



FINGAL COUNTY COUNCIL

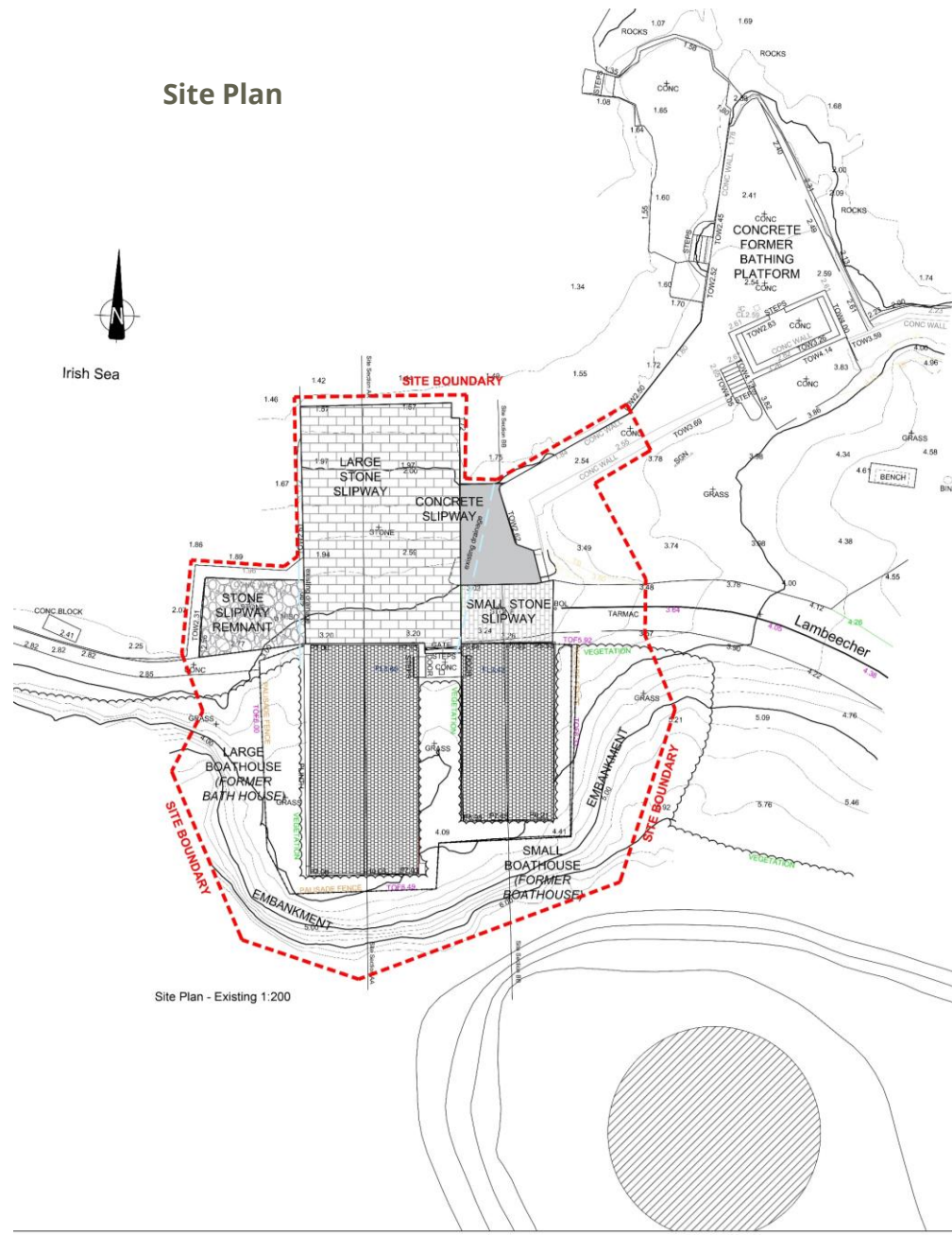
Balbriggan/Rush-Lusk/Swords Area
Committee (Services B - Strategic and General Matters)
Thursday 10th September 2026

ITEM No. 50

BATH HOUSE & BOATHOUSE, BALBRIGGAN

(PARTXI/002/26) Initiation of procedure pursuant to Part XI of the Planning & Development Act 2000 (as amended) and Part VIII of the Local Government Planning & Development Regulations 2001 (as amended) for development consisting of Conservation & Re-Use of the "Bath House & Boat House", Balbriggan (protected structure RPS no. 0018).

