of Water, Waste and other Environmental Resources which acknowledges that:

"Ireland has abundant natural and environmental resources such as our water sources that are critical to our environmental and economic wellbeing into the future. Conserving and enhancing the quality of these resources will also become more important in a crowded and competitive world as well as our capacity to create beneficial uses from products previously considered as waste, creating circular economic benefits."

National Strategic Outcome No. 10 Access to Quality Childcare, Education and Health Services which details that:

"Good access to a range of quality education and health services, relative to the scale of a region, city, town, neighbourhood or community is a defining characteristic of attractive, successful and competitive places. Compact, smart growth in urban areas and strong and stable rural communities will enable the enhanced and effective provision of a range of accessible services."

The proposed new Community/Sports Centre development for Baldoyle is in pursuance of the following National Policy Objectives as providing enhanced amenities by investing in well-designed public realm, extensive amenity and recreational infrastructure, and integrating with *inter alia* the current Baldoyle built and recreational environment.

National Policy Objectives 6

"Regenerate and rejuvenate cities, towns and villages of all types and scale as environmental assets, that can accommodate changing roles and functions, increased residential population and employment activity and enhanced levels of amenity and design quality, in order to sustainably influence and support their surrounding area."

National Policy Objectives 13

"In urban areas, planning and related standards, including in particular building height and car parking will be based on performance criteria that seek to achieve well-designed high quality outcomes in order to achieve targeted growth. These standards will be subject to a range of tolerance that enables alternative solutions to be proposed to achieve stated outcomes, provided public safety is not compromised and the environment is suitably protected."

National Policy Objectives 27

"Ensure the integration of safe and convenient alternatives to the car into the design of our communities, by prioritising walking and cycling accessibility to both existing and proposed developments, and integrating physical activity facilities for all ages."

National Policy Objectives 28

"Plan for a more diverse and socially inclusive society that targets equality of opportunity and a better quality of life for all citizens, through improved integration and greater accessibility in the delivery of sustainable communities and the provision of associated services."

National Policy Objectives 30

"Local planning, housing, transport/accessibility and leisure policies will be developed with a focus on meeting the needs and opportunities of an ageing population along with the inclusion of specific projections, supported by clear proposals in respect of ageing communities as part of the core strategy of city and county development plans."

3.2 Regional Spatial and Economic Strategy for the Eastern and Midland Regional Area

The principal statutory purpose of the *Regional Spatial and Economic Strategy for the Eastern and Midland Regional Area* (RSES) is to support the implementation of Project Ireland 2040 and the economic policies and objectives of the Government by providing a long-term strategic planning and economic framework for the development of the Region. The RSES is required under the Planning and Development Act 2000 to address employment, retail,

housing, transport, water services, energy and communications, waste management, education, health, sports and community facilities, environment and heritage, landscape, sustainable development and climate change.

The Strategy is underpinned by three key principles:

- Healthy Placemaking;
- Climate Action; and
- Economic Opportunity.

The current RSES also identifies the need to co-ordinate the sources of funding of infrastructure, including community facilities that will be located within joint urban area plans.

The Metropolitan Area Strategic Plan (MASP) to be prepared for Dublin as part of RSES, supports ongoing collaboration with regional stakeholders to ensure that social infrastructure such as education, health and community facilities are provided in tandem with the development of strategic development areas, and in particular to ensure that opportunities for social as well as physical regeneration are realised.

RSES outlines the following to be guiding principles to healthy placemaking:

- Facilitate a sufficient supply of good quality sports and recreation facilities, including networks for walking, cycling and other activities and shall maximise the multiple use of such facilities by encouraging the co-location of services between sports providers, schools, colleges and other community facilities.
- Support play policies to address the play and recreation needs of children and young people and ensure the integration of play provision and child-friendly neighbourhoods.
- Provide for the development of dedicated youth spaces in key urban areas and the development of multifunction spaces in smaller communities / rural areas.

