



Application Form (Form 19)
Large-scale Residential Developments (LRD)

Form to be included with a Large-scale Residential Development (LRD)
planning application to Fingal County Council

BEFORE FILLING OUT THIS FORM PLEASE NOTE THE FOLLOWING
Failure to complete this form or attach the necessary documentation, or the submission of incorrect information or omission of required information will lead to the invalidation of your application. Therefore, please ensure that each section of this form is fully completed and signed, entering n/a (not applicable) where appropriate, and that all necessary documentation is attached to the application form.

DATA PROTECTION

It is the responsibility of persons or entities wishing to use any personal data on a planning application form for direct marketing purposes to be satisfied that they may do so legitimately under the requirements of the Data Protection Acts 1988 to 2018. The Office of the Data Protection Commissioner states that the sending of marketing material to individuals without consent may result in action by the Data Protection Commissioner against the sender including prosecution.

**Supplementary information to accompany an application for a
Large-scale Residential Development**

1. Applicant:

Name of Applicant:	The Shoreline Partnership
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**2. Contact details of person authorised to operate on behalf of the
Applicant (Applicant or Agent): (Not for Public release)**

Name:	Pauline Byrne
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Correspondence Address:	Unit H, Mountpleasant Business Centre, Ranelagh, Dublin D06X7P8
Telephone:	012081900
Email:	paulinebyrne@bradyshipmanmartin.com
Is the Council to send all correspondence to the above person/agent acting on behalf of applicant? (Please tick appropriate box)	Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>] (Please note that if the answer is "No", all correspondence will be sent to the applicant's address)

4. Site of Proposed Development:

Postal Address/Townland/ Location of the Proposed Development (sufficient to identify the site in question)	Address Line 1: Lands at Baldoyle/Stapolin, referred to as GA03 Lands in the Baldoyle-Stapolin Local Area Plan 2013 (as extended) and which form part of the wider landholding of lands formerly known as the Coast Town / City: Baldoyle County: Dublin 13 Country: Ireland	
Ordnance Survey Map Ref. No. (and the Grid Reference where available).	1:1000 – 3133-10, 3133-09, 3134-06 1:2500 – 3134-A, 3066-C, 3133-B, 3065-D	
Where available, please provide the application site boundary, as shown in the submitted plans / drawings, as an ESRI shapefile in the Irish Transverse Mercator (ITM IRENET95) co-ordinate reference system. Alternatively, a CAD file in .dwg format, with all geometry referenced to ITM, may be provided.		
Area of site to which the application relates in hectares:	3.23 ha	
Site zoning under current Fingal Development Plan:	RA 'Residential Area' – to 'provide for new residential communities subject to the provision of the necessary social and physical infrastructure.'	
Existing use(s) of the site and proposed use(s) of the site:	Greenfield Site and Residential Use	

Does the application relate to a development in a Strategic Development Zone?	Yes: [<input type="checkbox"/>] No: [<input checked="" type="checkbox"/>]
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5. Applicant's Interest in the Site:

Please tick appropriate box to show applicant's legal interest in the land or structure:	Owner	Occupier	Other
			✓
Where legal interest is "Other", please expand further on your interest in the land or structure.			
The Shoreline Partnership is the development entity for Monobrio DAC.			
State Name and Address of the Site Owner: If you are not the legal owner , please note that you are required to supply a letter of consent, signed by the site owner.	Monobrio Designated Activity Company Embassy House, Ballsbridge Dublin 4. Letter of Consent attached.		

6. Pre-Application Consultations

(A) Section 247 Consultation with Planning Authority:	
State the date(s) and planning authority reference number(s) of the consultation meeting(s) held with the planning authority under section 247 of the Planning and Development Act 2000:	
Planning Authority reference number:	LRD0016/S1
Meeting date(s):	4 th October 2022
(B) LRD Meeting with Planning Authority:	
State the date(s) and reference number(s) of the LRD consultation meeting(s) with Planning Authority:	

Planning Authority reference number:	LRD0016/S2
Meeting date(s):	5th January 2023
<p>(C) Any Consultation with Prescribed Authorities or the Public:</p> <p>Provide details of any other consultations the applicant had with prescribed authorities or with the public:</p>	
N/A	

