

Henry J Lyons

Project Shoreline, Lands at Baldoye
GA01 Part V Allocation

24th May 2021





Mr. Mark O'Donnell
The Shoreline Partnership
Embassy House
Ballsbridge,
Dublin
D04 H6Y0

26th May 2021

Our Ref: C39

Dear Mr. O'Donnell,

Re: Development at Baldoyle GA1, Dublin 13

I note your correspondence with regard to your proposed planning application for development of 882 units at Baldoyle GA1, Dublin 13.

I note that you have made contact with the Housing Department and have submitted a proposal in respect of an agreement to satisfy your Part V obligation under the Planning and Development Act 2000 (as amended).

Should a planning permission arise in this instance, please contact the Housing Department with a view to negotiating the Part V agreement. Costs will be agreed subject to grant of planning.

This validation letter is being issued for the above development proposal only and is valid only for a period of 3 months from the date of its issue.

Yours sincerely,

Marina Rennicks
Senior Staff Officer
Housing Department

THE SHORELINE PARTNERSHIP

Senior Administrative Officer
Planning Department
Fingal County Council
Housing Development and Management
Grove Road, Blanchardstown
Dublin 15
24 May 2021

Embassy House
Ballsbridge
Dublin 4

Subject to Agreement/Without Prejudice

RE: COMPLIANCE WITH S96 (PART V) PLANNING AND DEVELOPMENT ACT, 2000 AS AMENDED (“THE ACT”) APPLICATION BY THE SHORELINE PARTNERSHIP FOR PLANNING PERMISSION FOR DEVELOPMENT OF 882 DWELLINGS ON A SITE AT BALDOYLE GA1, DUBLIN 13.

Dear Sir/Madam,

We refer to the above mentioned proposed planning application and set out herewith, pursuant to SI No. 387 of 2015, further details of the proposal to satisfy and comply with the requirements of s. 96 (Part V) of the Act.

Please note that the content of this letter is purely indicative and is intended to provide a reasonable estimate of the costs and values of the units based on construction costs and values prevailing at the time of the application.

Please also note that the information set out herewith is purely for the purposes of facilitating the making of a planning application. The proposed development may ultimately be subject to amendment and further formal agreement with Dublin City Council prior to submission of the Commencement Notice.

The financial data contained herein is provided to the level of detail commensurate with this stage of the Part V process having regard to Circular Letter 10/2015.

We note under the recent Amendment to the Act and its accompanying Regulations that the ultimate agreement with regard to Part V is dependent upon: a) receipt of a final grant of permission; and, b) a site value at the time the Permission is granted. Neither is available at this time.

Preferred Option to Comply with Part V

Without prejudice to the above, it is proposed to provide the equivalent value of 10% of the site in the form of units on site in order to comply with Part V.

Estimated Cost to the Local Authority

The overall estimated cost to the Local Authority at this time is €33,513,832 on the basis of the Council acquiring 88 no. units.

Identification of Units

In the context of the proposed development of 882 no. residential units at Baldoyle, Dublin 13, it is proposed, without prejudice, to provide up to 88 no. units on site in total to comply with Part V of the Act. It is proposed to provide:

1 No.	2 Bed House
42 No.	1 Bedroom Apartments
44 No.	2 Bedroom Apartments
1 No.	3 Bedroom Apartments

The above is subject to change depending upon the nature of any final grant of permission, including Conditions of such permission, and the assessment by the Housing Authority of the ultimate proposal. A detail cost breakdown for each dwelling is provided in annex I of this letter.

Totals Summary

Summary Table					
Unit Type	Quantity	Discription	Total Cost (Net)	Total Cost (Incl.	Average Cost
House	1	2 Bed House	300,366	340,916	340,916
Apartment	42	1Bed (2p)	11,107,953	12,607,526	300,179
Apartment	9	2 Bed (3p)	3,369,646	3,824,549	424,950
Apartment	35	2 Bed (4p)	14,537,000	16,499,495	471,414
Apartment	1	3 Bed (5p)	523,807	594,521	594,521
	88		29,838,772	33,867,006	384,852
Adjust for Monetary Value					
Total Estimated Cost of Part V Units			33,867,006		

Methodology of Calculation of Costs

We confirm that the methodology for estimating the costs set out below follows that set out in Table 2 of Circular Letter 10/2015. The breakdown of costs is: -

Finally, we would wish to highlight that the above information is being provided on a wholly without prejudice basis in order to comply with the Planning & Development Regulations in force at this time. The final details of any agreement with the Council regarding compliance with Part V, including agreements on costs will not be arrived at until after planning permission has been secured as is provided for under the Planning & Development Act 2000, as amended.

We trust the above is in order.

Yours faithfully,

THE SHORELINE PARTNERSHIP

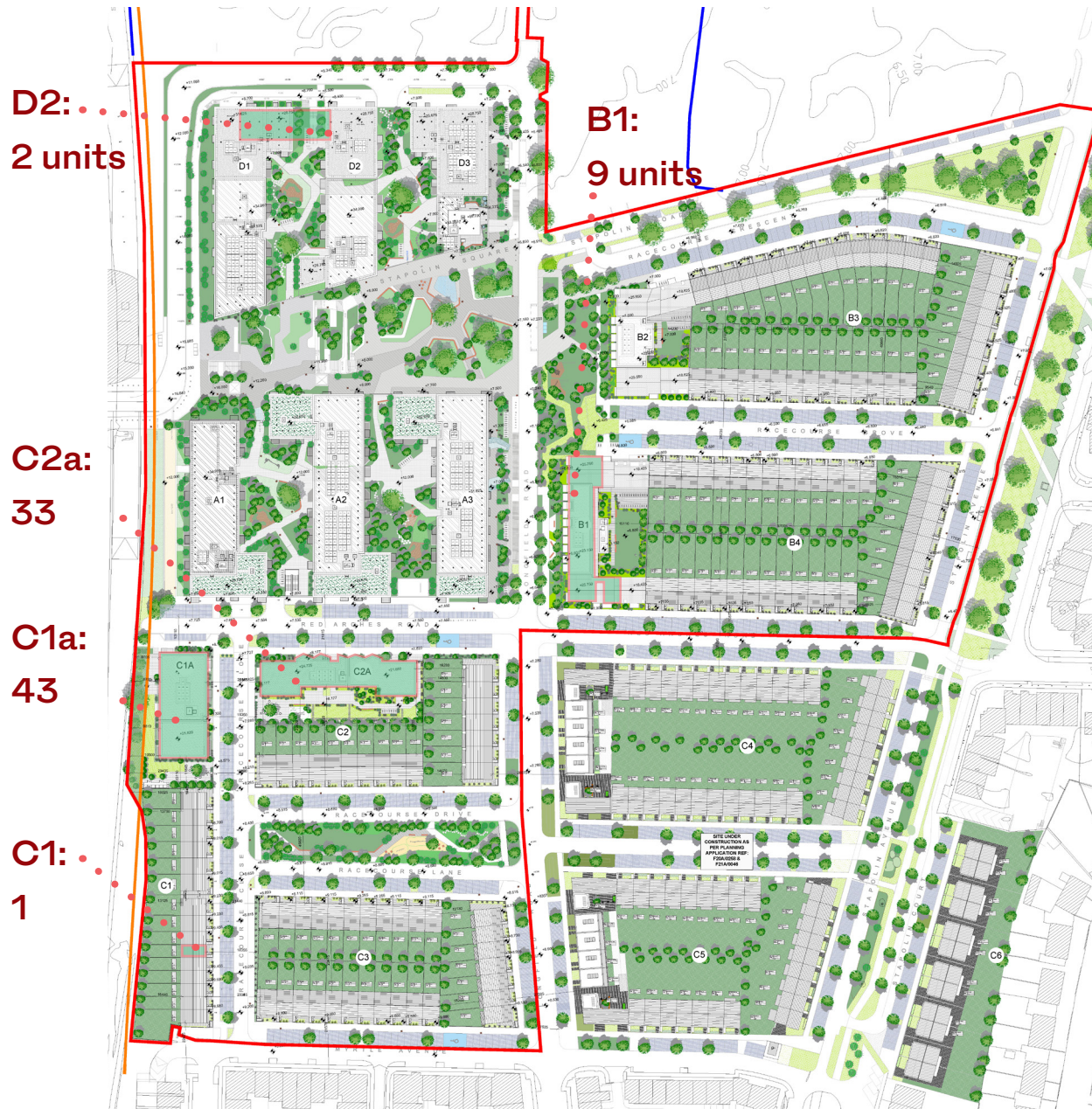
Annex I

Baldoyle, GA1 Planning Application, Part V Dwellings Cost Breakdown.