Irish Sea



Site Map 1:2500 2022/07/CCMA/Fingal County Council/OSI REF No. 2584-1

Site
Location

To Balbriggan

Site Location & Context

The 0.07 ha site highlighted and outlined in red on the maps is located on the **coastline at the end of Bath Road, Balbriggan.**

The site is approached through the Lambeeher housing estate, north Balbriggan, and is adjacent to Balbriggan Martello Tower, Moorehall Lodge Nursing Home, Bath Road public carpark and playing fields to the west and south.

The heritage site contains the roofless remains of two mid-19th c historic boathouses, ***Protected Structures Ref. RPS 0018***, one later used as a Bath House, with their associated stone slipways.

The early 19th c Balbriggan Martello Tower overlooks the site from the south.

Bath House & Boathouse

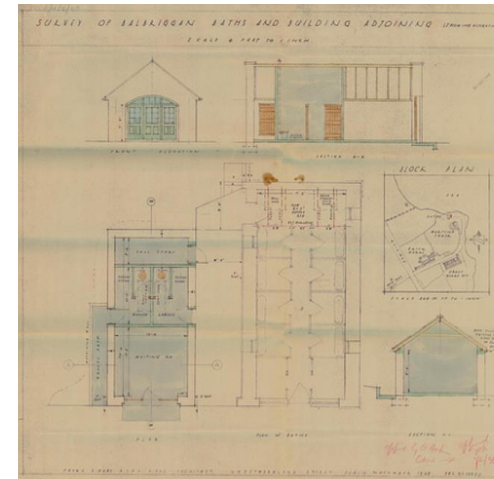
History



Images of the Edwardian Bath House



Bath House Drawings - 1935



19th Century

1820's – Coast Guard Boathouse (smaller building) constructed, with records of service/ rescue up to the foundation of the larger boathouse

1875/76 - The larger Life Boat Institute Boathouse, is constructed beside the Coastguards Boathouse, to house a larger rescue boat.

1890 – A replacement Life Boat Institute Boathouse is constructed – at Balbriggan Harbour

1898 – Both Boathouses at King Strand are closed and sold.

20th Century:

From photographic records, the building or buildings were converted into a Bath House sometime in the Edwardian period/ early 20th c.

1935 – Survey Drawing record of the Bath House conversion of the two boathouses

Early 1970's to late 1980's in the ownership of the Lee family for use as a summer holiday home.

1980's to date In Dublin County Council and Fingal County Council ownership.

21st Century:

2024 – Community Engagement with local clubs
Enabling Works Completed

2025-26 – Design Development;

