

An  
Bord  
Pleanála

## **Strategic Housing Development**

### **Application Form**

#### **Before you fill out this form**

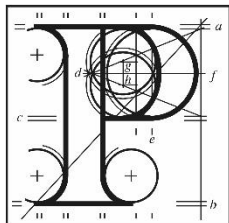
Please note that failure to complete this form or attach the necessary documentation, or the submission of incorrect information or omission of required information, will lead to An Bord Pleanála refusing to deal with your application. Therefore, ensure that each section of this request form is fully completed and signed, entering n/a (not applicable) where appropriate, and that all necessary documentation is attached to the application form. You are advised to refer to the “General Guidance Note” provided on pages 27 to 29 prior to completing this form.

#### **Other Statutory Codes**

An applicant will not be entitled solely by reason of a planning permission to carry out the development. The applicant may need other statutory consents, depending on the type of development. For example, all new buildings, extensions and alterations to, and certain changes of use of existing buildings must comply with building regulations, which set out basic design and construction requirements

## **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 and 2003. The Office of the Data Protection Commissioner state that the sending of marketing material to individuals without consent may result in action by the Data Protection Commissioner against the sender, including prosecution.



An  
Bord  
Pleanála

## Application Form in respect of a Strategic Housing Development

**Contact details for sections 1 to 4 to be supplied in Section 26 of this form.**

**1. Applicant:**

Name of Applicant:	The Shoreline Partnership
--------------------	---------------------------

**2. Where the Applicant is a Company (Registered under the Companies Acts):**

Registered Address of Company:	n/a
Company Registration No:	

**3. Name of Person/Agent (if any) Acting on Behalf of the Applicant:**

Name:	Brady Shipman Martin
Is An Bord Pleanála to send all correspondence to the above person/agent acting on behalf of the 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 prospective applicant's address)

**4. Person Responsible for Preparation of Drawings and Plans:**

Name:	Claire Pierce
Firm/Company:	Henry J Lyons

## 5. Planning Authority

Name of the Planning Authority(s) in whose functional area the site is situated:	Fingal County Council
----------------------------------------------------------------------------------	-----------------------

## 6. Site of Proposed Strategic Housing Development:

Postal Address /Townland/ Location of the Proposed Development (sufficient to identify the site in question):	
Address Line 1:	Lands formerly known as the Coast
Address Line 2:	
Address Line 3:	
Town/City:	Baldoyle
County:	Dublin 13
Eircode:	
Ordnance Survey Map Ref. No. (and the Grid Reference where available)	Map Series 1:1000 3133-09, 3133-10, 3134-06  Map Series 1:2500 3133-B, 3134-A, 3065-D, 3066-C
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:	9.1 ha
Site zoning in current Development Plan or Local Area Plan for the area:	RA 'new residential'. The objective of RA zoned lands is to <i>'provide for new residential communities subject to the provision of the necessary social and physical infrastructure.'</i>
Existing use(s) of the site and proposed use(s) of the site:	Previously permitted residential lands (undeveloped) with proposed development of residential development and ancillary uses.

## 7. Applicant's Interest in the Site:

Please tick appropriate box to show the applicant's legal interest in the land or structure:	Owner	Occupier	Other
			✓
Where legal interest is "Other", please expand further on the applicant's interest in the land or structure:			
The Shoreline Partnership is the development entity for Monobrio DAC.			
State Name and Address of the Site Owner:  <b>If the applicant is not the legal owner</b> , please note that you are required to supply a letter of consent, signed by the site owner.	Monobrio DAC Embassy House, Ballsbridge Dublin 4.  Letter of Consent attached.		
Does the applicant own or control adjoining, abutting or adjacent lands?		Yes: [ ✓ ] No: [ ]	
If the answer is "Yes" above, identify the lands and state the nature of the control involved:  The Shoreline Partnership is the development entity for Monobrio DAC who owns lands adjacent the application boundary.			

## 8. Site History:

Is the applicant aware of any valid planning applications or An Bord Pleanála decisions previously made in respect of this land / structure?	Yes: [ ✓ ] No: [ ]
<p><b>Note:</b> If an application for permission for strategic housing development or a planning application under section 34 of the Planning and Development Act 2000 has been made in respect of this site in the 6 months prior to the submission of this application, the site notice for the current application in respect of strategic housing development must be on a yellow background.</p> <p><b>A yellow site notice is provided due to overlap of application boundary with F21A/0046 on 1<sup>st</sup> February 2021.</b></p>	

