



**Brady Shipman
Martin.**

**Celebrating.
50 Years.**

Fingal County Council
Planning Department
County Hall
Main St
Swords
Co.Dublin

Date: 4th June 2021

RE: Proposed Strategic Housing Development Pre-Application Consultation Request for a proposed alterations to permitted development at Lands formerly known as the Coast, Baldoyle, Dublin 13.

(ABP-307288-20– Pre-Application Reference)

Dear Sir / Madam,

On behalf of the applicant, The Shoreline Partnership, please find enclosed copies of a Strategic Housing Development Planning Application submitted to An Bord Pleanála in respect of Lands formerly known as the Coast, Baldoyle, Dublin 13. This application is made in accordance with the provisions of the Planning and Development (Housing) and Residential Tenancies Act 2016 ('the 2016 Act') and the Planning and Development (Strategic Housing Development) Regulations 2017 ('the 2017 Regulations').

Two no. copies have been prepared for submission to An Bord Pleanála and six no. copies for Fingal County Council. In addition, 3 no. digital copies (2x CD, 1x USB) have been prepared for submission to An Bord Pleanála (including a .dwg ITM file) and 3 no. digital copies (2x CD, 1x USB) for Fingal County Council.

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 each Drawing Pack.

If you require any additional information please do not hesitate to contact us.

Yours sincerely,

Sorcha Turnbull

Senior Planner
Brady Shipman Martin

APPENDIX 1- SCHEDULE OF DOCUMENTS

Brady Shipman Martin- Planning and Environmental Consultants		
Title	Scale	Size
Application Form & Appendices	n/a	A4
Childcare Facilities and Schools Demand Assessment	n/a	A4
Community and Social Infrastructure Audit	n/a	A4
Cover Letter to ABP & Schedule	n/a	A4
Cover Letter to DCC & Schedule	n/a	A4
EIA Portal Confirmation Notification	n/a	A4
Environmental Impact Assessment Report Vol 1 – Vol 3	n/a	A4
Letters to Prescribed Bodies	n/a	A4
Material Contravention Statement	n/a	A4
Newspaper Notice	n/a	A3
Planning Report	n/a	A4
Response to An Bord Pleanala Opinion	n/a	A4
Site Notice	n/a	A3
Statement of Consistency	n/a	A4

Bernard Seymour Landscape Architects			
Document No.	Title	Scale	Size
DN1910_PS_BSLA_ A1 Landscape Masterplan	Landscape Render Plan	1:1000	A1
DN1910 - BSLA - Project Shoreline GA01 Landscape	Landscape Proposal Report	n/a	A3
DN1910_SC_BSLA	Landscape Sections	1:250	A1

Henry J Lyons Architects			
Document No.	Title	Scale	Size
950659 ST P 0001	Site Location Map 1:2500	1:2500	A0
950659 ST P 0002	Site Location Map 1:1000	1:1000	A0
950659 ST P 0003	Existing Permitted Site Layout Plan 1	1:500	A0
950659 ST P 0004	Existing Permitted Site Layout Plan 2	1:500	A0
950659 ST P 0007	Proposed Site Layout Plan 1	1:500	A0
950659 ST P 0008	Proposed Site Layout Plan 2	1:500	A0
950660 ST P 0010	Proposed Site Layout Ground Floor Plan	1:500	A0
950660 ST P 0011	Site Master Plan 1:1000	1:1000	A0
950659 ST P 0015	Existing Permitted Site Elevations 1/4	1:500	A1
950659 ST P 0016	Existing Permitted Site Elevations 2/4	1:500	A1
950659 ST P 0017	Existing Permitted Site Elevations 3/4	1:500	A1
950659 ST P 0018	Existing Permitted Site Elevations 4/4	1:500	A1
950659 ST P 0019	Proposed Site Elevations 1/4	1:500	A0
950659 ST P 0020	Proposed Site Elevations 2/4	1:500	A0
950659 ST P 0021	Proposed Site Elevations 3/4	1:500	A0
950659 ST P 0022	Proposed Site Elevations 4/4	1:500	A0
950659 ST P 0023	Block A Existing Permitted Plan - Roof Level	1:200	A1