Archaeological Impact Assessment/ Heritage Report

Ground Investigation Report

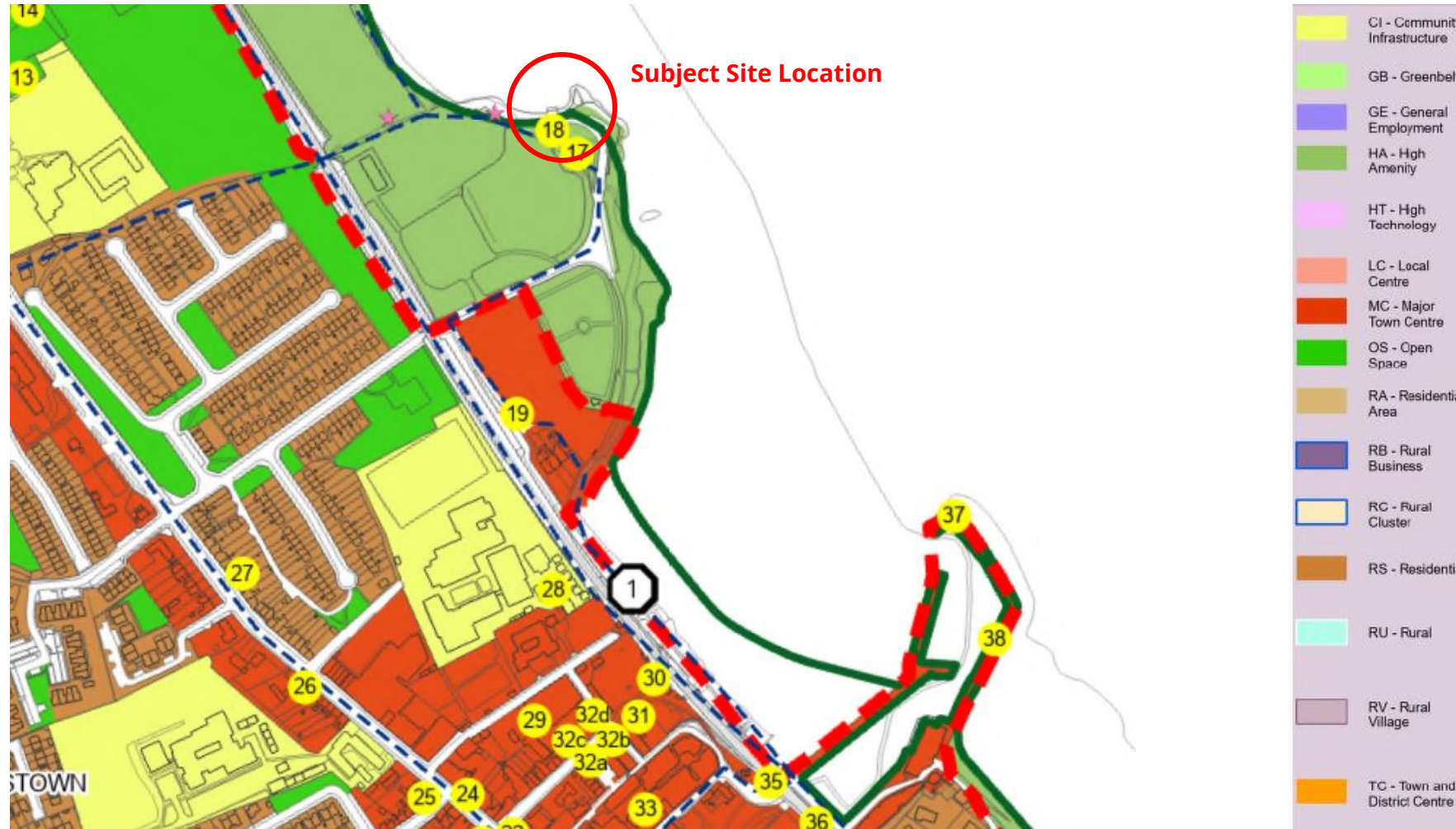
SSFRA – Site Specific Flood Risk Assessment

AA – Appropriate Assessment Screening Report

EIA – Environmental Impact Assessment Screening Report

Bath House & Boathouse

Site Zoning



Fingal Development Plan 2023-2029 Sheet 4 Balbriggan-
Site identified with HA – High Amenity Zoning and identified noting protected structure status- RPS no. 0018
HA –High Amenity zoning objective – Protect and enhance high amenity areas

Bath House & Boathouse

Before Enabling Works 2024



The site as surveyed in 2024 pre-Enabling Works was in a derelict state, overgrown, unsafe and inaccessible.

Enabling Works consisted of the following:

- Preliminary Ecological Survey (PEA)
- Bat Survey
- Initial Archaeological Assessment
- Vegetation Cut Back & Removal incl from Embankment
- New access gates through palisade and into each building
- Erection of temporary raking shores to freestanding rear
- Wrapping of wall tops against water ingress
- Consolidation of wall breach, Boathouse building.