<p>If the answer is “Yes” above, please state the planning register reference number(s) / An Bord Pleanála reference number(s) of same, if known, and details of application(s) / appeal(s):</p>		
Reg. Ref. No. / An Bord Pleanála Ref. No.	Nature of Proposed Development	Final Decision by Planning Authority / An Bord Pleanála
FCC Reg. Ref. F16A/0412 (ABP Ref. PL06F.248970)	The extant permission on the subject lands comprises approximately 546 no. residential units (385 no. apartments and 161 no. houses) and a village centre comprising approx. 1,917 sq.m of commercial floor space that would include shops, a café and a crèche.	The permission was granted on appeal July 7th, 2017 and has a 10 year duration
F20A/0258	Minor alterations to permitted residential development, as permitted under F16A/0412, ABP Re. Ref; PL06F.248970. The proposed alterations relate to Blocks C4, C5 and D1 only and primarily relate to the alteration of external finishes and material of permitted housing units	Granted 3 <sup>rd</sup> Sept 2020
F21A/0046	Minor alterations to permitted residential development, as permitted under F16A/0412, ABP Ref: PL06F.248970 as amended under F20A/0258. The proposed alterations relate to Blocks B3, B4, C3, C4 and C5 only and relate to either: Proposed alterations to some of the permitted Unit Types in respect of their external design which relates primarily to roof and porch design as well as external finishes, minor internal reconfiguration and removal or alteration of permitted solar panels. The introduction of new Unit Types in place of permitted units.	Granted by condition on 27 <sup>th</sup> April 2021
Is the site of the proposed development subject to a current appeal to An Bord Pleanála?		Yes: [    ] No: [✓ ]
<p>If the answer is “Yes” above, please specify the An Bord Pleanála reference no.:</p>		
Is the applicant aware of any other relevant recent planning applications or decisions by An Bord Pleanála in relation to adjoining or adjacent sites?		Yes: [✓ ] No: [    ]

If the answer is “Yes” above, please state the planning register reference number(s) / An Bord Pleanála reference number(s) of same, if known, and details of application(s) / appeal(s):

**ABP-308743- 20-** Pre-Application Consultation Request for c. 1200 units on GA3 Lands By The Same Applicant- Considered reasonable basis by ABP 16<sup>th</sup> March 2021

**FCC Reg. Ref. F11A/0290 (/E1), PL06F.239732-** 400 no. dwelling units, 3 no. retail units, a creche, surface and basement level car parking, 6 no. ESB substation, bicycle stores, bin stores, landscaping and all associated works. Granted 11/04/2013

**Clongriffin SHD 1 Reg. Ref 305316:** 916 no. apartments including the loss of 114 units (238 no. residential, 678 no. Build to Rent units), 2 no. crèches, 10 no. retail units and all associated site works. Primarily consisting of 6-7 storeys in height but also include 17 storeys at Block 17 and 15 storeys at Block 26. Granted 18<sup>th</sup> December 2019.

**Clongriffin SHD 2 Reg. Ref. 305319:** 500 no. apartments (235 no. residential, 265 no. build to rent), crèche and all associated site works in block of 2 – 8 storeys in height. Granted 18<sup>th</sup> December 2019.

**ABP-309599-21-** Pre-Application Consultation Request for c. 1007 units on GA2 Lands.

Is the applicant aware of the site ever having been flooded?

Yes: [ ☐ ] No: [ ☒ ]

If the answer is “Yes” above, please give details e.g. year, extent:

Is the applicant aware of previous uses of the site e.g. dumping or quarrying?

Yes: [ ☐ ] No: [ ☒ ]

If the answer is “Yes” above, please give details:

## 9. Description of the Proposed Strategic Housing Development:

Please provide a brief description of the nature and extent of the proposed development, including-

- the proposed types and numbers of houses, student accommodation or both,
- in the case of student accommodation units, the combined number of bedspaces, and any other uses to which those units may be put,
- proposed services ancillary to residential development,
- other proposed uses in the development of the land, the zoning of which facilitates such use, and
- where an Environmental Impact Assessment Report or Natura Impact Statement has been prepared in respect of the application, an indication of that fact.

The proposed development will consist of the alteration of permitted development, as permitted under FCC Reg. Ref. F16A/0412, ABP Reg. Ref. ABP-248970 (and as amended under F20A/0258 and F21A/0046), for the development of 544 no. residential units (385 no. apartments and 159 no. houses) retail and a crèche (99 no. units of which in Blocks C4, C5 and C6 (previously indicated as D1) are under construction) with development now proposed for 882 no. residential dwellings (747 apartments, 135 houses) in 15 no. blocks ranging in height from 2 to 15 storeys and including for residential tenant amenity, retail/café/restaurant, pharmacy, medical centre, crèche, gym, car and bicycle parking and public realm, over a site area of approx. 9.1 ha, of which the development area is 8.89 ha. The proposed alterations result in an overall increase of 437 no. units and a total permitted development of 981 units in total under F16A/0412, ABP Reg. Ref. ABP-248970 as amended. The proposed development relates to the alteration of development previously permitted at Blocks A1, A2, A3, B1, B2, B3, B4, C1, C2 & C3 and new proposed Blocks D1, D2 & D3 to the north of Stapolin Square as follows:

1. The proposed altered residential development will consists of 882 no residential dwellings, which includes 747 apartments (38 no. Studio, 209 No. 1-Bed, 439 No. 2-Bed, 61 No. 3-Bed) and 135 houses (7 No. 2-Bed, 96 No. 3-Bed, 32 No. 4-Bed) as follows:
  - Alteration of Blocks A1, A2 and A3 from permitted 6-storey buildings providing 195 no. residential units; to proposed 4 to 8-storey buildings providing 288 no. apartment units as follows:
    - Block A1 ranging in height from 6 to 8 storeys and containing 101 no. apartments, with proposed balconies, and solar panels at roof level,
    - Block A2 ranging in height from 4 to 7 storeys and containing 102 no. apartments, with proposed balconies, and solar panels at roof level,
    - Block A3 ranging in height from 4 to 7 storeys and containing 85 no. apartments, with proposed balconies, and solar panels at roof level,
  - Alteration of Block B1 from permitted 4-storey building providing 80 no. residential units; to 3 to 5-storey building providing 49 no. apartment units, with proposed balconies,
  - Alteration of Block B2 from 3 no. 3-storey buildings providing 24 no. residential units; to 3 to 5-storey building providing 39 no. apartment units, with proposed balconies,;
  - Alteration of Block B3 from 1 no. 2-storey terrace and 3 no. 3-storey terraces providing 33 no. houses; to 38 no. 2-storey houses;
  - Alteration of Block B4 from 2 no. 2-storey terraces and 1 no. 3-storey terrace providing 25 no. houses; to 36 no. 2-storey houses;
  - Alteration of Block C1 from 3 no. 3-storey buildings providing 34 no. residential units; to Block C1 as 15 no. 2-storey houses & a new Block C1A as 4 to 6-storey building providing 43 no. apartment units, with proposed balconies;
  - Alteration of Block C2 from 1 no. 2-storey terrace and 2 no. 3-storey buildings providing 26 no. residential units; to Block C2 as 17 no. 2 and 3-storey houses & a new Block C2A as 4 to 5-storey buildings providing 33 no. apartment units, with proposed balconies;
  - Alteration of Block C3 from 1 no. 2-storey terrace and 2no. 3-storey buildings providing 28no. residential units; to C3 as 29 no. 2 and 3 storey houses;



<ul style="list-style-type: none"> <li>• Provision of new Block D1 ranging in height from 6 to 9-storey building providing 118 no. apartment units with proposed balconies, and solar panels at roof level,;</li> <li>• Provision of new Block D2 ranging in height from 6 to 8-storey building providing 81 no. apartment units with proposed balconies, and solar panels at roof level,;</li> <li>• Provision of new Block D3 ranging in height from 5 to 15-storey building providing 96 no. apartment units, with proposed balconies and an external roof terrace at Level 15,;</li> <li>• Residential Tenant Amenity Facilities of c.1,577sq.m located in Blocks A3 and D3 and external communal amenity space of c.7,526 sq.m provided at ground, podium and terrace levels throughout the scheme.</li> </ul> <p>2. Commercial development in the ground floor of Blocks A1-A3 and D1-D3 containing gym of c.411 sq.m, convenience retail unit of c.915 sq.m, medical centre of c.462 sq.m, pharmacy of c.268 sq.m, crèche of c.539 sq.m including outdoor play space of c.123 sq.m. and, storage units of 292 sq.m, 2 no. retail/restaurant/cafe units of c.485 sq.m and c.112 sq.m. Total non-residential uses is c.3,314 sq.m</p> <p>3. Car Parking is provided in a mix of undercroft for the apartments and off street for the houses with a total parking of 671 spaces for residential units, 40 for residential visitor use and 107 associated with the proposed commercial uses. 1,542 cycle parking spaces are provided for residents, visitor and commercial uses in secure locations and within the public realm throughout the scheme.</p> <p>4. A revised central civic plaza at Stapolin Square centrally located around blocks A1-A3 and D1-D3 and new linear parks at Longfield Road adjacent Block B1-B2 and centrally located adjacent Blocks C1-C2-C3 totalling c. 10,042 sq.m.</p> <p>5. Proposed new bus, cycle, pedestrian and taxi ramp to the north of Stapolin Square and Blocks D1-D3 providing access from Longfield Road to Clongriffin Train Station.</p> <p>6. The development will also provide for all associated ancillary site development infrastructure including: ESB sub-stations, bike stores, bin stores, plant rooms, public lighting, new watermain connection to the north and foul and surface water drainage; internal roads &amp; footpaths; site landscaping, including boundary treatments; associated scheme signage, and all associated engineering and site works necessary to facilitate the development.</p> <p>The proposed alterations do not apply to blocks C4, C5 and C6 (previously indicated as D1) of the permitted development, which relates to 99 no. houses which are currently under construction 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 development), and Utilities infrastructure (except where within the application boundary and requiring to be locally altered for proposed development), all of which remain as per permitted.</p>	
Please submit a site location map sufficient to identify the land, at appropriate scale.	<b>Enclosed:</b>  Yes: [✓] No: [ ]
Please submit a layout plan of the proposed development, at appropriate scale.	<b>Enclosed:</b>  Yes: [✓] No: [ ]