Unit Number	Unit Type	Description	Type	Floor Area (sqm)	Floor Area (sqft)	Cost per Unit €	Development Costs €	Land Cost €	Financing €	Total Cost Per Unit €	Total Cost Incl. Vat €
D2.01	1A.31	1 Bed (2p)		56	602.8	216,297	46,663		39,444	302,404	343,229
D2.02	1A.30	1 Bed (2p)		58	624.3	224,022	48,330		40,853	313,204	355,487
TYPE O	SC.03	2 Bed House		86	925.7	168,130	71,662		60,575	300,366	340,916
B1.01	2C.50	2 Bed (4p)		86	925.7	332,170	71,662		60,575	464,406	527,101
B1.02	1A.50	1 Bed (2p)		51	549.0	196,985	42,497		35,922	275,404	312,583
B1.03	2C.51	2 Bed (4p)		81	871.9	312,858	67,495		57,053	437,406	496,456
B1.04	2A.51	2 Bed (3p)		64	688.9	247,196	53,300		45,079	345,605	392,261
B1.05	1A.51	1 Bed (2p)		51	549.0	196,985	42,497		35,922	275,404	312,583
B1.06	1A.53	1 Bed (2p)		46	495.1	177,672	38,331		32,400	248,403	281,938
B1.07	1A.53	1 Bed (2p)		46	495.1	177,672	38,331		32,400	248,403	281,938
B1.08	1A.53	1 Bed (2p)		46	495.1	177,672	38,331		32,400	248,403	281,938
B1.09	2C.62	2 Bed (4p)		75	807.3	289,683	62,496		52,827	405,006	459,681
C1a.01	1A.42	1 Bed (2p)		52	559.7	200,847	43,300		36,627	280,804	318,712
C1a.02	1A.41	1 Bed (2p)		45	484.4	173,810	37,497		31,696	243,003	275,809
C1a.03	2A.43	2 Bed (4p)		73	785.8	281,958	60,829		51,418	394,205	447,423
C1a.04	2A.41	2 Bed (4p)		81	871.9	312,858	67,495		57,053	437,406	496,456
C1a.05	2A.42	2 Bed (4p)		73	785.8	281,958	60,829		51,418	394,205	447,423
C1a.06	3A.20	3 Bed (5p)		97	1044.1	374,657	80,828		68,323	523,807	594,521
C1a.07	1A.42	1 Bed (2p)		52	559.7	200,847	43,300		36,627	280,804	318,712
C1a.08	1A.41	1 Bed (2p)		45	484.4	173,810	37,497		31,696	243,003	275,809
C1a.09	2A.43	2 Bed (4p)		73	785.8	281,958	60,829		51,418	394,205	447,423
C1a.10	1A.41	1 Bed (2p)		45	484.4	173,810	37,497		31,696	243,003	275,809
C1a.11	2A.44	2 Bed (4p)		82	882.6	316,720	68,329		57,757	442,806	502,585
C1a.12	2A.41	2 Bed (4p)		81	871.9	312,858	67,495		57,053	437,406	496,456
C1a.13	2A.42	2 Bed (4p)		73	785.8	281,958	60,829		51,418	394,205	447,423
C1a.14	1A.45	1 Bed (2p)		47	505.9	181,535	39,164		33,105	253,803	288,067
C1a.15	1A.44	1 Bed (2p)		53	570.5	204,709	44,164		37,331	286,204	324,841
C1a.16	1A.42	1 Bed (2p)		52	559.7	200,847	43,300		36,627	280,804	318,712
C1a.17	1A.41	1 Bed (2p)		45	484.4	173,810	37,497		31,696	243,003	275,809
C1a.18	2A.43	2 Bed (4p)		73	785.8	281,958	60,829		51,418	394,205	447,423
C1a.19	1A.41	1 Bed (2p)		45	484.4	173,810	37,497		31,696	243,003	275,809
C1a.20	2A.44	2 Bed (4p)		82	882.6	316,720	68,329		57,757	442,806	502,585
C1a.21	2A.41	2 Bed (4p)		81	871.9	312,858	67,495		57,053	437,406	496,456
C1a.22	2A.42	2 Bed (4p)		73	785.8	281,958	60,829		51,418	394,205	447,423
C1a.23	1A.45	1 Bed (2p)		47	505.9	181,535	39,164		33,105	253,803	288,067
C1a.24	1A.44	1 Bed (2p)		53	570.5	204,709	44,164		37,331	286,204	324,841
C1a.25	1A.42	1 Bed (2p)		52	559.7	200,847	43,300		36,627	280,804	318,712
C1a.26	1A.41	1 Bed (2p)		45	484.4	173,810	37,497		31,696	243,003	275,809
C1a.27	2A.43	2 Bed (4p)		73	785.8	281,958	60,829		51,418	394,205	447,423
C1a.28	1A.41	1 Bed (2p)		45	484.4	173,810	37,497		31,696	243,003	275,809
C1a.29	2A.44	2 Bed (4p)		73	785.8	281,958	60,829		51,418	394,205	447,423
C1a.30	2A.41	2 Bed (4p)		73	785.8	281,958	60,829		51,418	394,205	447,423
C1a.31	2A.42	2 Bed (4p)		73	785.8	281,958	60,829		51,418	394,205	447,423
C1a.32	1A.45	1 Bed (2p)		45	484.4	173,810	37,497		31,696	243,003	275,809
C1a.33	1A.44	1 Bed (2p)		45	484.4	173,810	37,497		31,696	243,003	275,809
C1a.34	2A.43	2 Bed (4p)		75	807.3	289,683	62,496		52,827	405,006	459,681
C1a.35	1A.41	1 Bed (2p)		45	484.4	173,810	37,497		31,696	243,003	275,809
C1a.36	2A.44	2 Bed (4p)		82	882.6	316,720	68,329		57,757	442,806	502,585
C1a.37	2A.41	2 Bed (4p)		81	871.9	312,858	67,495		57,053	437,406	496,456
C1a.38	2A.42	2 Bed (4p)		73	785.8	281,958	60,829		51,418	394,205	447,423
C1a.39	2A.43	2 Bed (4p)		73	785.8	281,958	60,829		51,418	394,205	447,423
C1a.40	1A.41	1 Bed (2p)		45	484.4	173,810	37,497		31,696	243,003	275,809
C1a.41	2A.44	2 Bed (4p)		82	882.6	316,720	68,329		57,757	442,806	502,585
C1a.42	2A.41	2 Bed (4p)		81	871.9	312,858	67,495		57,053	437,406	496,456
C1a.43	2A.42	2 Bed (4p)		73	785.8	281,958	60,829		51,418	394,205	447,423
C2a.01	2C.26	2 Bed (4p)		74	796.5	285,821	61,662		52,122	399,605	453,552
C2a.02	1B.07	1 Bed (2p)		50	538.2	193,122	41,664		35,218	270,004	306,454
C2a.03	1B.07	1 Bed (2p)		50	538.2	193,122	41,664		35,218	270,004	306,454
C2a.04	2C.25	2 Bed (4p)		73	785.8	281,958	60,829		51,418	394,205	447,423
C2a.05	2C.24	2 Bed (3p)		70	753.5	270,371	58,329		49,305	378,005	429,036
C2a.06	2C.22	2 Bed (4p)		78	839.6	301,270	64,995		54,940	421,206	478,069
C2a.07	1B.07	1 Bed (2p)		50	538.2	193,122	41,664		35,218	270,004	306,454
C2a.08	1B.07	1 Bed (2p)		50	538.2	193,122	41,664		35,218	270,004	306,454
C2a.09	1B.07	1 Bed (2p)		50	538.2	193,122	41,664		35,218	270,004	306,454
C2a.10	1B.07	1 Bed (2p)		50	538.2	193,122	41,664		35,218	270,004	306,454
C2a.11	2C.23	2 Bed (4p)		78	839.6	301,270	64,995		54,940	421,206	478,069
C2a.12	2C.24	2 Bed (3p)		70	753.5	270,371	58,329		49,305	378,005	429,036
C2a.13	2C.24	2 Bed (3p)		70	753.5	270,371	58,329		49,305	378,005	429,036
C2a.14	2C.22	2 Bed (4p)		78	839.6	301,270	64,995		54,940	421,206	478,069
C2a.15	1B.07	1 Bed (2p)		50	538.2	193,122	41,664		35,218	270,004	306,454
C2a.16	1B.07	1 Bed (2p)		50	538.2	193,122	41,664		35,218	270,004	306,454
C2a.17	1B.07	1 Bed (2p)		50	538.2	193,122	41,664		35,218	270,004	306,454
C2a.18	1B.07	1 Bed (2p)		50	538.2	193,122	41,664		35,218	270,004	306,454
C2a.19	2C.23	2 Bed (4p)		78	839.6	301,270	64,995		54,940	421,206	478,069
C2a.20	2C.24	2 Bed (3p)		70	753.5	270,371	58,329		49,305	378,005	429,036
C2a.21	2C.24	2 Bed (3p)		70	753.5	270,371	58,329		49,305	378,005	429,036
C2a.22	2C.22	2 Bed (4p)		78	839.6	301,270	64,995		54,940	421,206	478,069
C2a.23	1B.07	1 Bed (2p)		50	538.2	193,122	41,664		35,218	270,004	306,454
C2a.24	1B.07	1 Bed (2p)		50	538.2	193,122	41,664		35,218	270,004	306,454
C2a.25	1B.07	1 Bed (2p)		50	538.2	193,122	41,664		35,218	270,004	306,454
C2a.26	1B.07	1 Bed (2p)		50	538.2	193,122	41,664		35,218	270,004	306,454
C2a.27	2C.23	2 Bed (4p)		78	839.6	301,270	64,995		54,940	421,206	478,069
C2a.28	2C.24	2 Bed (3p)		70	753.5	270,371	58,329		49,305	378,005	429,036
C2a.29	2C.24	2 Bed (3p)		70	753.5	270,371	58,329		49,305	378,005	429,036
C2a.30	2C.24	2 Bed (3p)		70	753.5	270,371	58,329		49,305	378,005	429,036
C2a.31	2C.22	2 Bed (4p)		78	839.6	301,270	64,995		54,940	421,206	478,069
C2a.32	1B.07	1 Bed (2p)		50	538.2	193,122	41,664		35,218	270,004	306,454
C2a.33	1B.07	1 Bed (2p)		50	538.2	193,122	41,664		35,218	270,004	306,454