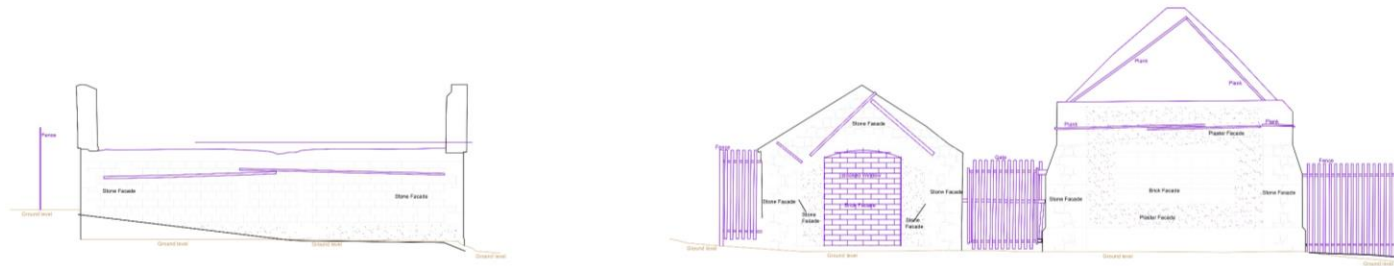
Existing Site Context

After Enabling Works



Bath House & Boathouse

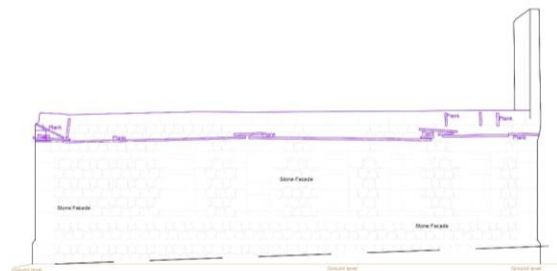
Survey of Existing structures



Elevation 6

DEMOLITIONS -

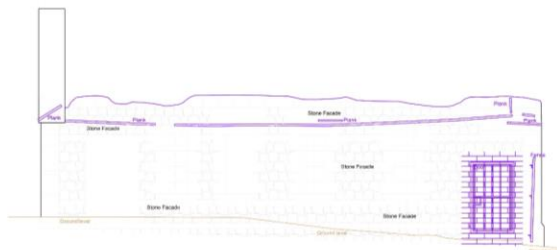
Elevation 1



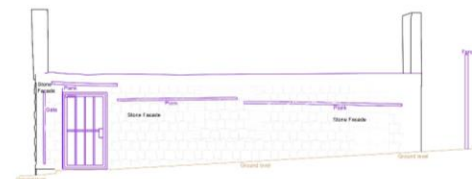
Elevation 2



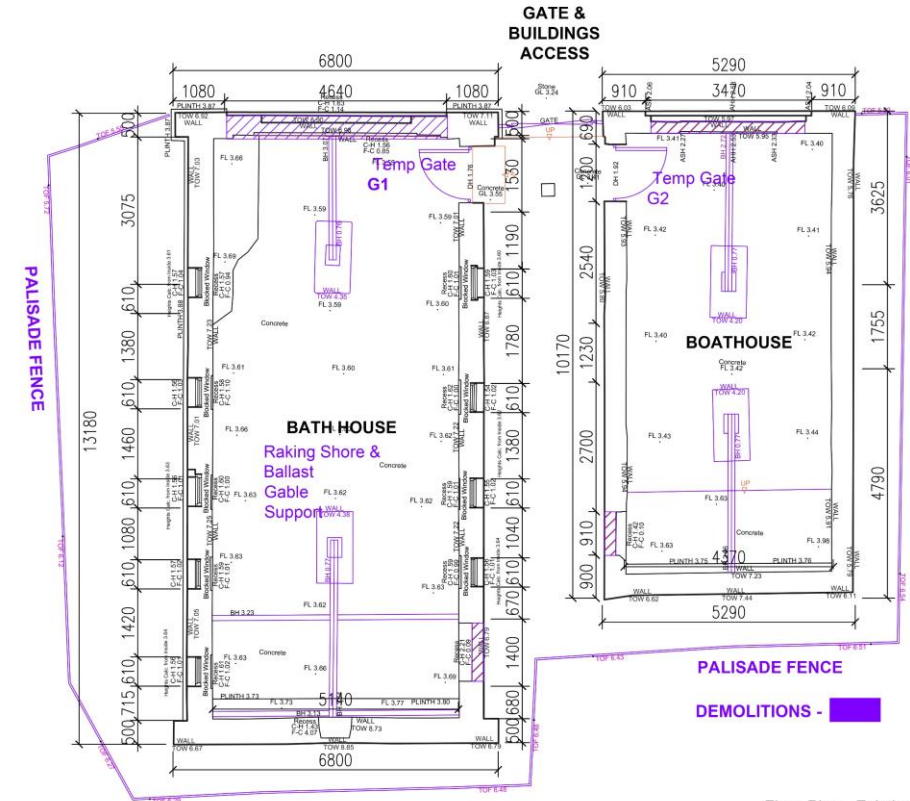