## 10. Pre-Application Consultations

### (A) 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:

PPSHD/003/20

Meeting date(s):

- 12 Nov 2019- FCC Kathy Tuck / Colm McCoy (Planning), Hans Visser (Biodiversity), Kevin Halpenny (Parks)
- 17 Dec 2019- FCC Kathy Tuck / Sean Walsh (Planning), Linda Lally (Transport), Mark Finnegan (Parks), Damien Cox (Water)
- 29 Jan 2020- FCC Kathy Tuck / Sean Walsh (Planning), Niall Thornton (Transport)
- 15 April 2020- FCC Kathy Tuck / Sean Walsh (Planning), Niall Thornton (Transport), Mark Finnegan (Parks), Damien Cox (Water)

### (B) Consultation with An Bord Pleanála:

State the date(s) and An Bord Pleanála reference number(s) of the pre-application consultation meeting(s) with An Bord Pleanála:

An Bord Pleanála  
reference number:

**ABP-307288-20**

Meeting date(s):

14th September 2020

### (C) Any Consultation with Prescribed Authorities or the Public:

Provide details of any other consultations the applicant had with authorities prescribed under section 8(1)(b) and (c) of the Act of 2016 or with the public:

Cronin Sutton Engineering has liaised with Irish Rail as part of the design process for the bus ramp, to ensure that Irish Rail requirements are integrated into the design as noted in the Traffic Impact Assessment.

An online presentation was made to Local Residents in March 2021.

## 11. Application Requirements

(a) Is a copy of the page from the newspaper containing the notice relating to the proposed strategic housing development enclosed with this application?		<b>Enclosed:</b> 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 3rd June 2021	
(b) Is a copy of the site notice relating to the proposed development enclosed with this application?		<b>Enclosed:</b> 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:		4th June 2021
<b>Note:</b> The location of the site notice(s) should be shown on the site location map enclosed with this application.		
(c) Is an Environmental Impact Assessment Report (EIAR) required for the proposed development?		Yes: [ <input checked="" type="checkbox"/> ] No: [ <input type="checkbox"/> ]
If the answer to above is "Yes", is an EIAR enclosed with this application?		<b>Enclosed:</b> Yes: [ <input checked="" type="checkbox"/> ] No: [ <input type="checkbox"/> ]
Please provide a copy of the <b>Confirmation Notice</b> obtained from the EIA Portal where an EIAR accompanies the application.		<b>Enclosed:</b> Yes: [ <input checked="" type="checkbox"/> ] No: [ <input type="checkbox"/> ]
(d) Is the proposed development, in whole or in part, within or close to a European site or Natural Heritage Area?		Yes: [ <input checked="" type="checkbox"/> ] No: [ <input type="checkbox"/> ]
(e) Is a Natura Impact Statement (NIS) required for the proposed development?		Yes: [ <input checked="" type="checkbox"/> ] No: [ <input type="checkbox"/> ]
If the answer to above is "Yes", is an NIS enclosed with this application?		Yes: [ <input checked="" type="checkbox"/> ] No: [ <input type="checkbox"/> ]

(f) Has a copy of this application, and any EIAR and/or NIS required, been sent to the relevant planning authority, in both printed and electronic form?	Yes: [ <input checked="" type="checkbox"/> ] No: [ <input type="checkbox"/> ]
(g) Has a copy of this application, and any EIAR and/or NIS required, together with a notice stating that submissions or observations may be made in writing to An Bord Pleanála (ABP) during the period of 5 weeks from the receipt by ABP of the application, been sent to the relevant prescribed authorities, in both printed and electronic format?	Yes: [ <input checked="" type="checkbox"/> ] No: [ <input type="checkbox"/> ] N/A: [ <input type="checkbox"/> ]
If the answer to the above is "Yes", list the prescribed authorities concerned:	1. Irish Water 2. Department of Culture, Heritage and the Gaeltacht 3. National Transport Authority 4. Irish Rail 5. Inland Fisheries Ireland 6. Transport Infrastructure Ireland 7. Irish Aviation Authority 8. Department of Education and Skills
If the answer to the above is "Yes", state the date on which the required documents and electronic copy were sent to the relevant prescribed authorities:	4th June 2021
(h) 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: [ <input type="checkbox"/> ] No: [ <input checked="" type="checkbox"/> ]
If the answer to the above is "Yes", has a copy of this application, and the accompanying EIAR, together with a notice stating that submissions or observations may be made in writing to An Bord Pleanála (ABP) during the period of 5 weeks from the receipt by ABP of the application, been sent to the relevant authority in the state or states concerned, in both printed and electronic format?	Yes: [ <input type="checkbox"/> ] No: [ <input type="checkbox"/> ] n/a
If the answer to the above is "Yes", list the state(s) and the prescribed authorities concerned:	n/a
If the answer to the above is "Yes", state the date on which the required documents and electronic copy were sent to the relevant prescribed authorities:	