Document No.	Title	Scale	Size
950659 ST P 0024	Block A Existing Permitted East + North Elevations	1:200	A1
950659 ST P 0025	Block A Existing Permitted West + South Elevations	1:200	A1
950659 ST P 0028	Block B1/B2 Existing Permitted Plan - Roof Level	1:200	A1
950659 ST P 0029	Block B1/B2 Existing Permitted North + West Elevations	1:200	A1
950659 ST P 0030	Block B1/B2 Existing Permitted East + South Elevation	1:200	A1
950659 ST P 0032	Block B3 Existing Permitted Plan - Roof Level	1:200	A1
950659 ST P 0033	Block B3 Existing Permitted Elevations	1:200	A1
950659 ST P 0034	Block B4 Existing Permitted Plan - Roof Level	1:200	A1
950659 ST P 0035	Block B4 Existing Permitted Elevations	1:200	A1
950659 ST P 0036	Block C1 Existing Permitted Plan - Roof Level	1:200	A1
950659 ST P 0037	Block C1 Existing Permitted Elevations	1:200	A1
950659 ST P 0038	Block C1 Existing Permitted Elevations	1:200	A1
950659 ST P 0039	Block C2 Existing Permitted Plan - Roof Level	1:200	A1
950659 ST P 0040	Block C2 Existing Permitted Elevations	1:200	A1
950659 ST P 0042	Block C3 Existing Permitted Plan - Roof Level	1:200	A1
950659 ST P 0043	Block C3 Existing Permitted Elevations	1:200	A1
950659 A P 1010	Block A Proposed Ground Floor Plan	1:200	A1
950659 A P 1011	Block A Proposed First Floor Plan	1:200	A1
950659 A P 1012	Block A Proposed Second Floor Plan	1:200	A1
950659 A P 1013	Block A Proposed Third Floor Plan	1:200	A1
950659 A P 1014	Block A Proposed Fourth Floor Plan	1:200	A1
950660 A P 1015	Block A Proposed Fifth Floor Plan	1:200	A1
950661 A P 1016	Block A Proposed Sixth Floor Plan	1:200	A1
950662 A P 1017	Block A Proposed Seventh Floor Plan	1:200	A1
950660 A P 1018	Block A Proposed Roof Plan	1:200	A1
950659 A P 2001	Block A Proposed North Elevation	1:200	A1
950659 A P 2002	Block A Proposed East Elevation	1:200	A1
950659 A P 2003	Block A Proposed South Elevation	1:200	A1
950659 A P 2004	Block A Proposed West Elevation	1:200	A1
950659 A P 3001	Block A Proposed Section AA	1:200	A1
950659 A P 3002	Block A Proposed Section BB	1:200	A1
950659 A P 3003	Block A Proposed Section CC	1:200	A1
950659 A P 3004	Block A Proposed Section DD	1:200	A1
950659 A P 3005	Block A Proposed Section EE	1:200	A1
950659 A P 1900	Block A Proposed Unit Types Studio Apartment	1:100	A1
950659 A P 1901	Block A Proposed Unit Types One Bed Apartment	1:100	A1
950659 A P 1902	Block A Proposed Unit Types Two Bed Apartment 01	1:100	A1
950659 A P 1903	Block A Proposed Unit Types Two Bed Apartment 02	1:100	A1
950660 A P 1904	Block A Proposed Unit Types Three Bed Apartment	1:100	A1
950659 D P 1000	Block D Proposed Ground Floor Plan	1:200	A1
950659 D P 1001	Block D Proposed First Floor Plan	1:200	A1
950659 D P 1002	Block D Proposed Second Floor Plan	1:200	A1
950659 D P 1003	Block D Proposed Third Floor Plan	1:200	A1
950660 D P 1004	Block D Proposed Fourth Floor Plan	1:200	A1
950659 D P 1005	Block D Proposed Fifth Floor Plan	1:200	A1
950659 D P 1006	Block D Proposed Sixth Floor Plan	1:200	A1
950659 D P 1007	Block D Proposed Seventh Floor Plan	1:200	A1
950659 D P 1008	Block D Proposed Eighth Floor Plan	1:200	A1
950659 D P 1009	Block D Proposed Ninth Floor Plan	1:200	A1
950659 D P 1010	Block D Proposed Tenth Floor Plan	1:200	A1
950659 D P 1011	Block D Proposed Eleventh Floor Plan	1:200	A1