Elevation 3



Elevation 4

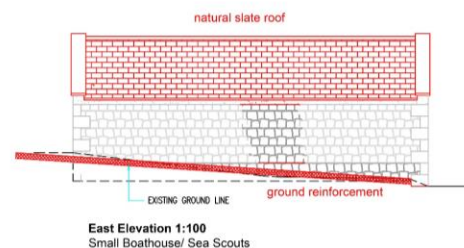
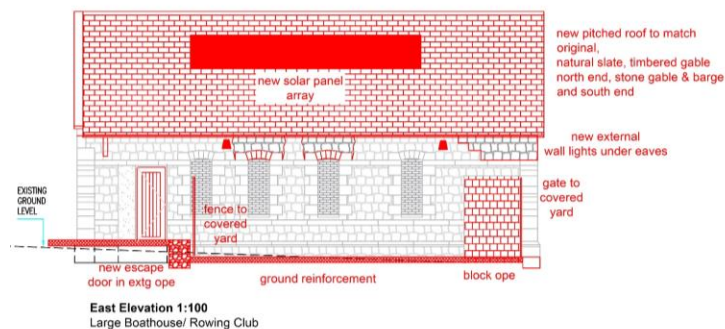
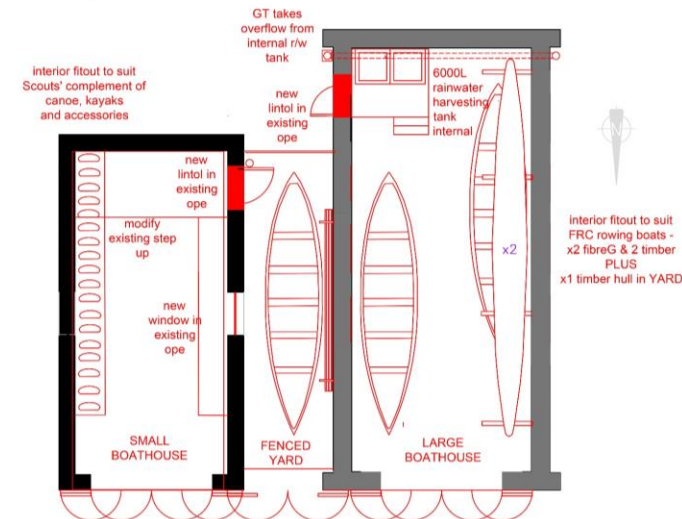
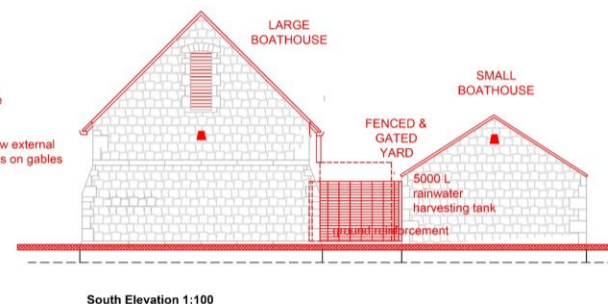
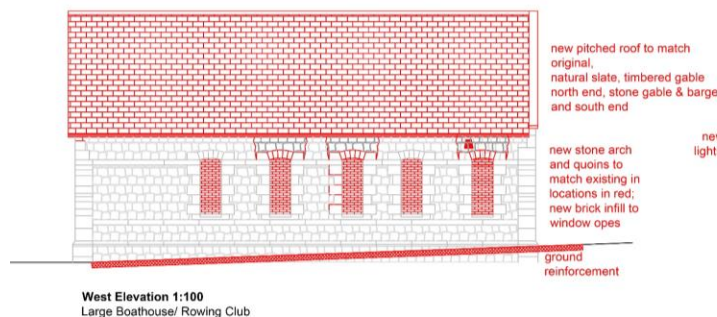
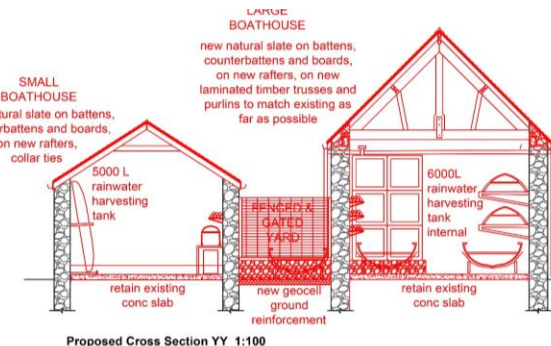
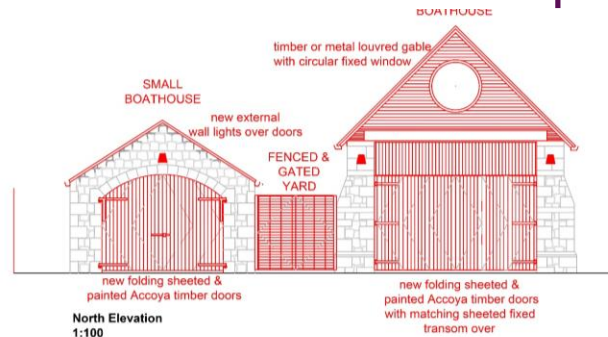
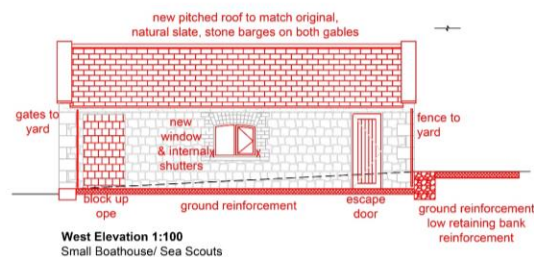