Date : 24/05/2021

GROWTH AREA 01 Part V Allocation Diagram



Red Line Boundary Proposal;
88 units.

Apartments;
Zone D2 = 2 units.
Zone B1 = 9 units.
Zone C1a = 43 units.
Zone C2a = 33 units.
Zone C1 = 1 unit.

GROWTH AREA 01

Part V Allocation Schedule

950569 Project Shoreline - Part V Schedule

Date: 24/05/2021

Revision: 1

APARTMENTS							
Block D2							
Level	Studio (2p)	1 Bed (2p)	2 Bed (3p)	2 Bed (4p)	3 Bed (5p)	3 Bed (6p)	Total
0	0	2	0	0	0	0	2
Type Totals	0	2	0	0	0	0	2
Type Mix	0%	100%	0%	0%	0%	0%	
Total Nos.	0	2	0	0	0	0	
Mix	0%	100%	0%	0%	0%	0%	

Block B1							
Level	Studio (2p)	1 Bed (2p)	2 Bed (3p)	2 Bed (4p)	3 Bed (5p)	3 Bed (6p)	Total
0	0	5	1	3	0	0	9
Type Totals	0	5	1	3	0	0	9
Type Mix	0%	56%	11%	33%	0%	0%	
Total Nos.	0	5	4	0	0	0	
Mix	0%	56%	44%	0%	0%	0%	

Block C1a							
Level	Studio (2p)	1 Bed (2p)	2 Bed (3p)	2 Bed (4p)	3 Bed (5p)	3 Bed (6p)	Total
0	0	2	0	3	1	0	6
1	0	5	0	4	0	0	9
2	0	5	0	4	0	0	9
3	0	5	0	4	0	0	9
4	0	1	0	4	0	0	5
5	0	1	0	4	0	0	5
Type Totals	0	19	0	23	1	0	43
Type Mix	0%	44%	0%	53%	2%	0%	
Total Nos.	0	19	23	1	0	0	
Mix	0%	44%	53%	2%	0%	0%	

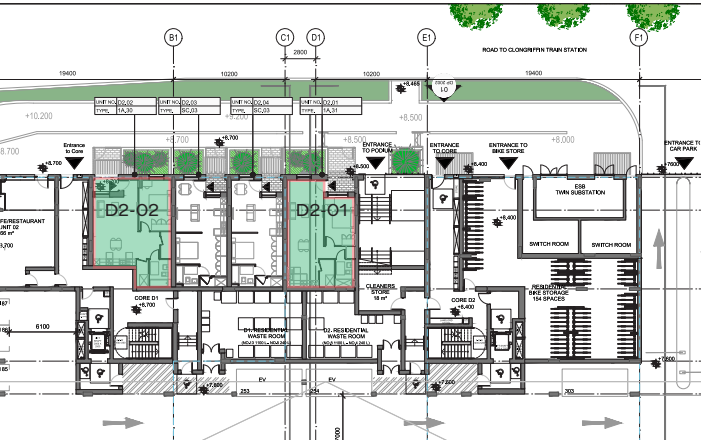
Block C2a							
Level	Studio (2p)	1 Bed (2p)	2 Bed (3p)	2 Bed (4p)	3 Bed (5p)	3 Bed (6p)	Total
0	0	2	1	2	0	0	5
1	0	4	2	2	0	0	8
2	0	4	2	2	0	0	8
3	0	4	2	2	0	0	8
4	0	2	1	1	0	0	4
Type Totals	0	16	8	9	0	0	33
Type Mix	0%	48%	24%	27%	0%	0%	
Total Nos.	0	16	17	0	0	0	
Mix	0%	48%	52%	0%	0%	0%	

Block C1 (Houses)							
Level	Studio (2p)	1 Bed (2p)	2 Bed (3p)	2 Bed (4p)	3 Bed (5p)	3 Bed (6p)	Total
0	0	0	1	0	0	0	1
Type Totals	0	0	1	0	0	0	1
Type Mix	0%	0%	100%	0%	0%	0%	
Total Nos.	0	0	1	0	0	0	
Mix	0%	0%	100%	0%	0%	0%	