Document No.	Title	Scale	Size
950659 D P 1012	Block D Proposed Twelfth Floor Plan	1:200	A1
950659 D P 1013	Block D Proposed Thirteenth Floor Plan	1:200	A1
950659 D P 1014	Block D Proposed Fourteenth Floor Plan	1:200	A1
950659 D P 1015	Block D Proposed Fifteenth Floor Plan	1:200	A1
950659 D P 1016	Block D Proposed Roof Plan	1:200	A1
950659 D P 2001	Block D Proposed East Elevation	1:200	A1
950659 D P 2002	Block D Proposed North Elevation	1:200	A1
950659 D P 2003	Block D Proposed West Elevation	1:200	A1
950659 D P 2004	Block D Proposed South Elevation	1:200	A1
950659 D P 3001	Block D Proposed Section AA	1:200	A1
950659 D P 3002	Block D Proposed Section BB	1:200	A1
950659 D P 3003	Block D Proposed Section CC	1:200	A1
950659 D P 3004	Block D Proposed Section DD	1:200	A1
950659 D P 3005	Block D Proposed Section EE	1:200	A1
950659 D P 3006	Block D Proposed Section FF	1:200	A1
950659 D P 3007	Block D Proposed Section GG	1:200	A1
950659 D P 1900	Block D Proposed Unit Types Studio Apartment	1:100	A1
950659 D P 1901	Block D Proposed Unit Types One Bed Apartment	1:100	A1
950659 D P 1903	Block D Proposed Unit Types Two Bed Apartment 01	1:100	A1
950659 D P 1904	Block D Proposed Unit Types Two Bed Apartment 02	1:100	A1
950659 D P 1905	Block D Proposed Unit Types Three Bed Apartment	1:100	A1
950659 D P 4000	Block D Proposed Gym	1:200	A1
950659 B1&B2 P 1010	Block B1 & B2 Proposed Ground Floor Plan	1:200	A1
950659 B1-B2 P 1011	Block B1 & B2 Proposed First Floor Plan	1:200	A1
950659 B1-B2 P 1012	Block B1 & B2 Proposed Second Floor Plan	1:200	A1
950659 B1-B2 P 1013	Block B1 & B2 Proposed Third Floor Plan	1:200	A1
950659 B1-B2 P 1014	Block B1 & B2 Proposed Fourth Floor Plan	1:200	A1
950659 B1-B2 P 1015	Block B1 & B2 Proposed Roof Plan	1:200	A1
950659 B1-B2 P 2000	Block B1 & B2 Proposed North Elevations	1:200	A1
950659 B1-B2 P 2001	Block B1 & B2 Proposed West Elevations	1:200	A1
950659 B1-B2 P 2002	Block B1 & B2 Proposed South Elevations	1:200	A1
950659 B1-B2 P 2003	Block B1 & B2 Proposed East Elevations	1:200	A1
950659 B1-B2 P 3000	Block B1 & B2 Proposed Section through courtyards	1:200	A1
950659 B1-B2 P 3001	Block B1 Proposed Sections	1:200	A1
950659 B1-B2 P 3002	Block B2 Proposed Sections	1:200	A1
950659 B1-B2 P 1900	Block B1 & B2 Proposed Unit Types 01	1:100	A1
950660 B1-B2 P 1901	Block B1 & B2 Proposed Unit Types 02	1:100	A1
950660 B1-B2 P 1902	Block B1 & B2 Proposed Unit Types 03	1:100	A1
950659 C1a-C2a P 1010	Block C1a & C2a Proposed Ground Floor Plan	1:200	A1
950659 C1a-C2a P 1011	Block C1a & C2a Proposed First Floor Plan	1:200	A1
950659 C1a-C2a P 1012	Block C1a & C2a Proposed Second Floor Plan	1:200	A1
950659 C1a-C2a P 1013	Block C1a & C2a Proposed Third Floor Plan	1:200	A1
950659 C1a-C2a P 1014	Block C1a & C2a Proposed Fourth Floor Plan	1:200	A1
950659 C1a-C2a P 1015	Block C1a & C2a Proposed Fifth Floor Plan	1:200	A1
950659 C1a-C2a P 1016	Block C1a & C2a Proposed Roof Plan	1:200	A1
950659 C1a P 2001	Block C1a Proposed East and West Elevations	1:200	A1
950659 C1a P 2002	Block C1a Proposed North and South Elevations	1:200	A1
950659 C2a P 2001	Block C2a Proposed North and South Elevations	1:200	A1
950659 C2a P 2002	Block C2a Proposed West and East Elevations	1:200	A1
950659 C1a P 3001	Block C1a Proposed Sections AA/BB	1:200	A1
950659 C2a P 3001	Block C2a Proposed Sections AA/BB	1:200	A1