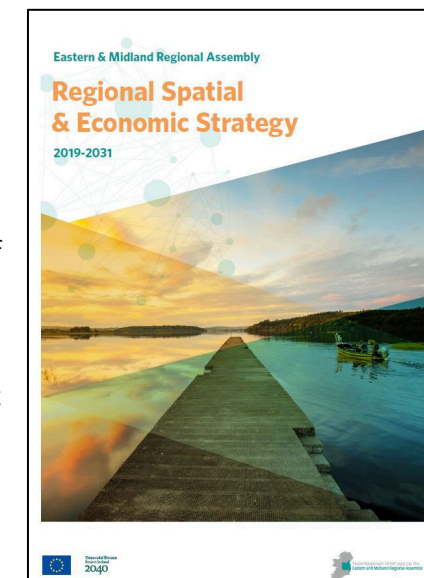
The proposed new Community/Sports Centre development for Baldoyle is in pursuance of the following RSES **Regional Policy Objectives** associated with **Recreation and Open Space** as providing enhanced amenities by investing in well-designed public realm, extensive amenity and recreational infrastructure, and integrating with *inter alia* the current Baldoyle built and recreational environment.

RPO 9.14: Local authorities shall seek to support the planned provision of easily accessible social, community, cultural and recreational facilities and ensure that all communities have access to a range of facilities that meet the needs of the communities they serve.

RPO 9.15: Local authorities shall support the vision and objectives of the National Sports Policy, including working with local sports partnerships, clubs, communities and partnerships within and beyond sport, to increase sport and physical activity participation levels locally.

RPO 9.16: Local authorities shall support the objectives of public health policy including Healthy Ireland and the National Physical Activity Plan, through integrating such policies, where appropriate and at the applicable scale, with planning policies contained in development plans.

RPO 9.17: To support local authorities in the development of regional scale Open Space and Recreational facilities particularly those close to large or growing population centres in the Region.



3.3 Adhering to the Policies and Objectives of the *Fingal Development Plan 2023-2029*

The proposed new Community/Sports Centre development for Baldoyle is in pursuance of the following policy associated with Placemaking, and specifically Community Infrastructure, Facilities and Services, as outlined in Chapter 4 of the *Fingal Development Plan 2023-2029*, facilitating the provision and access to locally based community infrastructure and essential services.

Objective SW2: Require all planning applications to submit details of compliance with the SuDS Strategy which include proposals for the management of surface water within sites, and runoff rates from sites, protecting the water quality and flow regime of the River Mayne and retrofitting best practice SuDS techniques on existing sites where possible.

Objective GI21: Ensure, as far as practical, that the design of SuDS enhances the quality of open spaces and biodiversity.

Objective CIO39: Ensure coherent clustering of active recreational open space facilities into a recreational hub arrangement unless a more practicable solution is demonstrated.

Objective CIO34: Ensure provision of accessible, adequate and diverse community facilities and services in new and established residential areas to provide for the well-being of residents.

Objective CIO2: Support the provision of new community centres and facilitate the refurbishment and extension of facilities where there is a need for such works. Such facilities shall be accessible by a range of travel modes with an emphasis on walking, cycling and public transport use, while providing appropriate car parking facilities to meet anticipated demand of non-local visitors to the centre.

Objective CIO7: Ensure that proposals do not have a detrimental effect on local amenity by way of traffic, parking, noise or loss of privacy of adjacent residents.

Objective CIO10: Ensure community facilities are flexible in their design and promote optimum usage, for users of all age and abilities.

Objective CIO11: Promote the clustering of community, recreational and open space facilities, with community facilities being located in local centres or combined with school facilities as appropriate.

Objective CIO13: Promote the development of high-quality and multi-functional recreational facilities throughout Fingal, including Active Recreational Hubs and Multi-Use Games Areas to meet existing and future community needs, in accordance with the *National Sports Policy 2018-2027*.

The site which is the focus for delivery of the new Community/Sports Centre for Baldoyle, is subject to the *HA - High Amenity* land use zoning designation in terms of the *Fingal Development Plan 2023-2029*, the stated objective of which is to: *"Protect and enhance high amenity areas"*.