PART V - OVERALL MIX							
TOTAL PROVISION							
Type	Studio (2p)	1 Bed (2p)	2 Bed (3p)	2 Bed (4p)	3 Bed (5p)	3 Bed (6p)	Total
Type Quantity	0	42	9	36	1	0	88
Type Mix	0%	48%	10%	41%	1%	0%	
Total Quantity	0	42	45	1	0	0	88
Total Mix	0%	48%	51%	1%	0%	0%	

GROWTH AREA 01

Block D2



OO-Ground Floor Plan

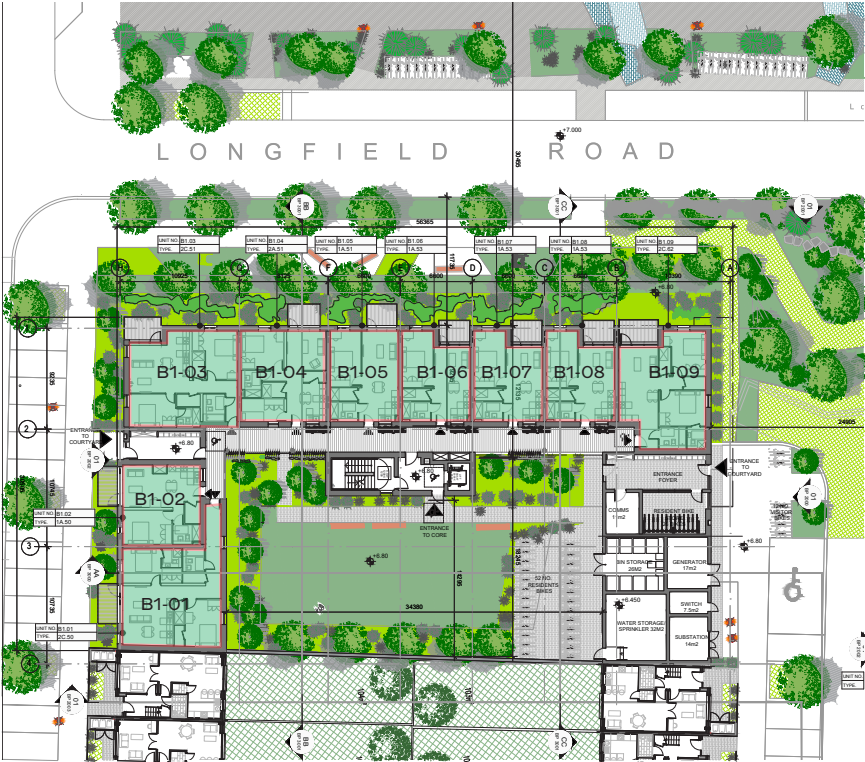


KEY PLAN

Job No.			950659						
Job Name:			Project Shoreline						
Client:			Richmond Homes						
Schedule:			Part V						
Revision:			F						
Date:			24.05.2021						
LOCATION			TYPE			OVERALL AREAS			
No.	Block	Level	Unit No.	Type	No. Bedrooms	Area Provided m2	Unit over 10%	Dual Aspect	Aspect
1	D2	Ground Floor	D2.01	1A.31	1 Bed (2p)	56	YES	SINGLE	N
2	D2	Ground Floor	D2.02	1A.30	1 Bed (2p)	58	YES	SINGLE	N

GROWTH AREA 01

Block B1



00-Ground Floor Plan



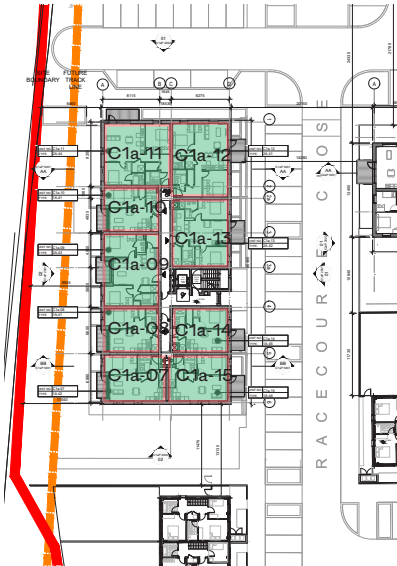
KEY PLAN

LOCATION			TYPE		OVERALL AREAS			
No.	Block	Level	Unit No.	Type	No. Bedrooms	Area Provided m2	Unit over 10%	Dual Aspect
3	B1	Ground Floor	B1.01	2C.50	2 Bed (4p)	86	YES	DUAL
4	B1	Ground Floor	B1.02	1A.50	1 Bed (2p)	51	YES	DUAL
5	B1	Ground Floor	B1.03	2C.51	2 Bed (4p)	81	YES	DUAL
6	B1	Ground Floor	B1.04	2A.51	2 Bed (3p)	64	NO	DUAL
7	B1	Ground Floor	B1.05	1A.51	1 Bed (2p)	51	YES	DUAL
8	B1	Ground Floor	B1.06	1A.53	1 Bed (2p)	46	NO	DUAL
9	B1	Ground Floor	B1.07	1A.53	1 Bed (2p)	46	NO	DUAL
10	B1	Ground Floor	B1.08	1A.53	1 Bed (2p)	46	NO	DUAL
11	B1	Ground Floor	B1.09	2C.62	2 Bed (4p)	75	NO	DUAL