Document No.	Title	Scale	Size
950659 C1a P 1900	Block C1a Proposed Unit Types	1:100	A1
950659 C2a P 1900	Block C2a Proposed Unit Types	1:100	A1
950659 B3 P 1001	Block B3 Proposed Ground Floor Plan	1:200	A1
950659 B3 P 1002	Block B3 Proposed First Floor Plan	1:200	A1
950659 B3 P 1004	Block B3 Proposed Roof Plan	1:200	A1
950659 B3 P 2001	Block B3 Proposed Front Elevations	1:200	A1
950659 B3 P 2002	Block B3 Proposed Rear elevations	1:200	A1
950659 B4 P 1001	Block B4 Proposed Ground Floor Plan	1:200	A1
950659 B4 P 1002	Block B4 Proposed First Floor Plan	1:200	A1
950659 B4 P 1004	Block B4 Proposed Roof Plan	1:200	A1
950659 B4 P 2001	Block B4 Proposed Front Elevations	1:200	A1
950659 B4 P 2002	Block B4 Proposed Rear elevations	1:200	A1
950659 C1 P 1001	Block C1 Proposed Ground Floor Plan	1:200	A1
950659 C1 P 1002	Block C1 Proposed First Floor Plan	1:200	A1
950659 C1 P 1004	Block C1 Proposed Roof Plan	1:200	A1
950659 C1 P 2001	Block C1 Proposed Elevations	1:200	A1
950659 C2 P 1001	Block C2 Proposed Ground Floor Plan	1:200	A1
950659 C2 P 1002	Block C2 Proposed First Floor Plan	1:200	A1
950659 C2 P 1003	Block C2 Proposed Second Floor Plan	1:200	A1
950659 C2 P 1004	Block C2 Proposed Roof Plan	1:200	A1
950659 C2 P 2001	Block C2 Proposed Front Elevations	1:200	A1
950659 C2 P 2002	Block C2 Proposed Rear elevations	1:200	A1
950659 C3 P 1001	Block C3 Proposed Ground Floor Plan	1:200	A1
950659 C3 P 1002	Block C3 Proposed First Floor Plan	1:200	A1
950659 C3 P 1003	Block C3 Proposed Second Floor Plan	1:200	A1
950659 C3 P 1004	Block C3 Proposed Roof Plan	1:200	A1
950659 C3 P 2001	Block C3 Proposed Front Elevations	1:200	A1
950659 C3 P 2002	Block C3 Proposed Rear Elevations	1:200	A1
950659 BC P 1900	Block BC Proposed House Type B 01	1:50	A1
950659 BC P 1901	Block BC Proposed House Type B 02	1:50	A1
950659 BC P 1902	Block BC Proposed House Type D 01	1:50	A1
950659 BC P 1903	Block BC Proposed House Type D 02	1:50	A1
950659 BC P 1904	Block BC Proposed House Type P 01	1:50	A1
950659 BC P 1905	Block BC Proposed House Type P 02	1:50	A1
950659 BC P 1906	Block BC Proposed House Type O	1:50	A1
950659 BC P 1907	Block BC Proposed House Type Q	1:50	A1
950659 RT P 9020	Part V Pack	n/a	A3
950659 RT P 9100	Architectural Design Statement	n/a	A3