Elevation 5



Bath House & Boathouse

Proposal & Use



Summary of Works:

- Removal of existing steel palisade fence around the buildings
- Outdoor fenced storage between buildings
- Repair of existing stone slipways,
- Repair and provision of railed access to existing bathing platform,
- Buttrussing and landscaping of the earth embankment
- Installation of reinforced grass access path to rear
- Repair and refurbishment of both existing buildings to provide amenity boat and canoe storage (existing internal floor areas 62sqm & 42sqm respectively),

Bath House & Boathouse

3D Views - Proposed





An Appropriate Assessment Screening was prepared and a Screening Determination was carried out by Fingal County Council, the Competent Authority, and concluded that the project will **not have a significant impact** on any European sites.

An Environmental Impact Assessment Screening Report was prepared and a Screening Determination carried out by Fingal County Council, the Competent Authority, and concluded that the proposed development is **not likely to have significant effects** on the environment.

As such, the procedures pursuant to Part XI of the Planning & Development Act 2000 (as amended) and Part 8 of the Planning and Development Regulations 2001 (as amended) apply to this proposal



The proposed development was evaluated by the Council's Planning & Strategic Infrastructure Department and concluded the following:

'...The proposed development is considered in accordance with the 'HA' land-use zoning objective and the applicable policies and objectives of the current Development Plan and relevant national and regional planning policy. The proposed development is considered to accord with the proper planning and sustainable development of the area.'

A small number of recommendations have been included in the planning report, which will be addressed as the project develops.



- Internal preplanning: concluded beginning September 2026
- **Update ACM prior to Public Consultation** **10th September 2026**
- Public Consultation Display Period: starting 17th September 2026
ending 15th October 2026
- Observation Period: ending 29th October 2026
- Chief Executive's Draft Report: BRLS LAC 10th December 2026
- Chief Executive's Report & Decision: Full Council Meeting 14th December 2026