As illustrated within Figure 3.2, below, the character of this area is a mixture of urban and recreation in nature, with the overall Racecourse Park providing a key Regional Park Amenity.

The Development Plan states that the vision for lands subject to this land use zoning designation is to:



"Protect these highly sensitive and scenic locations from inappropriate development and reinforce their character, distinctiveness and sense of place. In recognition of the amenity potential of these areas opportunities to increase public access will be explored."

The following uses on site that **are permitted** in principle, subject to conditions, on the *HA - High Amenity* lands:

Agri-Tourism, Bed and Breakfast (where the use is ancillary to the use of the dwelling as a main residence), *Boarding Kennels* (where the use is ancillary to the use of the dwelling as a main residence), *Burial Grounds* (and appropriately scaled ancillary facilities), *Childcare Facilities* (where the use is ancillary to the use of the dwelling as a main residence), *Farm Shop* (only where the bulk of the produce is produced on the farm), *Guest House* (where the use is ancillary to the use of the dwelling as a main residence), *Health Practitioner* (where the use is ancillary to the use of the dwelling as a main residence), *Holiday Home/Apartments* (only permitted where the development involves conversion of a protected structure), *Office Ancillary to Permitted Use, Open Space, Residential* (subject to compliance with the Rural Settlement Strategy), and *Restaurant/Café* (ancillary to tourism uses or conversion of protected or vernacular structures where appropriate).

Figure 3.2: Land Use Zoning Designation of the Subject Site and the Surrounding Area



Source: Fingal South, *Fingal Development Plan 2023-2029*, extracted, reproduced and annotated under ESRI ArcGIS Licence by The Planning Partnership September 2023

The following uses on site that **are not permitted** in principle on the *HA - High Amenity* lands:

Abattoir, Advertising Structures, Aerodrome/Airfield, Agribusiness, Agricultural Farm Supplies, Agricultural Machinery Sales and/or Maintenance, Air Transport Infrastructure, Amusement Arcade, Betting Office, Builders Provider/Yard, Car Hire Holding Area, Caravan Park – Residential, Cargo Yards, Casual Trading, Civic Waste Facility, Concrete/Asphalt, Conference Centre, Dancehall/Nightclub, Data Centre, Enterprise Centre, Exhibition Centre, Fast Food Outlet/Take-Away, Food Drink and Flower Preparation/Processing, Fuel Depot/Fuel Storage, Funeral Home/Mortuary, General Aviation, Health

Centre, Heavy Vehicle Park, High Technology Manufacturing, Hospital, Industry – General, Industry – Light, Industry - High Impact, Logistics, Office ≤ 100 sqm, Office > 100 sqm and < 1,000 sqm, Office ≥ 1,000 sqm, Park and Ride Facilities, Petrol Station, Place of Worship, Plant Storage, Public House, Public Transport Station, Remote Work Hub, Research and Development, Residential Care Home/Retirement Home, Residential Institution, Retail - Local < 150 sqm nfa, Retail - Convenience ≤ 500 sqm nfa, Retail - Comparison ≤ 500 sqm nfa, Retail - Comparison >500 sqm nfa, Retail - Supermarket ≤ 2,500 sqm nfa, Retail - Superstore > 2,500 sqm nfa, Retail - Hypermarket > 5,000 sqm nfa, Retail - Factory Outlet Centre, Retail Warehouse, Retail - Warehouse Club, Retirement Village, Road Transport Depot, Sheltered Accommodation, Taxi Office, Training Centre, Traveller Community Accommodation, Vehicle Sales Outlet - Small Vehicles, Vehicle Sales Outlet – Large Vehicles, Vehicle Servicing/Maintenance Garage, Veterinary Clinic, Warehousing, Waste Disposal and Recovery Facility (Excluding High Impact), Waste Disposal and Recovery Facility (High Impact), Wholesale.