7. Characteristics of Proposed Development:

<p>a) Please provide a brief description of the nature and purpose of the proposed development, including-</p> <ul style="list-style-type: none"> • The number of proposed houses or student accommodation units, as the case may be, and, in the case of student accommodation units, the combined number of bed spaces, and any other uses to which those units may be put, • Proposed services ancillary to residential development, and • Other proposed uses in the development of the land, the zoning of which facilitates such use:
<p>The proposed development seeks to amend SHD permitted under ABP Reg. Ref. 311016 resulting in an overall reduction of 97 no. units from 1,221 (as permitted) to 1,124 no. units (as proposed) within GA3 lands. The proposed amendments consist of:</p> <ul style="list-style-type: none"> • Block G1 – reduction in height from 10-4 no. storey building (as permitted) to 7-4 no. storey building. • Block G2 – reduction in height from 10-4 no. storey building (as permitted) to 7-4 no. storey building. • Block G3 – reduction in height from 15-7 no. storey building (as permitted) to 10-6 no. storey building. • Block G5 – reduction in height from 10-4 no. storey building (as permitted) to 7-4 no. storey building. • Block E1 – reduction in height from 8-5 no. storey building (as permitted) to 7-5 no. storey building. <p>Façade and building form enhancements are also proposed.</p> <p>This results in an overall 830 no. units within the application site. All other elements of the GA3 lands remain as permitted under SHD ABP Reg. Ref. 311016.</p>

8. Proposed Residential Development

Provide an indicative breakdown of proposed residential content:

Houses		
Unit Type	No. of Units	Gross floor space in m ²
1 bed	0	0
2 bed	0	0
3 bed	0	0
4 bed	0	0
4+ bed	0	0
Total	0	0

Apartments <i>(no. remaining within the red line already permitted)</i>		
Unit Type	No. of Units	Gross floor space in m ²
Studio	1	43.5
1 bed	320	16,607.8
2 bed	456	36,316.3
3 bed	53	5,346.8
4 bed	0	0
4+ bed	0	0
Total	830	58,314.4

Student Accommodation		
Unit Type	No. of Units	Gross floor space in m ²
Studio	0	0
1 bed	0	0
2 bed	0	0
3 bed	0	0
4 bed	0	0
4+ bed	0	0
Total	0	0
State total number of residential units in proposed development:		830

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9. LRD Floor Space *(no. remaining within the red line – already permitted)*

Class of Development	Gross Floor Space in m²
(A) State cumulative gross floor space of residential accommodation, in m ² :	58314
(B) State the cumulative gross floor space of the development proposed which is disregarded on foot of the LRD floor space definition in section 2 of the Act and provide the details of the different classes of disregarded floor space below:	
(i) e.g. Parking of vehicles by persons occupying the proposed development or for purposes incidental to the primary purpose of the development	15919
(ii) e.g. Childcare <i>(as permitted)</i>	452
(iii) e.g. Gym	
(iv) Residential Amenity (Block E1, E2, G1, G2, G3, G4, G5) <i>(as permitted)</i>	1,507 sq.m
(C) State the cumulative gross floor space of the non-residential development proposed in m ² including any ancillary non-residential development (excluding disregarded floor space for the purposes of (B) above) and provide the details of the different classes below:	
Class of Development	Gross Floor Space in m²
(i) Restaurant/ Café <i>(as permitted)</i>	205
(ii)	
(iii)	
(D) State the total LRD Floor space as per the definition in section 2 of the Act ((A) plus (C))	58,519
	Percentage %
(E) Express (A) as a percentage of (D):	99.6%

(F) Express (C) as a percentage of (D):	0.3%
(G) Plus (F)	100%

10. Where the Proposed Development Relates to Existing Building(s)/ Structure(s):

State estimated gross floor space of any existing building(s) / structure(s) in m ² : <i>(existing permitted scheme within red line)</i>	65,102
State estimated gross floor space of any proposed demolition, in m ² :	N/A
State estimated gross floor space of any building(s)/structure(s) to be retained in m ² :	N/A
State total gross floor space of development in m ² : <i>(remaining within red line – already permitted)</i>	58,314

11. Application Requirements

(a) Is a copy of the page from the newspaper containing the notice relating to the proposed development enclosed with this application?		Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]
If the answer to above is "Yes", state name(s) of newspaper(s) and date(s) of publication:	Irish Daily Star 31st March 2023	
(b) Is a copy of the site notice relating to the proposed development enclosed with this application?		Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]
If the answer to above is "Yes", state date on which the site notice(s) was erected:		31st March 2023
<p>Note: The location of the site notice(s) should be shown on the site location map enclosed with this application.</p>		
(c) Is an Environmental Impact Assessment Report (EIAR) required for the proposed development?		Yes: [<input type="checkbox"/>] No: [<input checked="" type="checkbox"/>]

