



**Brady Shipman
Martin.**

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Fingal County Council
Planning Department
County Hall
Main Street
Swords
County Dublin
K67 X8Y2

Date: 31st March 2023

Re: Large-scale Residential Development (LRD) Application for Alterations to Permitted SHD (ABP Reg. Ref. 311016) for lands at Baldoyle/Stapolin, referred to as GA03 Lands in the Baldoyle-Stapolin Local Area Plan 2013 (as extended).

(Planning Authority Reference Number: LRD0016).

Dear Sir/ Madam,

On behalf of the applicant, The Shoreline Partnership, please find enclosed a Large-scale Residential Development Application planning application for the above referenced proposal. The proposed development will consist of amendments to the permitted SHD (ABP Reg. Ref. 311016) for lands at Baldoyle/Stapolin, referred to as GA03 Lands in the Baldoyle-Stapolin Local Area Plan 2013 (as extended).

An EFT has been lodged to Fingal County Council in the amount of €80,000 with confirmation of the EFT payment is enclosed within.

We confirm that 10 no. copies and 1 no. digital copy have been submitted in total.

A completed Planning Application Form is submitted and the required drawings and documents have been provided and a full schedule of these are outlined in the table below. An Issue Sheet is attached to the Architectural Drawing Pack.

We trust that all relevant documentation has been enclosed, however, please do not hesitate to contact the undersigned on any issue arising.

Yours sincerely,

**Pauline Byrne
for
Brady Shipman Martin**



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Document Schedule

Brady Shipman Martin – Planning Documentation

Document No	Title	Date	Size
-	Planning Application Form & Appendices	Mar-23	A4
-	Letter of Consent (inc. as appendix to Application Form)	Mar-23	A4
-	Planning Application Fee	Mar-23	A4
-	Newspaper Notice	Mar-23	A4
-	Site Notice	Mar-23	A4
-	Planning Report & Statement of Consistency	Mar-23	A4
-	Cover Letter to FCC & Schedule	Mar-23	A4
-	Response to LRD FCC Opinion	Mar-23	A4

Brady Shipman Martin – Environmental Documentation

Document No	Title	Date	Size
-	Screening for the Requirement for Environmental Impact Assessment	Mar-23	A4

Altamar – Environmental Consultants

Document No	Title	Date	Size
-	Appropriate Assessment Screening & Natura Impact Statement	Mar-23	A4

Henry J Lyons – Architect

Document No	Title	Date	Size
-	Architectural Design Statement	Mar-23	A3
-	Drawing / Document Register	Mar-23	A4
-	Part V Allocation	Mar-23	A3 & A4
-	Housing Quality Assessment Block E1, G1, G2, G3 & G5	Feb-23	A3



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-	Area Breakdown Schedule	Feb-23	A3
Drawing No	Title	Scale	Size
950659 P 0001	Site Location Map 1:2500	1:2500	A0
950659 P 0002	Site Location Map 1:1000	1:1000	A0
950659 P 0003	Permitted Site Layout Plan	1:500	A0
950659 P 0004	Proposed Site Layout Plan	1:500	A0
950659 P 0020	Existing Permitted GA03 Site Sections and Elevations (A,B,D)	1:500	A1
950659 P 0021	Existing Permitted GA03 Site Sections and Elevations (E,G)	1:500	A1
950659 P 0030	Proposed GA03 Site Sections and elevations (A,B,D)	1:500	A1
950659 P 0031	Proposed GA03 Site Sections and elevations (E,G)	1:500	A1
950659 P E E1 2 1009	Existing Permitted Block E1 & E2 Ground Floor Plan	1:200	A1
950659 P E E1 2 1010	Existing Permitted Block E1 & E2 First Floor Plan	1:200	A1
950659 P E E1 2 1011	Existing Permitted Block E1 & E2 Typical Floor Plan (Second-Fourth Floor)	1:200	A1
950659 P E E1 2 1012	Existing Permitted Block E1 & E2 Seventh Floor Plan	1:200	A1
950659 P E E1 2 1013	Existing Permitted Block E1 & E2 Roof Plan	1:200	A1
950659 P E E1 2 2001	Existing Permitted Block E1 & E2 East & West Elevations	1:200	A1
950659 P E E1 2 2002	Existing Permitted Block E1 & E2 North and South Elevations	1:200	A1
950659 P E E1 2 3001	Existing Permitted Block E1 & E2 Courtyard Sections and Elevations	1:200	A1
950659 P E E1 2 3002	Existing Permitted Block E1 & E2 Sections / Elevations	1:200	A1
950659 P E G1/2/3 1009	Existing Permitted Block G1 G2 G3 Basement Floor Plan	1:200	A0
950659 P E G1/2/3 1010	Existing Permitted Block G1 G2 G3 Ground Floor Plan	1:200	A0
950659 P E G1/2/3 1011	Existing Permitted Block G1 G2 G3 Typical Floor Plan (First-Third Floor)	1:200	A0
950659 P E G1/2/3 1012	Existing Permitted Block G1 G2 G3 Ninth Floor Plan	1:200	A0
950659 P E G1/2/3 1013	Existing Permitted Block G1 G2 G3 Roof Plan	1:200	A0
950659 P E G1/2/3 2001	Existing Permitted North and South Elevation Block G1 G2 G3	1:200	A0
950659 P E G1/2/3 2002	Existing Permitted East and West Elevation Block G1 G2 G3	1:200	A0