It is further noted that uses “which are neither ‘Permitted in Principle’ nor ‘Not Permitted’ will be assessed in terms of their contribution towards the achievement of the Zoning Objective and Vision and their compliance and consistency with the policies and objectives of the Development Plan”.⁷

The proposed new Community/Sports Centre development for Baldoyle can be described as *Community Facility* and *Recreational /Sports Facility* use class in terms for the *Fingal Development Plan 2023-2029* related to Zoning Objectives, and could be permitted where it **respects the character** and **sensitivity** of the existing landscape and associated the HA - High Amenity land use zoning designation.

The new Community/Sports Centre for Baldoyle is located, and has been designed to be consistent with the stated vision for the HA - High Amenity lands, **respecting the character** and **sensitivity** of the existing scenic landscape location by reinforcing the overall Baldoyle Racecourse Park’s character, distinctiveness and sense of place, which recognises its amenity potential and presents the opportunity to increase public access.

The proposed new Baldoyle Community/Sports Centre’s layout and building design conform to the highest possible standards of energy efficiency. The building has been designed to minimise resource consumption, reducing waste, water and energy use. The design optimise natural ventilation and minimise glare and excess solar gain, avoids large areas of glazing, and provides an appropriate balance between solid and void elements.

The proposed new Community/Sports Centre development for Baldoyle is in pursuance of the following development management standards as outlined within the *Fingal Development Plan 2023-2029*.

Objective DMSO77 – Community Facilities: Any application for community facilities such as leisure facilities, sports grounds, playing fields, play areas, community halls, organisational meeting facilities, medical facilities, childcare facilities, new school provision and other community orientated developments, shall have regard to the following:

- Overall need in terms of necessity, deficiency, and opportunity to enhance or develop local or County facilities.
- Practicalities of site in terms of site location relating to uses, impact on local amenities, desirability, and accessibility.
- Conformity with the requirements of appropriate legislative guidelines.
- Conformity with land use zoning objectives.

⁷ Page 479, *Fingal Development Plan 2023-2029*

Where new community facilities are required, they shall have regard to the following⁸:

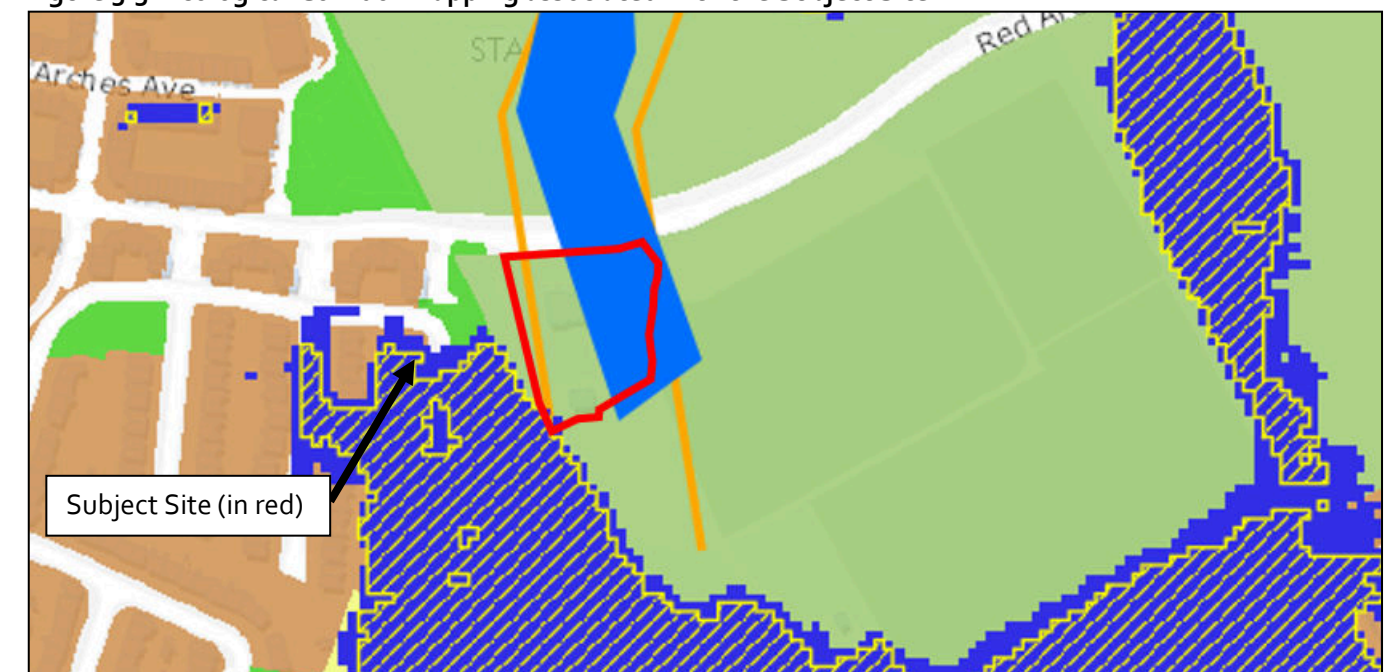
- Community facilities shall be flexible in their design and promote optimum/ multi-functional usage, for users of all age and abilities.
- Community facilities shall not have a detrimental effect on local amenity by way of traffic, parking, noise or loss of privacy of adjacent resident.
- Community facilities shall be provided in conjunction with residential/mixed use development.
- Community facilities shall be accessible by a range of travel modes with an emphasis on walking, cycling and public transport use, while providing appropriate car parking facilities to meet anticipated demand of non-local visitors to the centre.