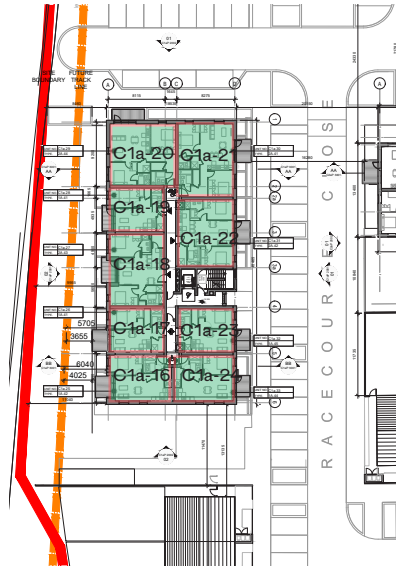
GROWTH AREA 01
Block C1a



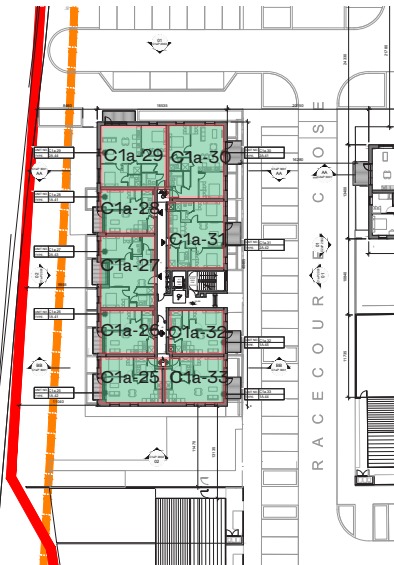
00-Ground Floor Plan



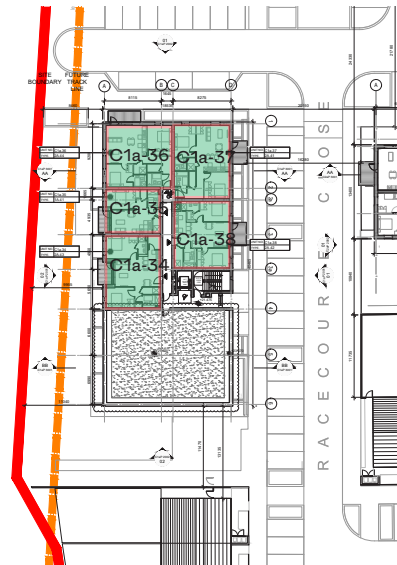
01-First Floor Plan



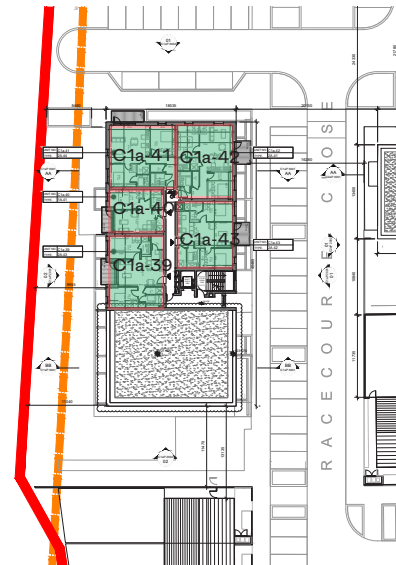
02-Second Floor Plan



03-Third Floor Plan



04-Fourth Floor Plan



05-Fifth Floor Plan



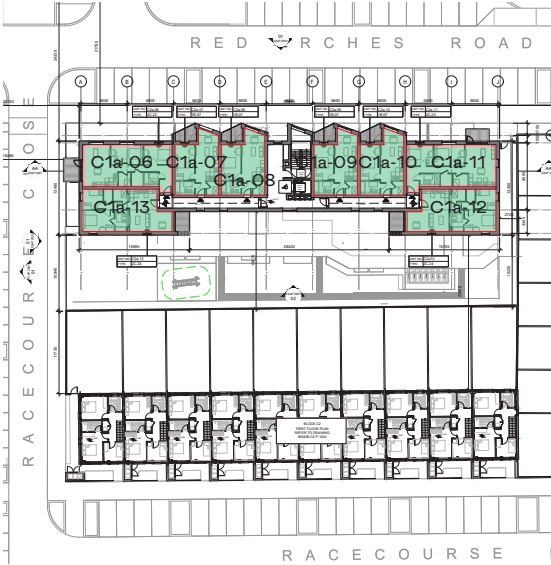
KEY PLAN

LOCATION		TYPE		OVERALL AREAS					
No.	Block	Level	Unit No.	Type	No. Bedrooms	Area Provided m2	Unit over 10%	Dual Aspect	Aspect
12	C1a	Ground Floor	C1a.01	1A.42	1 Bed (2p)	52	YES	DUAL	SW
13	C1a	Ground Floor	C1a.02	1A.41	1 Bed (2p)	45	NO	SINGLE	E
14	C1a	Ground Floor	C1a.03	2A.43	2 Bed (4p)	73	NO	SINGLE	E
15	C1a	Ground Floor	C1a.04	2A.41	2 Bed (4p)	81	YES	DUAL	N/E
16	C1a	Ground Floor	C1a.05	2A.42	2 Bed (4p)	73	NO	SINGLE	E
17	C1a	Ground Floor	C1a.06	3A.20	3 Bed (5p)	97	NO	DUAL	S/E
18	C1a	First Floor	C1a.07	1A.42	1 Bed (2p)	52	YES	DUAL	SW
19	C1a	First Floor	C1a.08	1A.41	1 Bed (2p)	45	NO	SINGLE	W
20	C1a	First Floor	C1a.09	2A.43	2 Bed (4p)	73	NO	SINGLE	W
21	C1a	First Floor	C1a.10	1A.41	1 Bed (2p)	45	NO	SINGLE	W
22	C1a	First Floor	C1a.11	2A.44	2 Bed (4p)	82	YES	DUAL	NW
23	C1a	First Floor	C1a.12	2A.41	2 Bed (4p)	81	YES	DUAL	N/E
24	C1a	First Floor	C1a.13	2A.42	2 Bed (4p)	73	NO	SINGLE	E
25	C1a	First Floor	C1a.14	1A.45	1 Bed (2p)	47	NO	SINGLE	E
26	C1a	First Floor	C1a.15	1A.44	1 Bed (2p)	53	YES	DUAL	S/E
27	C1a	Second Floor	C1a.16	1A.42	1 Bed (2p)	52	YES	DUAL	SW
28	C1a	Second Floor	C1a.17	1A.41	1 Bed (2p)	45	NO	SINGLE	W
29	C1a	Second Floor	C1a.18	2A.43	2 Bed (4p)	73	NO	SINGLE	W
30	C1a	Second Floor	C1a.19	1A.41	1 Bed (2p)	45	NO	SINGLE	W
31	C1a	Second Floor	C1a.20	2A.44	2 Bed (4p)	82	YES	DUAL	NW
32	C1a	Second Floor	C1a.21	2A.41	2 Bed (4p)	81	YES	DUAL	N/E
33	C1a	Second Floor	C1a.22	2A.42	2 Bed (4p)	73	NO	SINGLE	E
34	C1a	Second Floor	C1a.23	1A.45	1 Bed (2p)	47	NO	SINGLE	E
35	C1a	Second Floor	C1a.24	1A.44	1 Bed (2p)	53	YES	DUAL	S/E
36	C1a	Third Floor	C1a.25	1A.42	1 Bed (2p)	52	YES	DUAL	SW
37	C1a	Third Floor	C1a.26	1A.41	1 Bed (2p)	45	NO	SINGLE	W
38	C1a	Third Floor	C1a.27	2A.43	2 Bed (4p)	73	NO	SINGLE	W
39	C1a	Third Floor	C1a.28	1A.41	1 Bed (2p)	45	NO	SINGLE	W
40	C1a	Third Floor	C1a.29	2A.44	2 Bed (4p)	73	YES	DUAL	NW
41	C1a	Third Floor	C1a.30	2A.41	2 Bed (4p)	73	YES	DUAL	N/E
42	C1a	Third Floor	C1a.31	2A.42	2 Bed (4p)	73	NO	SINGLE	E
43	C1a	Third Floor	C1a.32	1A.45	1 Bed (2p)	45	NO	SINGLE	E
44	C1a	Third Floor	C1a.33	1A.44	1 Bed (2p)	45	YES	DUAL	S/E
45	C1a	Fourth Floor	C1a.34	2A.43	2 Bed (4p)	76	NO	SINGLE	W
46	C1a	Fourth Floor	C1a.35	1A.41	1 Bed (2p)	45	NO	SINGLE	W
47	C1a	Fourth Floor	C1a.36	2A.44	2 Bed (4p)	82	YES	DUAL	NW
48	C1a	Fourth Floor	C1a.37	2A.41	2 Bed (4p)	81	YES	DUAL	N/E
49	C1a	Fourth Floor	C1a.38	2A.42	2 Bed (4p)	73	NO	SINGLE	E
50	C1a	Fifth Floor	C1a.39	2A.43	2 Bed (4p)	73	NO	SINGLE	W
51	C1a	Fifth Floor	C1a.40	1A.41	1 Bed (2p)	45	NO	SINGLE	W
52	C1a	Fifth Floor	C1a.41	2A.44	2 Bed (4p)	82	YES	DUAL	NW
53	C1a	Fifth Floor	C1a.42	2A.41	2 Bed (4p)	81	YES	DUAL	N/E
54	C1a	Fifth Floor	C1a.43	2A.42	2 Bed (4p)	73	NO	SINGLE	E