## 12. Statements Enclosed with the Application Which:

(a) Set out how the the proposed strategic housing development is consistent with the relevant objectives of the relevant development plan:	<b>Enclosed:</b> Yes: [ <input checked="" type="checkbox"/> ] No: [ <input type="checkbox"/> ]
<b>Note:</b> The statement should be accompanied by a list of each relevant development plan objective considered by the prospective applicant in making the statement and proposals forming part of the application that demonstrate the consistency of the proposed development with that objective.	
(b) Set out, where applicable how the proposed strategic housing development will be consistent with the objectives of the relevant local area plan:	<b>Enclosed:</b> Yes: [ <input checked="" type="checkbox"/> ] No: [ <input type="checkbox"/> ]
<b>Note:</b> The statement should be accompanied by a list of each relevant local area plan objective considered by the prospective applicant in making the statement and any proposals forming part of the application that demonstrate the consistency of the proposed development with that objective.	
(c) Set out, where applicable that the proposed strategic housing development is, in the applicant's opinion, consistent with the planning scheme for a strategic development zone:	<b>Enclosed:</b> Yes: [ <input type="checkbox"/> ] No: [ <input type="checkbox"/> ] N/A: [ <input checked="" type="checkbox"/> ]
<b>Note:</b> The statement should be accompanied by a list of the principal provisions of the planning scheme considered by the prospective applicant in making the statement.	
(d) Set out how the the proposed strategic housing development is, in the applicant's opinion, consistent with any relevant guidelines issued by the Minister under section 28 of the Act of 2000:	<b>Enclosed:</b> Yes: [ <input checked="" type="checkbox"/> ] No: [ <input type="checkbox"/> ] N/A: [ <input type="checkbox"/> ]
<b>Note:</b> The statement should be accompanied by a list of the guidelines considered by the applicant in making the statement and proposals forming part of the application that demonstrate the consistency of the proposed development with the guidelines.	
(e) Where An Bord Pleanála notified the applicant of its opinion that the documents enclosed with the request for pre-application consultations required further consideration and amendment in order to constitute a	<b>Enclosed:</b> Yes: [ <input type="checkbox"/> ] No: [ <input type="checkbox"/> ] N/A: [ <input checked="" type="checkbox"/> ]

reasonable basis for an application for permission, a statement setting out any changes made to the proposals in consequence.	
(f) Where An Bord Pleanála 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.	<b>Enclosed:</b> Yes: [ <input checked="" type="checkbox"/> ] No: [ <input type="checkbox"/> ] N/A: [ <input type="checkbox"/> ]

### 13. Material Contravention of Development Plan/Local Area Plan:

Where the proposed strategic housing development materially contravenes the relevant development plan or local area plan other than in relation to the zoning of land, is a statement included with the application indicating the plan objective concerned and why permission should, nonetheless, be granted, having regard to a consideration specified in section 37(2)(b) of the Act of 2000?	<b>Enclosed:</b> Yes: [ <input checked="" type="checkbox"/> ] No: [ <input type="checkbox"/> ]
----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	---------------------------------------------------------------------------------------------------

### 14. Proposed Residential Development:

- (a) Provide a breakdown of the proposed residential content of the strategic housing development, as follows:

Houses		
Unit Type	No. of Units	Gross floor space in m <sup>2</sup>
1-bed	0	0
2-bed	7	598.5
3-bed	96	10,560
4-bed	32	4,409
4+ bed	0	0
<b>Total</b>	<b>135</b>	<b>15,568</b>

<b>Apartments</b>		
<b>Unit Type</b>	<b>No. of Units</b>	<b>Gross floor space in m<sup>2</sup></b>
Studio	38	1551
1-bed	209	10379
2-bed	439	34428
3-bed	61	6647
4-bed	0	0
4+ bed	0	0
<b>Total</b>	<b>747</b>	<b>53,005</b>

<b>Student Accommodation</b>			
<b>Unit Types</b>	<b>No. of Units</b>	<b>No. of Bedspaces</b>	<b>Gross floor space in m<sup>2</sup></b>
Studio			
1-bed			
2-bed			
3-bed			
4-bed			
4+ bed			
<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>

(b) State total number of residential units in proposed development:	<b>882</b>
(c) State cumulative gross floor space of residential accommodation, in m <sup>2</sup> :	<b>68,573</b>

