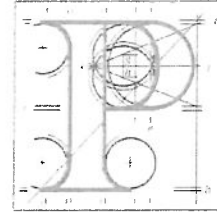


Our Case Number: ABP-320164-24

Planning Authority Reference Number:

Your Reference: O'Dwyers GAA Club



**An
Bord
Pleanála**

KT Designs, Architectural & Planning Services
Unit 12 BEAT Centre
Stephenstown Industrial Estate
Balbriggan
Co. Dublin

Date: 06 November 2024

Re: DART + Coastal North Railway Order 2024 - Northern Line between Dublin City Centre and Drogheda including the Howth Branch
Dublin City Centre and Drogheda, located in counties Dublin, Meath and Louth

Dear Sir / Madam,

An Bord Pleanála has received your recent letter in relation to the above mentioned case. The contents of your letter have been noted. Please accept this letter as a receipt for the fee of €50 that you have paid.

More detailed information in relation to strategic infrastructure development can be viewed on the Board's website: www.pleanala.ie.

If you have any queries in relation to the matter please contact the undersigned officer of the Board at laps@pleanala.ie

Please quote the above mentioned An Bord Pleanála reference number in any correspondence or telephone contact with the Board.

Yours faithfully,

Aisling Reilly
Executive Officer
Direct Line: 01-8737131

RA03

Tel	Tel	(01) 858 8100
Glao 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

An Bord Pleanála,
64 Marlborough Street,
Dublin 1,
D01V902

22nd October 2024

Dart + Coastal North Railway Order 2024

Submission on behalf of O'Dwyers GAA Club. Railway Order Reference – ipid-00417

Contact :- David Rooney – Vice Chairman – O'Dwyers GAA

Address:- O'Dwyers GAA Club, Bremore Park, Balbriggan, Co. Dublin

Dear Sir / Madam,

Firstly, may I give a brief overview of O'Dwyers GAA Club before then making specific observations on the proposed plans.

O'Dwyers GAA is a 100 year old Gaelic Athletic Association Club based in Balbriggan, County Dublin, Ireland, serving the communities of Balbriggan, Balrothery, Balcadden and surrounding areas. The club colours are green and white our principal grounds is at Bremore Park. As with most GAA Clubs, geographical proximity is a significant determinant of the membership and attractiveness of the club. The catchment area of O'Dwyers stretches from Balcadden in the north of the town of Balbriggan to Balrothery in the south of the town.

They have over 1200 registered members and field close on 50 teams to compete in football, hurling and camogie at both Juvenile and Adult levels. At Adult level, the Club has 3no. Mens Football Teams, 2no. Ladies Football Teams and 1no. Mens Hurling Team. At juvenile level they have 44no. teams competing in their respective Leagues & Championships along with a vibrant nursery academy which caters for boys and girls up to the age of six. Notable O'Dwyers players from the past include John O'Leary, Stephen Rooney and George Wilson, who are former Dublin Inter-County footballers.

The clubs vision is that everybody has the opportunity to be welcomed to take part in the games, club and culture and to participate fully to grow, develop and have fun in the club and association

As part of their vision, the core Mission of O'Dwyers is to promote the development and playing of Gaelic Games in the local Community. To be a uniting force in the Parish, and to encourage the participation of all sectors the Community in sporting, cultural and social activities and to support the development of their members in an environment of sportsmanship, inclusiveness, mutual respect and social responsibility.

O'Dwyers GAA Committee have reviewed the plans for the Dart + Coastal North Railway Order 2024 and wish to make the following observations to An Bord Pleanála and we trust that these observations will be given due consideration during the assessment and decision making process.

Potential Growth of Balbriggan - Fingal Development Plan 2023 – 2029.

The Fingal Development Plan 2023-2029 – Core Strategy - Table 2.10 lists Balbriggan as having a zoned residential land availability of 103 Hectares .

2023 population - 23,851 Projected 2029 population - 27,370

Projected Increase of **3519** people in six years.