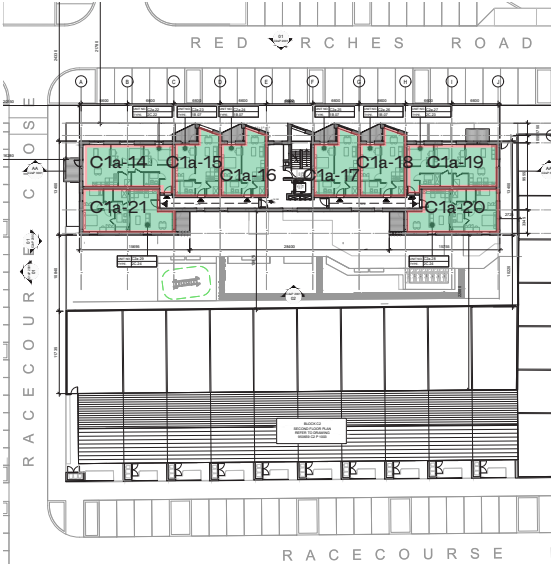
GROWTH AREA 01
Block C2a



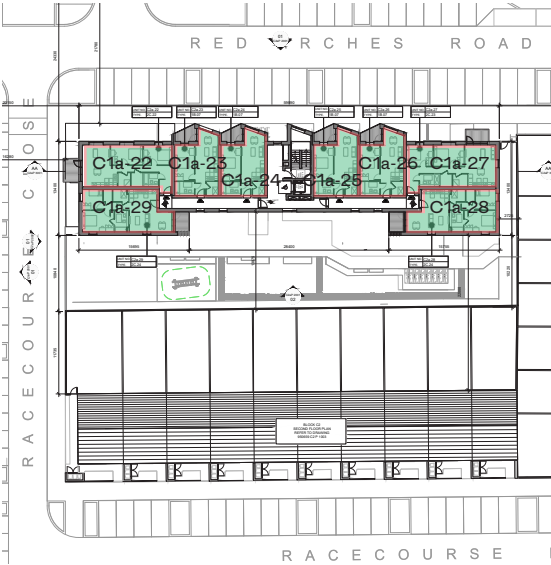
OO-Ground Floor Plan



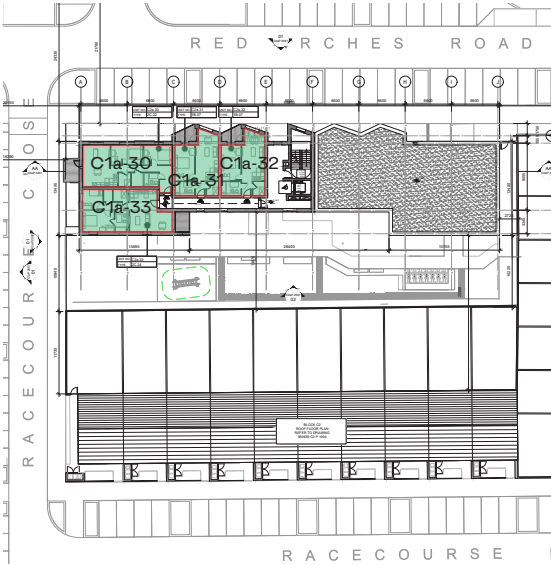
O1-First Floor Plan



O2-Second Floor Plan



O3-Third Floor Plan



O4-Fourth Floor Plan



KEY PLAN

LOCATION		TYPE		OVERALL AREAS					
No.	Block	Level	Unit No.	Type	No. Bedrooms	Area Provided m2	Unit over 10%	Dual Aspect	Aspect
55	C2a	Ground Floor	C2a.01	2C.26	2 Bed (4p)	74	NO	DUAL	N/W
56	C2a	Ground Floor	C2a.02	1B.07	1 Bed (2p)	50	YES	SINGLE	N
57	C2a	Ground Floor	C2a.03	1B.07	1 Bed (2p)	50	YES	SINGLE	N
58	C2a	Ground Floor	C2a.04	2C.25	2 Bed (4p)	73	NO	SINGLE	N
59	C2a	Ground Floor	C2a.05	2C.24	2 Bed (3p)	70	YES	DUAL	S/W
60	C2a	First Floor	C2a.06	2C.22	2 Bed (4p)	78	NO	DUAL	N/W
61	C2a	First Floor	C2a.07	1B.07	1 Bed (2p)	50	YES	SINGLE	N
62	C2a	First Floor	C2a.08	1B.07	1 Bed (2p)	50	YES	SINGLE	N
63	C2a	First Floor	C2a.09	1B.07	1 Bed (2p)	50	YES	SINGLE	N
64	C2a	First Floor	C2a.10	1B.07	1 Bed (2p)	50	YES	SINGLE	N
65	C2a	First Floor	C2a.11	2C.23	2 Bed (4p)	78	NO	DUAL	N/E
66	C2a	First Floor	C2a.12	2C.24	2 Bed (3p)	70	YES	DUAL	S/E
67	C2a	First Floor	C2a.13	2C.24	2 Bed (3p)	70	YES	DUAL	S/W
68	C2a	Second Floor	C2a.14	2C.22	2 Bed (4p)	78	NO	DUAL	N/W
69	C2a	Second Floor	C2a.15	1B.07	1 Bed (2p)	50	YES	SINGLE	N
70	C2a	Second Floor	C2a.16	1B.07	1 Bed (2p)	50	YES	SINGLE	N
71	C2a	Second Floor	C2a.17	1B.07	1 Bed (2p)	50	YES	SINGLE	N
72	C2a	Second Floor	C2a.18	1B.07	1 Bed (2p)	50	YES	SINGLE	N
73	C2a	Second Floor	C2a.19	2C.23	2 Bed (4p)	78	NO	DUAL	N/E
74	C2a	Second Floor	C2a.20	2C.24	2 Bed (3p)	70	YES	DUAL	S/E
75	C2a	Second Floor	C2a.21	2C.24	2 Bed (3p)	70	YES	DUAL	S/W
76	C2a	Third Floor	C2a.22	2C.22	2 Bed (4p)	78	NO	DUAL	N/W
77	C2a	Third Floor	C2a.23	1B.07	1 Bed (2p)	50	YES	SINGLE	N
78	C2a	Third Floor	C2a.24	1B.07	1 Bed (2p)	50	YES	SINGLE	N
79	C2a	Third Floor	C2a.25	1B.07	1 Bed (2p)	50	YES	SINGLE	N
80	C2a	Third Floor	C2a.26	1B.07	1 Bed (2p)	50	YES	SINGLE	N
81	C2a	Third Floor	C2a.27	2C.23	2 Bed (4p)	78	NO	DUAL	N/E
82	C2a	Third Floor	C2a.28	2C.24	2 Bed (3p)	70	YES	DUAL	S/E
83	C2a	Third Floor	C2a.29	2C.24	2 Bed (3p)	70	YES	DUAL	S/W
84	C2a	Fourth Floor	C2a.30	2C.24	2 Bed (3p)	70	YES	DUAL	N/W
85	C2a	Fourth Floor	C2a.31	2C.22	2 Bed (4p)	78	NO	DUAL	N
86	C2a	Fourth Floor	C2a.32	1B.07	1 Bed (2p)	50	YES	SINGLE	N
87	C2a	Fourth Floor	C2a.33	1B.07	1 Bed (2p)	50	YES	SINGLE	S/W