If the answer to above is "Yes", is an EIAR enclosed with this application?	Enclosed: Yes: [] No: [✓] N/A
Please provide a copy of the Confirmation Notice obtained from the EIA Portal where an EIAR accompanies the application.	Enclosed: Yes: [] No: [✓] N/A
(d) Is the proposed development, in whole or in part, within or close to a European site or Natural Heritage Area?	Yes: [✓] No: []
(e) Is a Natura Impact Statement (NIS) required for the proposed development?	Yes: [✓] No: []
If the answer to above is "Yes", is an NIS enclosed with this application?	Yes: [✓] No: []
(f) Is the proposed development likely to have significant effects on the environment of a Member State of the European Union or a state that is a party to the Transboundary Convention?	Yes: [] No: [✓]

12. Supporting Documents

Please provide a brief description of the proposed development, which should include information, drawings or representations on the following:	
Information	Enclosed
a) Site location map sufficient to identify the land, at appropriate scale.	Yes: [✓] No: []
b) Layout plan of the proposed development, at appropriate scale.	Yes: [✓] No: []
c) Statement of consistency with the Development Plan	Yes: [✓] No: []
d) Where the planning authority notified the applicant of its opinion that the documents enclosed with the request for LRD meeting required further consideration and amendment in order to constitute a reasonable basis for an application for permission,	Yes: [✓] No: []

a statement of response to the issues set out in the LRD Opinion.	
e) Where the planning authority notified the applicant that specified additional information should be submitted with any application for permission, a statement setting out that such information accompanies the application.	Yes: [] No: [✓] N/A
Design	
f) A design statement that addresses the sites location and context and the proposed design strategy.	Yes: [✓] No: []
g) A schedule of accommodation that details the number and type of housing units proposed, the individual unit floor areas, bedrooms and bed spaces, private amenity space associated with each unit, the storage space associated with each unit, the principal dimensions and in the case of apartments the aggregate floor area of each room and whether the unit is dual or single aspect.	Yes: [✓] No: []
Water Services	
h) Where the proposed development has the potential to impact on a public water supply source, irrespective of whether or not a connection to a water/wastewater network is required, this application must be accompanied by evidence of engagement with Irish Water and its outcome.	Yes: [✓] No: []
i) A current/valid Confirmation of Feasibility Statement from Irish Water in relation to the proposed development confirming that there is or will be sufficient water network treatment capacity to service the development.	Yes: [✓] No: []
j) A Statement of Compliance with Irish Water's Standard Details and Codes of Practice for water and/or wastewater infrastructure proposals (designs, layouts, etc.).	Yes: [✓] No: []
k) An indication of timelines and phasing for water demand or wastewater collection requirements, or both, as appropriate.	Yes: [] No: [✓] N/A (as permitted)
l) Where the proposed development will impact on assets of Irish Water, details of proposals for protection or diversion of such assets.	Yes: [] No: [✓] N/A (as permitted)
Traffic and Transport	
m) Is a Traffic / Transportation Impact Assessment included with the application, having regard to the relevant Development Plan / Local Area Plan	Yes: [✓] No: [] (Please refer to Engineering Services Statement)

requirements and the Traffic and Transport assessment Guidelines (TII)?	
n) Is a Travel Plan included with the application, having regard to the relevant Development Plan / Local Area Plan requirements?	Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>] (Please refer to Engineering Services Statement)
Taking in Charge	
o) Is it intended that any part of the proposed development will be taken in charge by the planning authority? If the answer is “Yes”, please attach site plan clearly showing area(s) intended for taking in charge.	Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]
Maps Plans and Drawings	
p) List in a schedule accompanying this application all maps, plans and drawings enclosed with the application, stating title, scale and number.	Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]
Universal Design	
q) Please provide a statement as to how the proposed development has sought to comply with the principles of Universal Design (to encourage access and use of the development regardless of age, size, ability or disability). For assistance and general information on such matters please refer for example to the National Disability Authority’s “Building for Everyone: A Universal Design Approach” and “Universal Design Guidelines for Homes in Ireland” at www.universaldesign.ie	Yes: [<input type="checkbox"/>] No: [<input checked="" type="checkbox"/>] N/A (as permitted)

