

FINGAL COUNTY COUNCIL

SITE NOTICE

Notice of Large Scale Residential (LRD)

Application to Fingal County Council

We, The Land Development Agency, intend to apply for permission for a Large-scale Residential Development (LRD) for lands at Baldoyle/Stapolin (referred to as The Coast), Dublin 13. The site is bound to the north by greenfield lands (referred to as GA03 Lands), to the south and east by development lands including lands referred to as GA01 Lands as well as existing phases of the scheme along Red Arches Road and Longfield Road, and to the west by the Clongriffin Station along the Dublin-Belfast railway line.

The proposed development will consist of the alteration of permitted development, as permitted under ABP Reg. Ref. ABP-310418-21 (and as amended under LRD/0015/S3 & LRD/0073/S3E), and relating solely to the permitted Block A, Block D and Stapolin Square. No amendments are proposed to any other permitted blocks. The permitted Block A and Block D are located to the south and north of Stapolin Square and include for 528 units (277 in Block A1, A2 & A3 and 251 in Block D1, D2 & D3) and include residential tenant amenity, retail/café/restaurant, pharmacy, medical centre, crèche, gym, car and bicycle parking and public realm. The proposed alterations only apply to Block A, Block D and Stapolin Square of the permitted development and for the most part are contained within the footprint and massing of the permitted development and relate to internal reconfiguration.

The proposed alterations result in an overall increase of 68 no. units in Block A and Block D, bringing the total units in Block A and Block D to 596, the total units permitted under ABP Reg. Ref. ABP-310418-21 (as amended) to 893 (760 apartments and 133 houses).

The proposed altered residential development of Block A and Block D will consist of a total of 596 no residential apartments, which includes 305 No. 1-Bed, 46 No. 2-Bed- 3-Person, 235 No. 2-Bed- 4-Person and 10 No. 3-Bed- 5-Person as follows:

1. Alteration of Blocks A1, A2 & A3 from permitted 4 to 7-storey buildings providing for 288 no. apartment units to a 4 to 7 storey building providing for 312 no. apartments (158 No. 1-Bed, 15 No. 2-Bed-3-Person & 139 No. 2-Bed- 4-Person).
2. Alteration of Blocks D1, D2 & D3 from permitted 5 to 10-storey buildings providing for 251 no. apartment units to a 5 to 10 storey building providing for 284 no apartments (147 No. 1-Bed, 31 No. 2-Bed-3-Person, 96 No. 2-Bed- 4-Person, 10 No. 3-Bed- 5-Person).
3. The reconfiguration of internal layouts of each of the blocks has resulted in the reduction of the blocks overall width and therefore increased width and area to the courtyards and increased distance between individual blocks. A resulting increase in external communal amenity space, at podium level of c.5,740.4 sq.m from c.6,337 sq.m is provided. Removal of permitted roof terrace on Block D3 at level 10.
4. Façade modifications are proposed to respond to the revised internal layouts including minor relocation of windows, balconies etc. The overall parapet heights have also been reduced across the scheme as a result of the reduction of Level 1 floor to floor height by 400mm.
5. Alteration of the permitted uses and facade at ground floor level and removal of permitted Residential Tenant Amenity Facilities located in Blocks A3 and D3 to provide for a ground floor level that includes in Blocks A1-A3, 4 no. retail/restaurant/café/pharmacy/medical centre/gym units totalling 986 sq.m and a crèche of c.702 sq.m including outdoor play space of c.155 sq.m and in Blocks D1-D3, 4 no. retail/restaurant/cafe units totalling and 8 no. residential units.
6. A revised central civic plaza at Stapolin Square centrally located between Blocks A1-A3 and D1-D3, redesigned to address Condition 2 (a) of ABP-310418-21 which requires the removal of the two previously proposed public lifts. Stapolin Square is now designed to accommodate a gently sloped landscaped route from Longfield Road to Clongriffin Train Station.
7. Alterations to the permitted below podium areas under Block A, Stapolin Square & Block D to include for alterations to permitted layouts of car parking, cycle parking, plant, waste stores and substation locations. This includes the reduction in car parking as required under Condition 2 (b) of ABP-310418-21 which requires omission of car parking under the permitted ramped access road to the Train Station to the north of Block D. The reconfiguration of the below podium area results in proposed car parking of 368 no. spaces (326 below podium and 42 at surface level), 1,631 no. cycle parking spaces (all located in secure stores or at surface level) and the removal of the permitted gym below the permitted ramp. Commercial and visitor car and cycle parking is provided at ground level around the scheme.
8. Alteration of the permitted extent of PV panels at roof level of Blocks A1-A3 and D1-D3.

No amendments are proposed to the constructed Blocks within B3, B4, C4, C5, C6 or the permitted The Haggard Park which remains as permitted, or all other elements including surface water attenuation wetlands and associated upstream surface water network, demolition of existing temporary lift and stair enclosure and associated infrastructure to Clongriffin Train Station, road infrastructure (except where within the application boundary and requiring to be locally altered for proposed alterations), and utilities infrastructure (except where within the application boundary and requiring to be locally altered for proposed alterations), all of which remain as per permitted.

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.StapolinSquareAmendmentLRD.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: 21st July 2026

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.