Cronin & Sutton Consulting Engineers			
Document No.	Title	Scale	Size
BD-CSC-ZZ-XX-DR-C-0001	Overall Site Layout	1:750	A0
BD-CSC-ZZ-XX-DR-C-0002	Topographical Survey	1:500	A0
BD-CSC-ZZ-XX-DR-C-0003	Proposed Drainage Layout. Sheet 1 Of 2	1:500	A0
BD-CSC-ZZ-XX-DR-C-0004	Proposed Drainage Layout. Sheet 2 Of 2	1:500	A0
BD-CSC-ZZ-XX-DR-C-0005	Proposed Watermain Layout	1:500	A0
BD-CSC-ZZ-XX-DR-C-0006	Drainage Details. Sheet 1 Of 3	AS SHOWN	A1
BD-CSC-ZZ-XX-DR-C-0007	Drainage Details. Sheet 2 Of 3	AS SHOWN	A1

Document No.	Title	Scale	Size
BD-CSC-ZZ-XX-DR-C-0008	Drainage Details. Sheet 3 Of 3	AS SHOWN	A1
BD-CSC-ZZ-XX-DR-C-0009	Suds Details	AS SHOWN	A1
BD-CSC-ZZ-XX-DR-C-0010	Watermain Details. Sheet 1 Of 2	AS SHOWN	A1
BD-CSC-ZZ-XX-DR-C-0011	Watermain Details. Sheet 2 Of 2	AS SHOWN	A1
BD-CSC-ZZ-XX-DR-C-0012	Surface Water Profiles. Sheet 1 Of 2	AS SHOWN	A0
BD-CSC-ZZ-XX-DR-C-0013	Surface Water Profiles. Sheet 2 Of 2	AS SHOWN	A0
BD-CSC-ZZ-XX-DR-C-0014	Surface Water Profiles. Sheet 3 Of 3	AS SHOWN	A0
BD-CSC-ZZ-XX-DR-C-0016	Proposed Road Layout	1:500	A0
BD-CSC-ZZ-XX-DR-C-0017	Proposed Bus Route	AS SHOWN	A1
BD-CSC-ZZ-XX-DR-C-0018	Proposed Road Markings And Traffic Signs	1:500	A0
BD-CSC-ZZ-XX-DR-C-0019	Proposed Road Profiles. Sheet 1 Of 2	AS SHOWN	A0
BD-CSC-ZZ-XX-DR-C-0020	Proposed Road Profiles. Sheet 2 Of 2	AS SHOWN	A0
BD-CSC-ZZ-XX-DR-C-0021	Road Construction Details. Sheet 1 Of 2	AS SHOWN	A1
BD-CSC-ZZ-XX-DR-C-0022	Road Construction Details. Sheet 2 Of 2	AS SHOWN	A1
BD-CSC-ZZ-XX-DR-C-0023	Proposed Road Cross-Sections	AS SHOWN	A1
BD-CSC-ZZ-XX-DR-C-0024	Linear Park Sightlines	AS SHOWN	A1
BD-CSC-ZZ-XX-DR-C-0025	Access Roads. Tie-In Locations	1:1000	A1
BD-CSC-ZZ-XX-DR-C-0026	Swept Path Analysis Fire Tender	1:500	A0
BD-CSC-ZZ-XX-DR-C-0027	Swept Path Analysis Refuse Vehicle	1:500	A0
BD-CSC-ZZ-XX-DR-C-0028	Swept Path Analysis Basement	1:500	A1
BD-CSC-ZZ-XX-DR-C-0029	Proposed Suds And Green Roof Layout. Sheet 1 Of 2	1:500	A0
BD-CSC-ZZ-XX-DR-C-0030	Proposed Suds And Green Roof Layout. Sheet 2 Of 2	1:500	A0
BD-CSC-ZZ-XX-DR-C-0031	Wetlands	AS SHOWN	A1
BD-CSC-ZZ-XX-DR-C-0032	Road Hierarchy	AS SHOWN	A0
BD-CSC-ZZ-XX-DR-C-0033	Parking Arrangement	1:500	A0
BD-CSC-ZZ-XX-DR-C-0034	Quality Audit	1:500	A0
BD-CSC-ZZ-XX-DR-C-0037	Overland Flood Route	1:500	A0
BD-CSC-ZZ-XX-DR-C-0038	SUDS Metrics	1:500	A0
BD-CSC-ZZ-XX-DR-C-0039	Foul Longitudinal Sections. Sheet 1 Of 2	AS SHOWN	A1
BD-CSC-ZZ-XX-DR-C-0040	Foul Longitudinal Sections. Sheet 2 Of 2	AS SHOWN	A1
BD-CSC-ZZ-XX-LT-C-0001	DMURS Statement	n/a	A4
BD-CSC-ZZ-XX-LT-C-0002	Irish Water Statement of Design Acceptance	n/a	A4
BD-CSC-ZZ-XX-RP-C-0101	Engineering Services Report	n/a	A4
BD-CSC-ZZ-XX-RP-C-0102	Site Specific Flood Risk Assessment	n/a	A4
BD-CSC-ZZ-XX-RP-C-0103	Traffic Impact Assessment	n/a	A4
BD-CSC-ZZ-XX-RP-C-0104	Residential Travel Plan	n/a	A4
BD-CSC-ZZ-XX-RP-C-0105	Construction Management Plan	n/a	A4
BD-CSC-ZZ-XX-RP-C-0007	Road Infrastructure Design Report	n/a	A4