13. Large-scale Residential Development Details

Note: If the answer to any of the below statements is “Yes”, please submit a brief statement in support of your application.

a) Are details of housing density, plot ratio, site coverage, building heights, proposed layout and aspect enclosed with the application?	Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]
b) Are details of public and private open space provision, landscaping, play facilities, pedestrian permeability, vehicular access and parking provision, where relevant, enclosed with the application?	Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>] (as permitted)
c) Are details of any proposals to address or, where relevant, integrate the proposed development with surrounding land uses enclosed with the application?	Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]
d) Are details of any proposals to provide for services infrastructure other than water, such as cabling	Yes: [<input type="checkbox"/>] No: [<input checked="" type="checkbox"/>]

(including broadband provision) and any phasing proposals enclosed with the application?	N/A (as permitted)
<p>e) Does the proposed development involve the demolition of a Protected Structure(s), in whole or in part?</p> <p>If "Yes", an explanation as to the need for the demolition of a Protected Structure(s) should be enclosed with this application.</p>	Yes: [] No: [✓]
<p>f) Do any statutory notices (e.g. Fire Safety, Enforcement, Dangerous Buildings, Derelict Sites, Building Control, etc.) apply to the site and/or any building thereon? If "Yes", enclose details with this application.</p>	Yes: [] No: [✓]
<p>g) Is information specified by the planning authority as necessary for inclusion in any application for permission for the proposed LRD, so included?</p> <p>If "Yes", give details of the specified information accompanying this application.</p>	Yes: [] No: [✓]

14. Person Responsible for Preparation of Drawings and Plans:

Name:	Emma Graves
Company:	Henry J Lyons

15. Services: (As Permitted)

<p>Proposed Source of Water Supply:</p> <p>Please indicate as appropriate:</p> <p>(a) Existing Connection: [] New Connection: [✓]</p> <p>(b) Public Mains: [✓]</p> <p>Group Water Scheme: [] Name of Scheme: _____</p> <p>Private Well: []</p> <p>Other (please specify): _____</p>

Proposed Wastewater Management / Treatment: (As Permitted)

Please indicate as appropriate:

(a) Existing Connection: ☒ New Connection: ☐

(b) Public Sewer: ☒

Conventional septic tank system: ☐

Other on-site treatment system: ☐ Please specify: _____

Where the disposal of wastewater for the proposed development is other than to a public sewer, provide information on the on-site treatment system proposed and evidence as to the suitability of the site for the system proposed:

Proposed Surface Water Disposal: (As Permitted)

Please indicate as appropriate:

(a) Public Sewer/Drain: ☐

Soakpit: ☐

Watercourse: ☒

Other: ☐ Please specify: _____

Irish Water Requirements:

Please submit a current / valid Confirmation of Feasibility statement (COF) from Irish Water in response to a Pre-Connection Enquiry (PCE) in relation to the proposed development. (i.e. evidence that Irish Water has determined that it is feasible to provide a water and/or wastewater service and that there is capacity to connect to an Irish Water Network).

Enclosed:

Yes: ☒ No: ☐

Traffic and Transportation and Associated Infrastructure: (As Permitted)

Please submit a statement on how the proposed development would address traffic and transportation issues, including road infrastructure, traffic generation, pedestrian and cyclist linkages and safety, public transport availability and capacity, and where applicable, issues regarding scoping of a Traffic / Transportation Impact Assessment.

Enclosed:

Yes: ☒ No: ☐

Please submit a statement indicating, in the applicant's opinion, the proposal is consistent with the Design Manual for Urban Roads and Streets (Department of Transport, Tourism

Enclosed:


Yes: ☒ No: ☐

and Sport & Department of Environment, Community and Local Government, 2013).	
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16. Request Fee:

Fee Payable:	€ 80,000 (maximum fee)
Is the required fee enclosed with the request?	Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]

17. I hereby declare that, to the best of my knowledge and belief, the information given in this form is correct and accurate and fully compliant with the Planning and Development Act 2000, as amended, and the Regulations made thereunder.

Signed: (Applicant or agent as appropriate)	
Date:	31st March 2023

Planning Authority (Official Use only)	
Planning Reference	
Planning Authority Stamp:	

APPENDIX 1 – LETTER OF CONSENT

Monobrio Designated Activity Company

Embassy House, Ballsbridge, Dublin 4

Embassy House
Ballsbridge
Dublin 4

Fingal County Council
County Hall,
Main Street,
Swords,
County Dublin
K67 X8Y2

6th March 2023

To Whom It May Concern,

Re: Consent to Submit a Planning Application

We, the landowners of Lands at Baldoyle (formerly known as The Coast) Dublin 13, consent to The Shoreline Partnership submitting a planning application to Fingal County Council for the site.

