

# FINGAL COUNTY COUNCIL

## SITE NOTICE

Notice of Large Scale Residential (LRD)

Application to Fingal County Council

We, The Shoreline Partnership, intend to apply for permission for a Large-scale Residential Development (LRD) for lands at Baldoyle (formerly known as The Coast), Dublin 13. The site is bound to the north and east by lands referred to as Growth Area 3 (GA03) in the Baldoyle-Stapolin Local Area Plan 2013 (as extended), to the east and south by lands referred to as Growth Area 1 (GA01), and to the west by the Dublin-Belfast railway line.

The proposed development consists of amendments to a permitted development, permitted under ABP Ref. 310418, with an overall site area of c.9.1 ha. The proposed amendments subject to this LRD application comprises a site area of c1.02 ha within the wider permitted landbank, and consists of:

- Reduction in building height of Block A1 from an 8-6 no. storey building to a 7-6 no. storey building, façade enhancements and amendments to the building form;
- Reduction in building height of Block D1 from an 9-6 no. storey building to a 7-6 no. storey building, façade enhancements and amendments to the building form;
- Reduction in building height of Block D2 from an 8-6 no. storey building to a 7-6 no. storey building, façade enhancements and amendments to the building form;
- Reduction in building height of Block D3 from an 15-5 no. storey building to a 10-5 no. storey building, façade enhancements and amendments to the building form;

All other elements of the development remain as permitted under ABP 310418 with proposed amendments resulting in a reduction of 55 no. units from 882 no. units to 827 no. units.

A Natura Impact Statement has been prepared in respect of the proposed development.

The application may also be inspected online at the following website set up by the applicant:  
[www.shorelineGA1LRD1.ie](http://www.shorelineGA1LRD1.ie)

The Planning Application, including the Natura Impact Statement, may be inspected or purchased at a fee not exceeding the reasonable cost of making a copy at the offices of the Planning Authority during its public opening hours. Fingal County Council, Fingal County Hall, Main Street, Swords, Fingal, Co. Dublin (to inspect Planning Applications on all lands). Opening Hours 9.30 – 16.30 Monday – Friday. (Cash Office opening hours are 9.30 to 15.30 p.m.).

A submission or observation in relation to the application may be made in writing to the planning authority on payment of the prescribed fee (€20.00) within the period of 5 weeks beginning on the date of receipt by the authority of the application, and such submissions or observations will be considered by the planning authority in making a decision on the application. The planning authority may grant permission subject to or without conditions, or may refuse to grant permission.



**Signed:**

**Agent Address:** Pauline Byrne, Brady Shipman Martin, Mountpleasant Business Centre, Ranelagh, Dublin 6

**Date of Erection of Site Notice:** 4<sup>th</sup> April 2023.

NOTE TO 3RD PARTIES: Please phone 8905541 (Swords Office) (1) that a valid Planning Application has been received by Fingal County Council and (2) where File may be inspected. All Submissions/ Objections are posted on the Council's Website.