GROWTH AREA 01

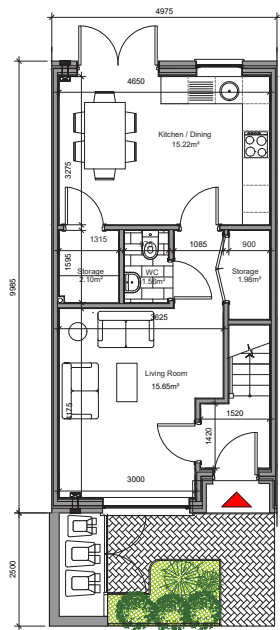
Block C1 Houses



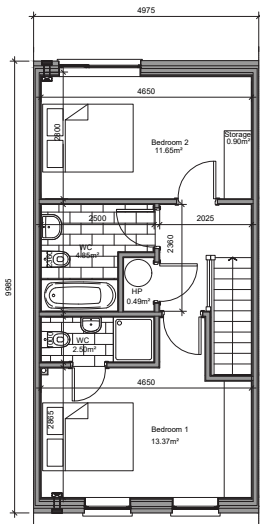
KEY PLAN

LOCATION			TYPE		OVERALL AREAS				
No.	Block	Level	Unit No.	Type	No. Bedrooms	Area Provided m2	Unit over 10%	Dual Aspect	Aspect
88	C1	House	C1.06	TYPE O	2 Bed (4p)	86	NO	DUAL	E/W

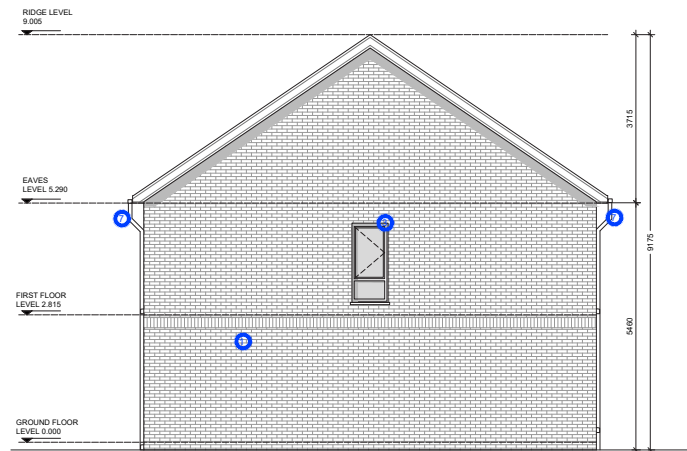
GROWTH AREA 01
House Type O



01 2 Bed: Typical Type O (Ground Fl)



02 2 Bed: Typical Type O (First Fl)



03 2 Bed: Typical Type O Gable Elevation

NOTE: ALL DIMENSIONS TO BE CHECKED ON SITE. NO DIMENSIONS TO BE SCALED FROM THIS DRAWING. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH RELEVANT CONSULTANT DRAWINGS.

MATERIAL LEGEND

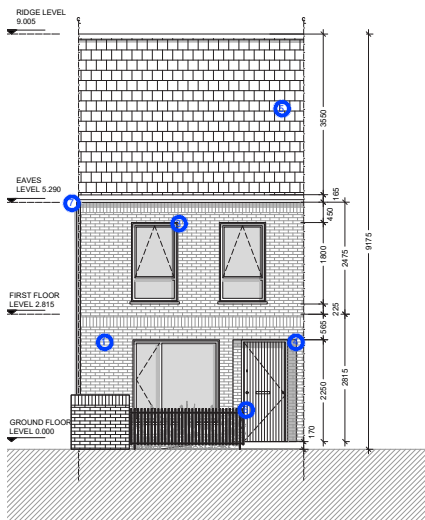
- Selected Brick
- Render to select finish
- Framed Windows to select finish
- Framed Door to select finish
- Roofing to select finish
- Metal railing to select finish
- Repertoire goods to select finish

Unit Size:	Proposed	Required
Aggregate Living/ Kitchen	85.5m²	80m²
Aggregate Bedroom	30.9m²	30m²
Aggregate Storage	25.7m²	25m²
Private Amenity	5.5m²	4m²
	60m²	60m²

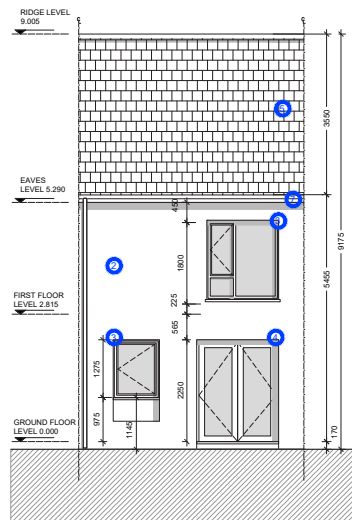
Documents referenced:
Quality Housing for Sustainable communities
Hemel Hempstead Council Written Statement 2017-2023



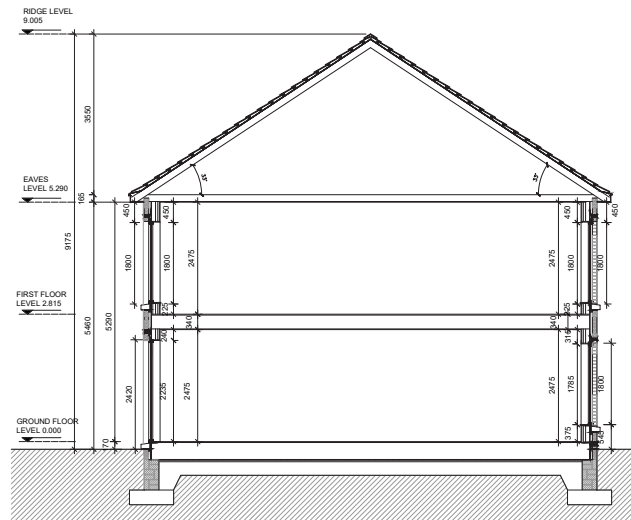
KEY PLAN



04 2 Bed: Typical Type O Front Elevation



05 2 Bed: Typical Type O Rear Elevation



06 2 Bed: Typical Type O Section

PLANNING

Henry J Lyons

Architecture + Interiors
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CLIENT
The Shoreline Partnership

PROJECT
Project Shoreline GA01, Baldoye

JOB NUMBER: 950659
DATE: 10/05/2021
SCALE: 1:80 @A4
DRAWING: 01
CHECKED: BC
FILE NAME: 950659 BC P 1906 Block BC Proposed House Type O

DRAWING
Block BC
Proposed House Type O

BLOCK DRAWING NUMBER ZONE REVISION
BC P1906 GA01 P01

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GROWTH AREA 01 PART V SCHEDULE