Yours faithfully,



Fergus Farrell
Director

Directors

Matthew Brennan | Olan Cremin | Mark Donnelly | Peter Donnelly | Thomas Dowd | Fergus Farrell | Mark O'Donnell

Monobrio DAC is a designated activity company limited by shares. Registered in Ireland and having its registered office at the above address. Registered No: 657179

**APPENDIX 2 –
GREEN BLUE INFRASTRUCRE APPENDIX A, B C FORMS**

<p><u>Proposed Scenario:</u></p> <p>Surface Water Management Design Statement</p>	<p>(250 words max)</p> <p><i>separate sheet may be included</i></p>
<p>This shall be a clear concise summary of the surface water design proposal.</p> <p>Applicants shall provide a brief explanation of how they have responded to the principles of Sustainable Drainage Systems (SuDS) Design contained in this policy. This could include implications of SuDS on design of other aspects of the development and price comparisons. We encourage that proposals are mindful of future implications from the beginning and present outline designs based on realistic options including maintenance activities and how they are resourced.</p> <p>Applicants shall be required to clearly demonstrate how the design makes a significant and positive contribution to the amenity value of the open space provision and shall state how the usability of these areas by the public has been addressed. Reference shall also be made on how the design considered the access and use of maintenance machinery in terms of slopes and any hard structures (e.g. head walls) located within the open space areas.</p>	<p>The surface water strategy for this application forms part of a larger SuDS masterplan strategy for the masterplan for the Shoreline GA01 and GA03 lands in Baldoyle.</p> <p>It is proposed to drain surface water runoff from the subject proposed development to the existing constructed wetland immediately to the north, which has been installed as permitted under a previous planning application (reg. ref. F16A/0412). The constructed wetland has been sized to cope with a 1:100-year storm event (plus a 20% climate change increase factor) and to provide treatment and interception storage for an area of 22.3 hectares. The contributing area of this site has been accounted for in the constructed wetland's design.</p> <p>In addition to the wetlands, several SuDS systems have been proposed to improve water quality, mimic natural water quantities, enhance amenity and biodiversity, and recharge the water table where possible to form the first steps on the treatment train before final release to the wetlands. These SuDS features include green roofs, bio-retention areas, integrated tree pits, swales, and permeable paving. The soil on site is generally not suitable for infiltration but every effort is made to allow for infiltration when and where possible by providing a high-level overflow from elements such as permeable paving and tree pits.</p> <p>The SuDS design provides enhanced amenity and biodiversity for coastal wildlife, residents, and visitors alike, with the provision of generous landscaping, green roofs, and a wetland that will further establish itself into the future.</p>

<p><u>Existing Scenario:</u></p> <p>Surface Water Statement</p>	<p>(250 words max)</p> <p><i>separate sheet may be included</i></p>
<p>Description of existing subject site outlining the drainage characteristics - topography, ground conditions, suitability for infiltration, natural directions and paths for water movement, existing surface water flood risk.</p>	<p>The existing subject site is undeveloped land but forms part of a masterplan drainage/SuDS strategy for the development of the Shoreline GA01 and GA03 lands in Baldoyle, which was approved under a previous planning permission (reg. ref. F16A/0412) and has since largely been constructed.</p> <p>The topography falls from South to North, following natural flow paths to the sea. Soil conditions are considered poor for infiltration. A constructed wetland to the north has been constructed as permitted under reg. ref. F16A/0412.</p>

SuDS Measures	Measures to be used on this site	Rationale for selecting/not selecting measure	Area of Feature (m ²)	Attenuation volume of feature (m ³)
Source Control				
Swales	No	None provided, given the site density; the road network will have development each side.	n/a	n/a
Integrated constructed Tree Pits	Yes	Tree pits integrated where feasible along internal road network.	61	0
Rainwater Butts	No	Development consists entirely of apartment buildings.	n/a	n/a
Downpipe Planters	No	Development consists entirely of apartment buildings.	n/a	n/a
Rainwater harvesting	No	Not feasible due to running and installation costs.	n/a	n/a
Soakaways	No	Poor permeability onsite (BRE digest 365 test failed).	n/a	n/a
Infiltration trenches	No	Poor permeability onsite (BRE digest 365 test failed).	n/a	n/a
Permeable pavement (Grasscrete, Block paving, Porous Asphalt etc.)	Yes	Varying types of permeable paving and grasscrete proposed where feasible at car parking spaces and internal paths. Permeable paving not suitable for areas to be taken in charge.	2,890	0
Green Roofs	Yes	Low level roofs in apartment development will have green roofs. High level roofs will not have green roofs. Podium slabs to apartment blocks to incorporate limited green roof systems.	4,945	0
Green wall	No	Measure not suited to façade treatment of proposed apartment buildings.	n/a	n/a