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950659 P E G1/2/3 3001	Existing Permitted Sections Elevations AA & BB Block G1 G2 G3	1:200	A0
950659 P E G1/2/3 3002	Existing Permitted Sections Elevations CC& DD Block G1 G2 G3	1:200	A0
950659 P E G1/2/3 3003	Existing Permitted Sections Elevations EE, FF & GG Block G1 G2 G3	1:200	A0
950659 P E G4/5 1009	Existing Permitted Block G4 G5 Basement Floor Plan	1:200	A1
950659 P E G4/5 1010	Existing Permitted Block G4 G5 Ground Floor Plan	1:200	A1
950659 P E G4/5 1011	Existing Permitted Block G4 G5 Typical Floor Plan (First-Third Floor)	1:200	A1
950659 P E G4/5 1012	Existing Permitted Block G4 G5 Seventh Floor Plan	1:200	A1
950659 P E G4/5 1013	Existing Permitted Block G4 G5 Roof Plan	1:200	A1
950659 P E G4/5 2001	Existing Permitted Block G4 G5 West and South Elevations	1:200	A1
950659 P E G4/5 2002	Existing Permitted Block G4 G5 North and East Elevations	1:200	A1
950659 P E G4/5 3001	Existing Permitted Block G4 G5 Sections Elevations AA & BB	1:200	A1
950659 P E G4/5 3002	Existing Permitted Block G4 G5 Sections Elevations CC & DD	1:200	A1
950659 P E1/2 1000	Block E1 & E2 Proposed Ground Floor Plan	1:200	A1
950659 P E1/2 1001	Block E1 & E2 Proposed First Floor Plan	1:200	A1
950659 P E1/2 1002	Block E1 & E2 Proposed Second Floor Plan	1:200	A1
950659 P E1/2 1003	Block E1 & E2 Proposed Third Floor Plan	1:200	A1
950659 P E1/2 1004	Block E1 & E2 Proposed Fourth Floor Plan	1:200	A1
950659 P E1/2 1005	Block E1 & E2 Proposed Fifth Floor Plan	1:200	A1
950659 P E1/2 1006	Block E1 & E2 Proposed Sixth Floor Plan	1:200	A1
950659 P E1/2 1007	Block E1 & E2 Proposed Roof Plan	1:200	A1
950659 P E1/2 2001	Block E1 & E2 Proposed East & West Elevations	1:200	A1
950659 P E1/2 2002	Block E1 & E2 Proposed South & North Elevations	1:200	A1
950659 P E1/2 3001	Block E1 & E2 Proposed Courtyard Elevations	1:200	A1
950659 P E1/2 3002	Block E1 & E2 Proposed Sections Elevations	1:200	A1