The character of the area where the proposed new Community/Sports Centre for Baldoyle is located, comprise a mixture of urban and recreation, with the overall Racecourse Park providing a key Regional Park Amenity

Objective DMSO150 – External Lighting and Noise Sensitive Locations: Minimise the environmental impact of external lighting and noise at sensitive locations to achieve a sustainable balance between the needs of an area, the public safety of walking and cycling routes and the protection of sensitive species such as bats.

Objective DMSO155 – Ecological Corridors in Urban Areas: Any redevelopment of existing properties and brownfield sites within 25m from each riverbank along the main channels of following rivers Liffey, Tolka, Pinkeen, Mayne, Sluice, Ward, Broadmeadow, Ballyboghil, Corduff, Matt and Delvin, Bracken River, Daws River, Richardstown River, Turvey River shall provide opportunities for multi-functional green infrastructure, including features which intercept and filter surface water from the site before discharging into the river. These features include, but are not limited to: green roofs, reinforced grass parking bays and water gardens. The use of underground attenuation as part of the redevelopment of existing properties or brownfield sites will not be accepted.

Figure 3.3: Ecological Corridor Mapping associated with the Subject Site



Source: Fingal South, *Fingal Development Plan 2023-2029*, extracted, reproduced and annotated under ESRI ArcGIS Licence by The Planning Partnership September 2023

⁸ Page 574, *Fingal Development Plan 2023-2029*

Aerial Photography over the last 15 years (see Figure 3.4 below), as well as physical site walkovers, details that **no surface stream or river channel** traverses the subject site associated with the proposed new Community/Sports Centre development for Baldoyle.

The *Strategic Flood Risk Assessment* for the *Fingal County Development Plan 2023-2029* further does not present any indicators of flood risks or watercourses associated with the subject lands (see Figure 3.5 below).

It is considered likely that the base mapping utilised to present Ecological Corridor Mapping associated with the *Fingal Development Plan 2023-2029* (see Figure 3.3 above) presents anomalies in this regard.

It is further noted that in **“the event that any conflict or ambiguity arises between the Written Statement and supporting maps, the Written Statement shall take precedence”**.⁹

Figure 3.4: Aerial Photography over the last 15 years associated with the Subject Site



Source: Google Earth Pro, extracted, reproduced and annotated by The Planning Partnership September 2023

Objective DMSO196 – Public Foul Sewerage Network Connections: Ensure that all new developments in areas served by a public foul sewerage network connect to the public sewerage system, to comply with the requirements of the Uisce Éireann Foul Sewer specification (where applicable).