**15. Proposed Ancillary and Other Uses in the Proposed Strategic Housing Development:**

(a) Please provide details of the different classes of development proposed as ancillary to residential development and other uses on the land, the zoning of which facilitates such uses, as follows:	
<b>Class of Development:</b>	<b>Gross Floor Space in m<sup>2</sup></b>
Gym	411
Convenience Store	915
Medical Centre	462
Pharmacy	268
Crèche (135 spaces) (+External Area)	539 (+123)
Storage Units	292
Retail/Restaurant/Café Unit	485
Retail/Restaurant/Café Unit	112
<b>Note:</b> Where it is not proposed to provide one childcare facility for each 75 houses in the proposed development, the application should be accompanied by a statement of the rationale for this.	
(b) State cumulative gross floor space of non-residential development in m <sup>2</sup> :	<b>3,314</b>
(c) State cumulative gross floor space of residential accommodation and other uses in m <sup>2</sup> :	<b>71,887</b>
(d) Express 15(b) as a percentage of 15(c):	<b>4.6 %</b>



## 16. Strategic Housing Development Details:

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

Please tick appropriate box:	Yes	No
(a) Are details of housing density, plot ratio, site coverage, building heights, proposed layout and aspect enclosed with the application?	✓	
(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?	✓	
(c) Are details of any proposals to address or, where relevant, integrate the proposed development with surrounding land uses enclosed with the application?	✓	
(d) Are details of any proposals to provide for services infrastructure other than water, such as cabling (including broadband provision) and any phasing proposals enclosed with the application?	✓	
(e) Does the proposed development include an activity requiring an integrated pollution control licence or a waste licence?  If “Yes”, enclose a brief explanation with this application.		✓
(f) Does the proposed development involve the demolition of any structure (including a habitable house), in whole or in part?  If “Yes”, enclose a brief explanation with this application.		✓
(g) Does the proposed development involve the demolition of a Protected Structure(s), in whole or in part?		✓

<p>If “Yes”, an explanation as to the need for the demolition of a Protected Structure(s) should be enclosed with this application.</p>		
<p>(h) Does the proposed development consist of work to a Protected Structure and/or its curtilage or proposed Protected Structure and/or its curtilage?</p> <p>If “Yes”, provide photographs, plans and other particulars necessary to show how the proposed development would affect the character of the structure.</p>		<p>✓</p>
<p>(i) Does the proposed development consist of work to the exterior of a structure which is located within an architectural conservation area (ACA)?</p> <p>If “Yes”, provide photographs, plans and other particulars necessary to show how the proposed development would affect the character of the structure.</p>		<p>✓</p>
<p>(j) Does the proposed application development affect, or is close to, a national monument or place in the ownership or guardianship of the Minister for Culture, Heritage and the Gaeltacht or a local authority, or is it the subject of a preservation order or temporary preservation order under the National Monuments Acts 1930 to 2014?</p> <p>If “Yes”, enclose a brief explanation with this application.</p>		<p>✓</p>
<p>(k) Is the proposed development in a Strategic Development Zone?</p> <p>If “Yes”, enclose a statement of how the proposed development is consistent with the planning scheme for the Zone.</p>		<p>✓</p>
<p>(l) 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?</p>		<p>✓</p>

If "Yes", enclose details with this application.		
(m) Do the Major Accident Regulations apply to the proposed development?		✓
(n) Is information specified by An Bord Pleanála as necessary for inclusion in any application for permission for the proposed development, so included?  If "Yes", give details of the specified information accompanying this application.	✓	

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

State gross floor space of any existing building(s) / structure(s) in m <sup>2</sup> :	<b>52,785</b>  (as permitted under parent permission within the application boundary and excluding 99 units under construction)
State gross floor space of any proposed demolition, in m <sup>2</sup> :	<b>0</b>
State gross floor space of any building(s) / structure(s) to be retained in m <sup>2</sup> :	<b>0</b>
State total gross floor space of proposed works in m <sup>2</sup> :	<b>104,646</b>

**18. Where the Application relates to Material Change of Use of Land or Structure:**

(a) State existing use of land or structure:	n/a
(b) Where the existing land or structure is not in use, state the most recent authorised use of the land or structure:	
(c) State proposed use(s):	
(d) State nature and extent of any such proposed use(s):	
<p>(e) Plans (including a site or layout plan and drawings of floor plans, elevations and sections that comply with the requirements of Article 297 and 298) and other particulars required describing the works proposed should be enclosed with this application:</p> <p><b>Enclosed:</b> Yes: <input type="checkbox"/> No: <input type="checkbox"/> N/A: <input type="checkbox"/></p>	

**19. Social Housing (Part V)**

Please tick appropriate box:	Yes	No
(a) Does Part V of the Planning and Development Act 2000 apply to the proposed development?	✓	
(b) If the answer to Question 19(A) is "Yes", are details enclosed as to how the applicant proposes to comply with section 96 of Part V of the Act including, for example—		