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950659 P G1/2/3 0999	Block G1/2/3 Proposed Basement Floor Plan	1:200	A0
950659 P G1/2/3 1000	Block G1/2/3 Proposed Ground Floor Plan	1:200	A0
950659 P G1/2/3 1001	Block G1/2/3 Proposed First Floor Plan	1:200	A0
950659 P G1/2/3 1002	Block G1/2/3 Proposed Second Floor Plan	1:200	A0
950659 P G1/2/3 1003	Block G1/2/3 Proposed Third Floor Plan	1:200	A0
950659 P G1/2/3 1004	Block G1/2/3 Proposed Fourth Floor Plan	1:200	A0
950659 P G1/2/3 1005	Block G1/2/3 Proposed Fifth Floor Plan	1:200	A0
950659 P G1/2/3 1006	Block G1/2/3 Proposed Sixth Floor Plan	1:200	A0
950659 P G1/2/3 1007	Block G1/2/3 Proposed Seventh Floor Plan	1:200	A0
950659 P G1/2/3 1008	Block G1/2/3 Proposed Eighth Floor Plan	1:200	A0
950659 P G1/2/3 1009	Block G1/2/3 Proposed Ninth Floor Plan	1:200	A0
950659 P G1/2/3 1010	Block G1/2/3 Proposed Roof Plan	1:200	A0
950659 P G1/2/3 2001	Proposed North and South Elevation Block G1 G2 G3	1:200	A0
950659 P G1/2/3 2002	Proposed East and West Elevation Block G1 G2 G3	1:200	A0
950659 P G1/2/3 3001	Proposed Sections Elevations AA & BB Block G1 G2 G3	1:200	A0
950659 P G1/2/3 3002	Proposed Sections Elevations CC& DD Block G1 G2 G3	1:200	A0
950659 P G1/2/3 3003	Proposed Sections Elevations EE, FF & GG Block G1 G2 G3	1:200	A0
950659 P G4/5 0999	Block G4 / G5 Proposed Basement Plan	1:200	A1
950659 P G4/5 1000	Block G4 / G5 Proposed Ground Floor Plan	1:200	A1
950659 P G4/5 1001	Block G4 / G5 Proposed First Floor Plan	1:200	A1
950659 P G4/5 1002	Block G4 / G5 Proposed Second Floor Plan	1:200	A1
950659 P G4/5 1003	Block G4 / G5 Proposed Third Floor Plan	1:200	A1



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950659 P G4/5 1004	Block G4 / G5 Proposed Fourth Floor Plan	1:200	A1
950659 P G4/5 1005	Block G4 / G5 Proposed Fifth Floor Plan	1:200	A1
950659 P G4/5 1006	Block G4 / G5 Proposed Sixth Floor Plan	1:200	A1
950659 P G4/5 1007	Block G4 / G5 Proposed Roof Plan	1:200	A1
950659 P G4/5 2001	Block G4 / G5 Proposed West & South Elevations	1:200	A1
950659 P G4/5 2002	Block G4 / G5 Proposed North & East Elevations	1:200	A1
950659 P G4/5 3001	Block G4 / G5 Proposed Sections Elevations AA & BB	1:200	A1
950659 P G4/5 3002	Block G4 / G5 Proposed Sections Elevations DD& CC	1:200	A1
950659 P 1900	1 Bed Apartments	1:100	A1
950659 P 1901	1 Bed Apartments	1:100	A1
950659 P 1902	1 Bed Apartments	1:100	A1
950659 P 1903	1 Bed Apartments	1:100	A1
950659 P 1904	1 Bed Apartments	1:100	A1
950659 P 1905	2 Bed Apartments	1:100	A1
950659 P 1906	2 Bed Apartments	1:100	A1
950659 P 1907	2 Bed Apartments	1:100	A1
950659 P 1908	2 Bed Apartments	1:100	A1
950659 P 1909	2 Bed Apartments	1:100	A1
950659 P 1910	2 Bed Apartments	1:100	A1
950659 P 1911	2 Bed Apartments	1:100	A1
950659 P 1912	3 Bed Apartments	1:100	A1
950659 P 1913	3 Bed Apartments	1:100	A1
950659 P 1914	3 Bed Apartments	1:100	A1
950659 P 1915	3 Bed Apartments	1:100	A1

CS Consulting – Engineers

Document No	Title	Date	Size
-	Engineering Services Statement	Mar-23	A4



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JBA Consulting

Document No	Title	Date	Size
-	Shoreline, Baldoyle Flood Risk Assessment	Mar-23	A4

Cunnane Stratton Reynolds

Document No	Title	Date	Size
-	Comparative Visual Impact Assessment	Mar-23	A4
Drawing No	Title	Scale	Size
21771-CSR-00-XX-DR-L-0190	Taking in Charge	1:500	A1

OCSC Engineers

Document No	Title	Date	Size
-	Daylight, Sunlight & Overshadowing Assessment	Mar-23	A4
-	Site Lighting Analysis	Mar-23	A4
Drawing No	Title	Scale	Size
R500-OCSC-GA03-ZZ-XX-DR-E-0100	Electrical – GA03 Site Lighting Layout	1:500	A0

ModelWorks

Document No	Title	Date	Size
-	Verified Photomontages	Mar-23	A3