Objective DMSO197 – Foul and Surface Water Drainage Systems: Require all new development to provide separate foul and surface water drainage systems and to prohibit the connection of surface water outflows to the foul drainage network and vice versa (prohibit foul to surface water) where separation systems are available.

Objective DMSO203 – FCC SuDS Guidance Document: SuDS shall be incorporated into all parts of a development (open spaces, roads, footpaths, private areas), and have regard to the FCC SuDS Guidance Document – *Green/ Blue Infrastructure for Development, as amended* (Appendix 11), and shall ensure:

- That the design of SuDS enhances the quality of open spaces and when included as part of any open space provision, it must contribute in a significant and positive way to the design and quality of the open space.
- Open space areas shall not be dominated by SuDS features.
- Underground tanked systems, whether concrete or plastic, are the least favoured means for surface water management and shall only be used when green solutions have proven not feasible.

See also Appendix 11 (SuDS Guidance Document) and Chapter 11, Infrastructure and Utilities (Section 11.5.2: Surface Water and Flood Risk Management).

Objective DMSO207 – Green Walls and Roofs for New Developments: Promote and encourage the use of green walls and roofs for new developments that demonstrate benefits in terms of SuDS as part of an integrated approach to green infrastructure provision.

Surface water associated with the proposed new Community/Sports Centre development for Baldoyle will be attenuated on site for the 1-in-100 year + 20 climate change event and will discharge at a greenfield discharge rate of 2 L/s through a series of green roofs, underground storage in terms of an oversized pipe network, permeable paving and above ground attenuated rain gardens. The surface water system has been modelled in accordance with the Greater Dublin Area Strategic Drainage Study, with self-cleaning and discharge capacity is achieved based.

A portion of the building will incorporate a green roof as a form of water treatment and to help slow the rate of surface water discharge from the site.

The proposed new Community/Sports Centre development for Baldoyle will complement the general principle that the location and provision of community facilities is a pre-requisite to the creation and enhancement of viable, sustainable and successful local communities.

In terms of risk of flooding per documentation published on 5th April 2023 as part of the adopted new *Fingal County Development Plan 2023-2029*, the site can be classified as a Zone C (low risk >0.1% AEP) and the use is a low vulnerable use and is gauged as “low/extremely low risk” in respect of flooding events. See Figure 3.5 below.