Below is a list of recent and current planning applications that have been lodged / granted for housing developments in Balbriggan

LDA Site @ Castlelands	–	817no. units	pop – 2,042
Northwest Balbriggan F21A/0055	–	99no. units	pop – 247
Northwest Balbriggan F22A/0670	–	75no. units	pop – 187
Northwest Balbriggan F22A/0526	–	95no. units	pop – 237
Northwest Balbriggan LRD006/S3		564no.Units	pop – 1,410
Under consideration			
Northwest Balbriggan LRD0048/S3E		197no.Units	pop – 493
<u>Flemington LAP</u>		<u>592 Units</u>	<u>pop – 1480</u>
Total		2,439 Units	pop – 6,097

In essence, Balbriggans population target for 2029 will be exceeded by 2500 persons should the houses permitted and proposed planning applications be constructed

It is suffice to say Balbriggans population will be approximately 30,000 by 2030.

Request to relocate the access road to allow future growth of O'Dwyers GAA Club

O'Dwyers will shortly be moving into our new clubhouse and grounds located at Bremore which are adjacent to the proposed access road (item no.17.24) for the electrical sub-station (item no.17.25)



Extract from Works Layout Plan No.17

In its currently proposed location the access road will prohibit expansion of our club in the future., O'Dwyers GAA Club will have to expand in future years in line with the continued expansion and resultant increase in population of Balbriggan Town. We forecast year on year growth in membership of circa 10-15%. With this forecast growth our new facilities will be at max capacity in the short term (2-3years) and a requirement for additional land / facilities will be a necessity.

It will not be possible to expand southwards due to Bremore Regional Park currently being developed by Fingal County Council. It will not be possible to expand eastwards due to the Railway Line. It will not be possible to expand westwards due to the R132 and the lands further west are proposed to be developed for Residential use as outlined in the Draft Flemington Local Area Plan.

Therefore, the only direction in which O'Dwyers can sustainably grow as a Club and provide additional playing facilities for its membership and for the local community is northwards but this will not be possible if the access road is constructed as currently proposed.

Our request is that the access road and substation are moved northwards by a distance of at least 200m to allow O'Dwyers to acquisition land and locate 3no. future full size GAA pitches linked to and accessed from their current lands. (shown in Figure A on following page)



Figure A – Access road currently proposed (yellow) – requested relocation (red)

O'Dwyers welcome the proposal for the Dart+, in principle, as it will bring far more frequent trains to and from Balbriggan and we understand the need for associated infrastructure. As an important sporting organisation in Balbriggan we also must be prudent and plan for the future of our Club and its members and with Balbriggan continuously growing in population we respectfully request that Iarnrod Eireann in planning for increased capacity of public transport in Balbriggan and Dublin North, also assist O'Dwyers GAA Club in planning for increased membership and additional pitches in the future by moving the access road by a minimum of 200m northwards.

Alternatively your consultants may identify a completely different location for the sub-station and access road which is not in the vicinity of O'Dwyers and we obviously would have no issue with that. If the sub-station must be located as currently proposed, O'Dwyers would ask that the access road is re-routed to run parallel with the railway line for 200m northwards and then run west to meet the R132.

Should the proposal for the access road and compound border O'Dwyers land / future lands we would need to have a level of agreement for access to retrieve sports equipment i.e. footballs & sliotars that may inadvertently be knocked into the proposed access road and/or compound.

Lastly, it is noted that previous email correspondence has taken place with Mr Christopher Bradish, Senior Civil Engineer in ARUP (dated 4th September 2024). There was a temporary land-take boundary discussed which was on O'Dwyers existing grounds. Should our request to move the access road northwards by at least 200m be agreed, this negates the need for a temporary land-take on our existing grounds.

We thank you for the opportunity to make this submission and we trust the NTA / Iarnrod Eireann / Dart+ team, will agree with the merit of our request and make a resultant amendment to the access road location.

O'Dwyers GAA Club are obviously open to further consultation on this matter , should that be necessary.

Mise, le meas,



Kevin Tolan MSC Spatial Planning. Dip Arch Tech