(i)	details of such part or parts of the land for the proposed development or is or are specified by the Part V agreement, or houses situated on such aforementioned land or elsewhere in the planning authority's functional area proposed to be transferred to the planning authority, or details of houses situated on such aforementioned land or elsewhere in the planning authority's functional area proposed to be leased to the planning authority, or details of any combination of the foregoing, and	✓	
(ii)	details of the calculations and methodology for calculating values of land, site costs, normal construction and development costs and profit on those costs and other related costs such as an appropriate share of any common development works as required to comply with the provisions in Part V of the Act, and	✓	
(iii)	a layout plan showing the location of proposed Part V units in the development?	✓	
(c)	If the answer to Question 19(A) is "No" by virtue of section 96(13) of the Planning and Development Act 2000, details must be enclosed with this application form indicating the basis on which section 96(13) is considered to apply to the development.		

## 20. Water Services:

<b>(A) Proposed Source of Water Supply:</b>	
Please indicate as appropriate:	
(a)	Existing Connection: <input checked="" type="checkbox"/> New Connection: <input type="checkbox"/>
(b)	Public Mains: <input checked="" type="checkbox"/>
	Group Water Scheme: <input type="checkbox"/> Name of Scheme: _____
	Private Well: <input type="checkbox"/>

Other (please specify): _____	
<b>(B) Proposed Wastewater Management / Treatment:</b>	
<p>Please indicate as appropriate:</p> <p>(a) Existing Connection: <input checked="" type="checkbox"/> New Connection: <input type="checkbox"/></p> <p>(b) Public Sewer: <input checked="" type="checkbox"/></p> <p style="margin-left: 40px;">Conventional septic tank system: <input type="checkbox"/></p> <p style="margin-left: 40px;">Other on-site treatment system (please specify): _____</p> <p>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:</p>	
<b>(C) Proposed Surface Water Disposal:</b>	
<p>Please indicate as appropriate:</p> <p>(a) Public Sewer/Drain: <input type="checkbox"/></p> <p style="margin-left: 40px;">Soakpit: <input type="checkbox"/></p> <p style="margin-left: 40px;">Watercourse: <input checked="" type="checkbox"/></p> <p style="margin-left: 40px;">Other (please specify): _____</p>	
<b>(D) Irish Water Requirements:</b>	
<p>Please submit the following information:</p> <p>(a) 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.</p>	<p><b>Enclosed:</b></p> <p>Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/></p>
<p>(b) A current/valid Confirmation of Feasibility Statement from Irish Water in relation to the proposed development confirming that there is or will be</p>	<p><b>Enclosed:</b></p>

sufficient water network treatment capacity to service the development.	Yes: [ <input checked="" type="checkbox"/> ] No: [ <input type="checkbox"/> ]
(c) A Statement of Compliance with Irish Water's Standard Details and Codes of Practice for water and/or wastewater infrastructure proposals (designs, layouts, etc.).	<b>Enclosed:</b> Yes: [ <input checked="" type="checkbox"/> ] No: [ <input type="checkbox"/> ]
(d) An indication of timelines and phasing for water demand or wastewater collection requirements, or both, as appropriate.	<b>Enclosed:</b> Yes: [ <input checked="" type="checkbox"/> ] No: [ <input type="checkbox"/> ]
(e) Where the proposed development will impact on assets of Irish Water, details of proposals for protection or diversion of such assets.	<b>Enclosed:</b> Yes: [ <input type="checkbox"/> ] No: [ <input checked="" type="checkbox"/> ]

## 21. Traffic and Transportation

(a) Is a Traffic / Transportation Impact Assessment included with the application, having regard to the relevant Development Plan / Local Area Plan requirements and the Traffic Management Guidelines (DoT / DoEHLG / DTO, 2003)?	<b>Enclosed:</b> Yes: [ <input checked="" type="checkbox"/> ] No: [ <input type="checkbox"/> ]
(b) Is a Travel Plan included with the application, having regard to the relevant Development Plan / Local Area Plan requirements?	<b>Enclosed:</b> Yes: [ <input checked="" type="checkbox"/> ] No: [ <input type="checkbox"/> ]
(c) Is a Road Safety Audit included with the application, having regard to the relevant Development Plan / Local Area Plan requirements?	<b>Enclosed:</b> Yes: [ <input checked="" type="checkbox"/> ] No: [ <input type="checkbox"/> ]

## 22. Taking in Charge

Is it intended that any part of the proposed development will be taken in charge by the planning authority?	Yes: [ <input checked="" type="checkbox"/> ] No: [ <input type="checkbox"/> ]
If the answer is "Yes", please attach site plan clearly showing area(s) intended for taking in charge.	

## 23. Maps, Plans and Drawings

List in a schedule accompanying this application all maps, plans and drawings enclosed with the application, stating title, scale and number.