O'Connor Sutton Cronin Consulting Engineers

Document No.	Title	Scale	Size
R500-OCSC-GA01-XX-DR-E-0001	Electrical GA01 Site Lighting Layout	1:500	A0
R500-OCSC-GA01-XX-DR-E-0003	Electrical Site Lighting Planning Stage Layout Sheet 1 Of 3	1:250	A0
R500-OCSC-GA01-XX-DR-E-0004	Electrical Site Lighting Planning Stage Layout Sheet 2 Of 3	1:250	A0
R500-OCSC-GA01-XX-DR-E-0005	Electrical Site Lighting Planning Stage Layout Sheet 3 Of 3	1:250	A0

Document No.	Title	Scale	Size
R500-OCSC-GA01-XX-DR-ME-0001	Mechanical & Electrical Site Services Layout	1:500	A0
R500-OCSC-GA01-XX-DR-ME-0003	Mechanical & Electrical Site Services Layout	1:250	A0
R500-OCSC-GA01-XX-DR-ME-0004	Mechanical & Electrical Site Services Layout	1:250	A0
R500-OCSC-GA01-XX-DR-ME-0005	Mechanical & Electrical Site Services Layout	1:250	A0
R500-OCSC-GA01-00-DR-E-0200	Electrical GA01 Block AD General Services Layout - Level 00	1:250	A0
R500-OCSC-XX-XX-RP-YS-0001	Energy & Sustainability Report	N/A	A4
R500-OCSC-XX-XX-SP-M-0002	Daylight Sunlight Report	N/A	A4
R500-OCSC-XX-XX-SP-M-0003	E-Car Charger Report	N/A	A4
R500-OCSC-XX-XX-SP-E-0004	Site Lighting Analysis	N/A	A4

Other Documents			
Document No.	Title	Scale	Size
Charles McCorkell- Arborist			
191012-PD-11	Arboricultural Report	n/a	A4
191012-PD-10	Tree Schedule	n/a	A4
191012-PD-12	Tree Work Schedule	n/a	A4
191012-P-10	Tree Survey Plan	1:1000	A1
191012-P-11	Tree Removals Plan	1:1000	A1
Aramark- Property Management			
	Building Lifecycle Report	n/a	A4
	Property Management Strategy Report	n/a	A4
O'Herlihy Access Consultants			
	Universal Access Strategy	n/a	A4
B-Fluid			
	Wind & Microclimate Modelling	n/a	A4
AWN Consulting			
	Operational Waste Management Plan	n/a	A4
	Construction & Demolition Management Plan	n/a	A4
Altemar			
	AA Screening & Natura Impact Statement	n/a	A4
	Construction Environmental Management Plan	n/a	A4
Verified Photomontages			
	AA Screening & Natura Impact Statement	n/a	A3