SuDS Measures	Measures to be used on this site	Rationale for selecting/not selecting measure	Area of Feature (m ²)	Attenuation volume of feature (m ³)
Source Control				
Filter strips	No	Development density and poor soil permeability preclude use of filter strips.	n/a	n/a
Bio-retention systems/Raingardens	Yes	Bio-retention areas integrated where feasible in green areas adjacent to road network.	19	0
Blue Roofs	No	Green roofs preferred.	n/a	n/a
Filter Drain	No	Development density, poor soil permeability, and urban context preclude use of filter drains.	n/a	n/a
Site Control				
Detention Basins	No	Refer to regional control below.	n/a	n/a
Retentions basins	No	Refer to regional control below.	n/a	n/a
Regional Control				
Ponds	No	Constructed wetland used instead of ponds.	n/a	n/a
Wetlands	Yes	Constructed wetland serves GA1, GA2, and GA3 development areas, as permitted under reg. ref. F16A/0412.	7600	3500
Other				
Petrol/Oil interceptor	Yes	Petrol interceptors provided as part of foul drainage system for impermeable car parking areas. All external car parking bays have permeable paving, and no car parking areas drain to stormwater system.	-	-
Attenuation tank – only as a last resort where other measures are not feasible	No	Other preferable measures are feasible (wetland).	n/a	n/a
Oversized pipes– only as a last resort where other measures are not feasible	No	Other preferable measures are feasible (wetland).	n/a	n/a

Notes:

1. Fingal has a preference for above ground Green Infrastructure rather than tanks or oversized pipes. Above ground flows through swales, basins etc are encouraged.
2. Demonstrate SUDS system will have sufficient Pollutant removal efficiency in accordance with Ciria Suds Manual C753
3. Basins and swale sides should be no steeper than 1:4 and no deeper than 1.2m in the 1%AEP
4. Culverting shall be avoided where possible
5. De-culverting is encouraged.
6. Please submit evidence of infiltration rates
7. To account for climate change in the design of the drainage system rainfall intensities should be factored up by 20%
8. The Applicant must provide Suds checklists in accordance with the Appendix B of the Ciria Suds manual C753

Appendix	Name
B3	Full planning
B4	Scheme design
B5	Health and safety
B6	Infiltration assessment
B7	Proprietary treatment
B9	filter strip
B11	filter drain
B13	swale
B15	bioretention
B16	pervious pavement
B17	attenuation tank
B19	basin
B21	pond wetland

Overall Development Site Area (m2)				88,658							
% Permeable Areas (open space, green roofs, permeable surfacing etc)				41% (36,563m ²)							
% Hardstanding Areas (roof areas, road surfaces, concrete paved areas etc)				59% (52,095m ²)							
Park Type as per Table 12.5 of the Development Plan)	Park size (m²)	Area of Drainage green infrastructure in park (m²)	Percentage of drainage infrastructure per park (%)	Swale (m²)	Filter strip (m²)	Bioretention area (m²)	Retention basin (m²)	Detention basin (m²)	Pond (m²)	Wetland ((m²)	No. of head walls located on open space area
Pocket Park (500m ² - 0.2ha)	2,663	0	0	-	-	-	-	-	-	-	-
Small Park (0.2ha to 2ha)	7,337	0	0	-	-	-	-	-	-	-	-
Local Park (2-20ha)	-	-	-	-	-	-	-	-	-	-	-
Urban Park Neighbourhood (20ha to 50ha)	-	-	-	-	-	-	-	-	-	-	-
Regional Park (over 50 ha)	-	-	-	-	-	-	-	-	-	-	-
Other permeable surfaces Grass margins/ Environmental open space *Not part of open space provision	23,477	820	3.5	714	-	106	-	-	-	-	0