## 24. Application Fee:

(a) State fee payable for application:	<b>€ 80,000 Max Fee</b>		
(b) Set out basis for calculation of fee:	<b>HA1A</b>	<b>Units @ €130</b>	<b>Commercial @ €7.20 per.sq.m</b>
	Additional Units/Sq.m	437	1,397
		€56,810	€10,058
	<b>HA1C</b>	<b>Units @ €130 / 50%</b>	
	Ex. Permitted Altered Units/Sq.m	445	1,917
		€28,925	€13,802
	EIAR	€10,000	
	NIS	€10,000	
		€129,596	
	<b>Max Fee of €80,000</b>		
	(c) Is the fee enclosed with the application?	<b>Enclosed:</b> Yes: [    ] No: [ <input checked="" type="checkbox"/> ] Confirmation of EFT Payment enclosed	




## 25. Universal Design:

<p>Please provide a statement as to how the proposed Strategic Housing 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 <a href="http://www.universaldesign.ie">www.universaldesign.ie</a></p>	<p><b>Enclosed:</b></p> <p>Yes: [ <input checked="" type="checkbox"/> ] No: [ <input type="checkbox"/> ]</p>
---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--------------------------------------------------------------------------------------------------------------

### Declaration

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 requirements of the Planning and Development Act 2000 and Chapter 1 of Part 2 of the Planning and Development (Housing) and Residential Tenancies Act 2016 and the Regulations made thereunder. In this regard, I also hereby declare that, to the best of my knowledge and belief, the copies of the application documents sent to the planning authority, prescribed bodies, etc., and displayed on any website under the applicant's control are identical to the application documents being deposited with An Bord Pleanála.

<p>Signed: (Applicant or Agent as appropriate)</p>	
<p>Date:</p>	<p>4<sup>th</sup> June 2021</p>

## 26. Contact Details- Not to be Published

### Applicant(s):

<b>First Name:</b>	The Shoreline Partnership
<b>Surname:</b>	
<b>Address Line 1:</b>	Embassy House
<b>Address Line 2:</b>	Ballsbridge
<b>Address Line 3:</b>	
<b>Town / City:</b>	Dublin 4
<b>County:</b>	Dublin
<b>Country:</b>	Ireland
<b>Eircode:</b>	D04 H6Y0
<b>E-mail address (if any):</b>	enquiries@richmondhomes.ie
<b>Primary Telephone Number:</b>	+353 1 631 5450
<b>Other / Mobile Number (if any):</b>	

### Where the Applicant(s) is a Company:

<b>Name(s) of Company</b>	n/a
<b>Director(s):</b>	
<b>Company Registration Number (CRO):</b>	
<b>Contact Name:</b>	
<b>Primary Telephone Number:</b>	
<b>Other / Mobile Number (if any):</b>	
<b>E-mail address:</b>	

### Person/Agent (if any) acting on behalf of the Applicant(s):

<b>First Name:</b>	Sorcha
<b>Surname:</b>	Turnbull, Brady Shipman Martin
<b>Address Line 1:</b>	Block B
<b>Address Line 2:</b>	Canal House
<b>Address Line 3:</b>	Canal Road
<b>Town / City:</b>	Dublin 6
<b>County:</b>	Dublin
<b>Country:</b>	Ireland
<b>Eircode:</b>	D06 FC93
<b>E-mail address (if any):</b>	paulinebyrne@bradyshipmanmartin.com
<b>Primary Telephone Number:</b>	087-9954917
<b>Other / Mobile Number (if any):</b>	

**Person responsible for preparation of maps, plans and drawings:**

<b>First Name:</b>	Claire
<b>Surname:</b>	Pierce, Henry J Lyons
<b>Address Line 1:</b>	51–54 Pearse Street
<b>Address Line 2:</b>	
<b>Address Line 3:</b>	
<b>Town / City:</b>	Dublin 2
<b>County:</b>	Dublin
<b>Country:</b>	Ireland
<b>Eircode:</b>	D02KA66
<b>E-mail address (if any):</b>	claire.pierce@hjlyons.com
<b>Primary Telephone Number:</b>	01-8883333
<b>Other / Mobile Number (if any):</b>	

**Contact for arranging entry on site, if required:**

<b>Name:</b>	<u>Hakeem Bader</u>
<b>Mobile Number:</b>	<u>+353 87 3574694</u>
<b>E-mail address:</b>	<u>hbader@richmondhomes.ie</u>

## APPENDIX 1- LETTER OF CONSENT

# MONOBRIO DAC

An Bord Pleanála  
64 Marlborough Street  
Dublin 1

31<sup>st</sup> May 2021

Re: Consent to Submit a Strategic Housing Development Planning Application

To Whom It Concerns,

We are the land owners of Lands at Baldoyle, (formerly known as The Coast), Dublin 13 and we consent to The Shoreline Partnership submitting a Strategic Housing Development Planning Application to An Bord Pleanála for the site.

Yours sincerely,



Mark O'Donnell

Director