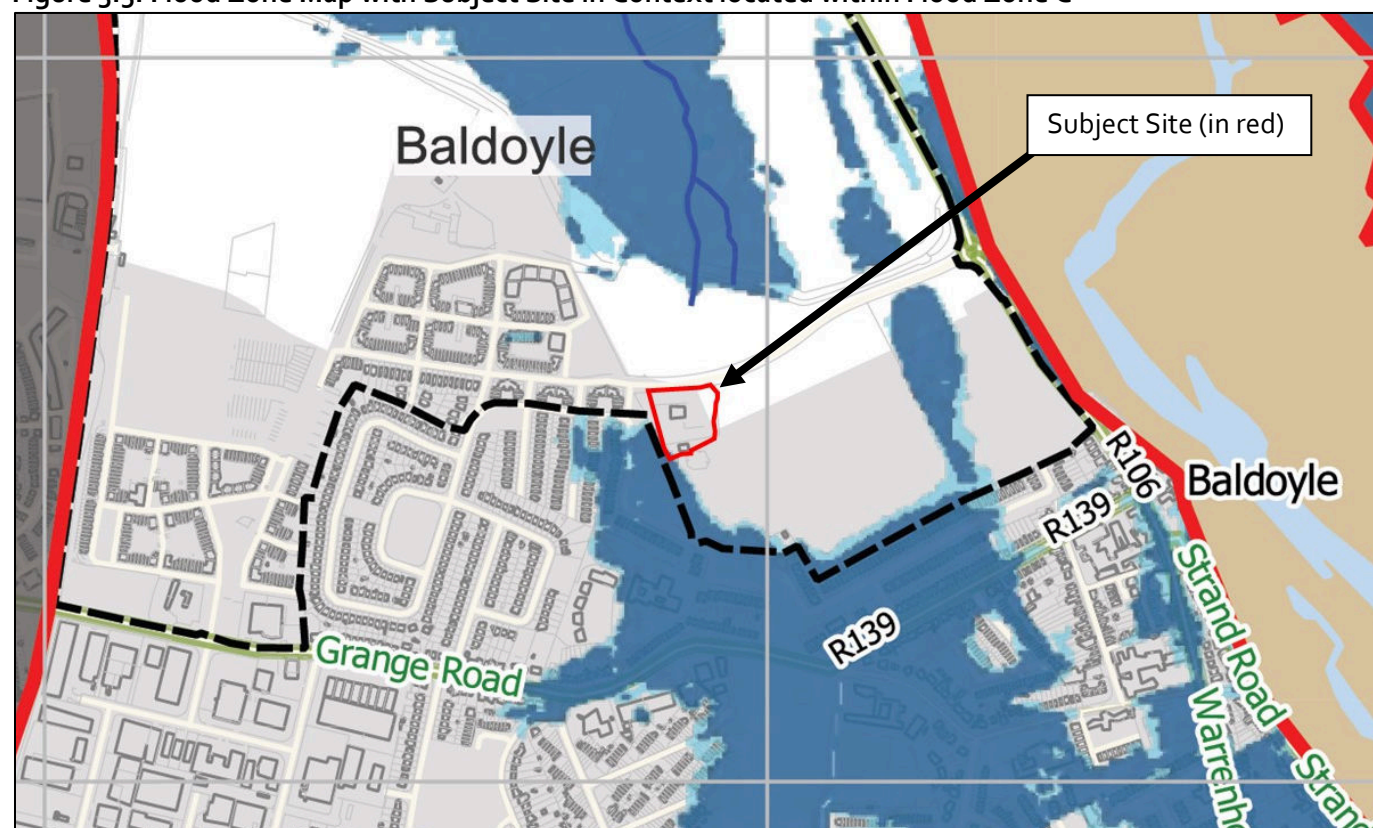
The Rogan & O’Donovan Consulting Engineers’ *Site-Specific Flood Risk Assessment* (August 2023) undertaken, and enclosed under separate cover as part of the Planning Application Documentation, confirms that:

This Site-Specific Flood Risk Assessment has considered the local hydrological conditions pertaining to the proposed development and identified flood risk the vicinity of the development lands. All sources

⁹ Page 15, *Fingal Development Plan 2023-2029*

indicate that the proposed development is within Flood Zone C. Suitable flood risk management measures have been adopted to mitigate the likely impacts of climate change. Appropriate measures in the form of Sustainable Drainage Systems (SuDS) for the purpose for managing surface water in terms of both flow and quality, have been adopted as part of the development design in line with Fingal County Council requirements and the GDSDS. The findings of this SSFRA indicate that flood risk to the scheme can be managed with negligible effect on flood risk elsewhere. The proposed development satisfies the requirements of the sequential approach (as described in the OPW's "The Planning System and Flood Risk Management Guidelines for Planning Authorities") and is therefore deemed appropriate for the associated flood risk.

Figure 3.5: Flood Zone Map with Subject Site in Context located within Flood Zone C



Source: Extracted Drawing No.: M02127-06_FL122 Flood Zone Map, Appendix A Strategic Flood Risk Assessment for the Fingal County Development Plan 2023-2029, reproduced and annotated by The Planning Partnership under OS Licence No. AR0114723

The *Engineering Report for Planning* prepared by Roughan & O'Donovan details that a flood risk assessment was carried out as part of the preliminary design of the project, and included a review of the following flood risks present for the site;

- Tidal; flooding from high sea levels.
- Fluvial; flooding from water courses.
- Pluvial; flooding from rain and surface water.
- Development surcharges; flooding from existing surface water sewers.

Following the above analysis it is considered that the proposed development is not subject to an adverse risk of flooding based on the historic desktop survey carried out. Furthermore, the flood maps produced by McCloy Consulting as part of the *Fingal County Development Plan 2023-2029* indicate that the site is within Flood Zone C (low risk >0.1% AEP) for the current and mid-range scenarios. See Figure 3.5 above.

Objective DMSO77 – Community Facilities: Any application for community facilities such as leisure facilities, sports grounds, playing fields, play areas, community halls, organisational meeting facilities, medical facilities, childcare facilities, new school provision and other community orientated developments, shall have regard to the following:

- Overall need in terms of necessity, deficiency, and opportunity to enhance or develop local or County facilities.
- Practicalities of site in terms of site location relating to uses, impact on local amenities, desirability, and accessibility.
- Conformity with the requirements of appropriate legislative guidelines.
- Conformity with land use zoning objectives.

Walking and cycling are the most efficient modes of travel in terms of use of road-space, and the most sustainable in terms of environmental impacts. However, walking is only practical for short-distance trips and cycling for short- to medium-distance trips. Figure 1.4 above presents graphically four Walking Catchment areas, i.e. a 5-minute, 10-minute, 15-minute and 20-minute average speed walk, which will be served by the new Community/Sports Centre for Baldoyle, providing enhanced amenity and recreational infrastructure thereby enhancing the neighbourhood by increasing social interactions that improve the quality of life.

Cycle parking facilities have been conveniently located within secure, easy to use, adequately lit and well signposted areas within proximate to the primary pedestrian access and main entrance to the proposed new Community/Sports Centre. In addition, the cycle parking facilities are placed within a populated, well-supervised area, and monitored by CCTV where possible. Community Centres details the requirement to provide 1 no. bicycle space per 50 sq m Gross Floor Space. The proposed new Community/Sports Centre development for Baldoyle totals 1,320 sq m Gross Floor Space, requiring 27 no. bicycle spaces. The provision of 46 no. bicycle parking spaces is significantly in excess of the minimum bicycle spaces required.

An off-street surface car park providing a total of 28 no. car parking spaces (2 no. accessible/disabled) is proposed as part of the new Community/Sports Centre development for Baldoyle, being a reduced provision below the maximum of car parking spaces permissible as detailed within Table 14.19 of the *Fingal Development Plan 2023-2029* for Sports Club/Gymnasium/Fitness Center equivalent, of which maximum provision is 33 car parking spaces.

Acknowledging the significant population located within the Walking Catchment Areas which will be served by the new Community/Sports Centre for Baldoyle, and the excess in provision of bicycle parking spaces, the provision of car parking spaces is justifiable and considered acceptable.

4.0 CONCLUSION

Having regard to the acknowledgement outlined within the *Fingal Development Plan 2023-2029* of the preparation/development of a multi-purpose community facility proposed for Baldoyle, the subject sites HA - High Amenity zoning designation of which *inter alia* confirms that a *Community Facility and Recreational Facility/Sports Club* is in effect 'Open for Consideration', Statutory Guidelines for Planning Authorities on urban development prepared by Government in response to *Project Ireland 2040*, National Policy Objectives contained within the *National Planning Framework*, as well as the availability of public services, amenities and facilities, it is considered that the proposed development of a new Community/Sports Centre for Baldoyle at the site of the former 'Coast' Estate Marketing Suite Buildings/Structures and Changing Rooms/Storage Shed/Structures located along the south of Red Arches Road, The Coast, Stapolin, Baldoyle, Dublin 13, within the overall approved Racecourse Park Development Scheme under An Bord Pleanála Reg. Ref. No. JPo6F.311315, will enhance both the character and

amenity of the area, and provide locally based community infrastructure and essential services recognising the important role it plays for citizens in the County.

Accordingly, the proposed development as presented would not have significant negative effects on the environment or the community in the vicinity, would not give rise to a risk of pollution, would not be detrimental to the visual or landscape amenities of the area, would not seriously injure the residential amenities of property in the vicinity or detract from the character of the area, would not adversely impact on the cultural and build heritage of the area, would not be prejudicial to public health and would not interfere with the existing land uses in the area. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

Yours faithfully



Wessel Vosloo MIPI
Principal
The Planning Partnership