Job No.				950659							
Job Name:				Project Shoreline							
Client:				Richmond Homes							
Schedule:				Part V							
Revision:				F							
Date:				24.05.2021							
LOCATION				TYPE		OVERALL AREAS					
No.	Block	Level	Unit No.	Type	No. Bedrooms	Area Provided m2	Unit over 10%	Dual Aspect	Aspect		
1	D2	Ground Floor	D2.01	1A.31	1 Bed (2p)	56	YES	SINGLE	N		
2	D2	Ground Floor	D2.02	1A.30	1 Bed (2p)	58	YES	SINGLE	N		
3	B1	Ground Floor	B1.01	2C.50	2 Bed (4p)	86	YES	DUAL	S/N		
4	B1	Ground Floor	B1.02	1A.50	1 Bed (2p)	51	YES	DUAL	N/S		
5	B1	Ground Floor	B1.03	2C.51	2 Bed (4p)	81	YES	DUAL	S/E		
6	B1	Ground Floor	B1.04	2A.51	2 Bed (3p)	64	NO	DUAL	E/W		
7	B1	Ground Floor	B1.05	1A.51	1 Bed (2p)	51	YES	DUAL	E/W		
8	B1	Ground Floor	B1.06	1A.53	1 Bed (2p)	46	NO	DUAL	E/W		
9	B1	Ground Floor	B1.07	1A.53	1 Bed (2p)	46	NO	DUAL	E/W		
10	B1	Ground Floor	B1.08	1A.53	1 Bed (2p)	46	NO	DUAL	E/W		
11	B1	Ground Floor	B1.09	2C.62	2 Bed (4p)	75	NO	DUAL	N/E		
12	C1a	Ground Floor	C1a.01	1A.42	1 Bed (2p)	52	YES	DUAL	S/W		
13	C1a	Ground Floor	C1a.02	1A.41	1 Bed (2p)	45	NO	SINGLE	E		
14	C1a	Ground Floor	C1a.03	2A.43	2 Bed (4p)	73	NO	SINGLE	E		
15	C1a	Ground Floor	C1a.04	2A.41	2 Bed (4p)	81	YES	DUAL	N/E		
16	C1a	Ground Floor	C1a.05	2A.42	2 Bed (4p)	73	NO	SINGLE	E		
17	C1a	Ground Floor	C1a.06	3A.20	3 Bed (5p)	97	NO	DUAL	S/E		
18	C1a	First Floor	C1a.07	1A.42	1 Bed (2p)	52	YES	DUAL	S/W		
19	C1a	First Floor	C1a.08	1A.41	1 Bed (2p)	45	NO	SINGLE	W		
20	C1a	First Floor	C1a.09	2A.43	2 Bed (4p)	73	NO	SINGLE	W		
21	C1a	First Floor	C1a.10	1A.41	1 Bed (2p)	45	NO	SINGLE	W		
22	C1a	First Floor	C1a.11	2A.44	2 Bed (4p)	82	YES	DUAL	N/W		
23	C1a	First Floor	C1a.12	2A.41	2 Bed (4p)	81	YES	DUAL	N/E		
24	C1a	First Floor	C1a.13	2A.42	2 Bed (4p)	73	NO	SINGLE	E		
25	C1a	First Floor	C1a.14	1A.45	1 Bed (2p)	47	NO	SINGLE	E		
26	C1a	First Floor	C1a.15	1A.44	1 Bed (2p)	53	YES	DUAL	S/E		
27	C1a	Second Floor	C1a.16	1A.42	1 Bed (2p)	52	YES	DUAL	S/W		
28	C1a	Second Floor	C1a.17	1A.41	1 Bed (2p)	45	NO	SINGLE	W		
29	C1a	Second Floor	C1a.18	2A.43	2 Bed (4p)	73	NO	SINGLE	W		
30	C1a	Second Floor	C1a.19	1A.41	1 Bed (2p)	45	NO	SINGLE	W		
31	C1a	Second Floor	C1a.20	2A.44	2 Bed (4p)	82	YES	DUAL	N/W		
32	C1a	Second Floor	C1a.21	2A.41	2 Bed (4p)	81	YES	DUAL	N/E		
33	C1a	Second Floor	C1a.22	2A.42	2 Bed (4p)	73	NO	SINGLE	E		
34	C1a	Second Floor	C1a.23	1A.45	1 Bed (2p)	47	NO	SINGLE	E		
35	C1a	Second Floor	C1a.24	1A.44	1 Bed (2p)	53	YES	DUAL	S/E		
36	C1a	Third Floor	C1a.25	1A.42	1 Bed (2p)	52	YES	DUAL	S/W		
37	C1a	Third Floor	C1a.26	1A.41	1 Bed (2p)	45	NO	SINGLE	W		
38	C1a	Third Floor	C1a.27	2A.43	2 Bed (4p)	73	NO	SINGLE	W		
39	C1a	Third Floor	C1a.28	1A.41	1 Bed (2p)	45	NO	SINGLE	W		
40	C1a	Third Floor	C1a.29	2A.44	2 Bed (4p)	73	YES	DUAL	N/W		
41	C1a	Third Floor	C1a.30	2A.41	2 Bed (4p)	73	YES	DUAL	N/E		
42	C1a	Third Floor	C1a.31	2A.42	2 Bed (4p)	73	NO	SINGLE	E		
43	C1a	Third Floor	C1a.32	1A.45	1 Bed (2p)	45	NO	SINGLE	E		
44	C1a	Third Floor	C1a.33	1A.44	1 Bed (2p)	45	YES	DUAL	S/E		
45	C1a	Fourth Floor	C1a.34	2A.43	2 Bed (4p)	75	NO	SINGLE	W		
46	C1a	Fourth Floor	C1a.35	1A.41	1 Bed (2p)	45	NO	SINGLE	W		
47	C1a	Fourth Floor	C1a.36	2A.44	2 Bed (4p)	82	YES	DUAL	N/W		
48	C1a	Fourth Floor	C1a.37	1A.41	1 Bed (2p)	81	YES	DUAL	N/E		
49	C1a	Fourth Floor	C1a.38	2A.42	2 Bed (4p)	73	NO	SINGLE	W		
50	C1a	Fifth Floor	C1a.39	2A.43	2 Bed (4p)	73	NO	SINGLE	W		
51	C1a	Fifth Floor	C1a.40	1A.41	1 Bed (2p)	45	NO	SINGLE	W		
52	C1a	Fifth Floor	C1a.41	2A.44	2 Bed (4p)	82	YES	DUAL	N/W		
53	C1a	Fifth Floor	C1a.42	2A.41	2 Bed (4p)	81	YES	DUAL	N/E		
54	C1a	Fifth Floor	C1a.43	2A.42	2 Bed (4p)	73	NO	SINGLE	E		
55	C2a	Ground Floor	C2a.01	2C.26	2 Bed (4p)	74	NO	DUAL	N/W		
56	C2a	Ground Floor	C2a.02	1B.07	1 Bed (2p)	50	YES	SINGLE	N		
57	C2a	Ground Floor	C2a.03	1B.07	1 Bed (2p)	50	YES	SINGLE	N		
58	C2a	Ground Floor	C2a.04	2C.25	2 Bed (4p)	73	NO	SINGLE	N		
59	C2a	Ground Floor	C2a.05	2C.24	2 Bed (4p)	81	YES	DUAL	N/W		
60	C2a	First Floor	C2a.06	2C.22	2 Bed (4p)	78	NO	DUAL	N/W		
61	C2a	First Floor	C2a.07	1B.07	1 Bed (2p)	50	YES	SINGLE	N		
62	C2a	First Floor	C2a.08	1B.07	1 Bed (2p)	50	YES	SINGLE	N		
63	C2a	First Floor	C2a.09	1B.07	1 Bed (2p)	50	YES	SINGLE	N		
64	C2a	First Floor	C2a.10	1B.07	1 Bed (2p)	50	YES	SINGLE	N		
65	C2a	First Floor	C2a.11	2C.23	2 Bed (3p)	73	NO	DUAL	N/E		
66	C2a	First Floor	C2a.12	2C.24	2 Bed (3p)	78	NO	DUAL	S/E		
67	C2a	First Floor	C2a.13	2C.24	2 Bed (3p)	70	YES	DUAL	S/W		
68	C2a	Second Floor	C2a.14	2C.22	2 Bed (4p)	78	NO	DUAL	N/W		
69	C2a	Second Floor	C2a.15	1B.07	1 Bed (2p)	50	YES	SINGLE	N		
70	C2a	Second Floor	C2a.16	1B.07	1 Bed (2p)	50	YES	SINGLE	N		
71	C2a	Second Floor	C2a.17	1B.07	1 Bed (2p)	50	YES	SINGLE	N		
72	C2a	Second Floor	C2a.18	1B.07	1 Bed (2p)	50	YES	SINGLE	N		
73	C2a	Second Floor	C2a.19	2C.23	2 Bed (4p)	78	NO	DUAL	N/E		
74	C2a	Second Floor	C2a.20	2C.24	2 Bed (3p)	70	YES	DUAL	S/E		
75	C2a	Second Floor	C2a.21	2C.24	2 Bed (4p)	78	NO	DUAL	S/W		
76	C2a	Third Floor	C2a.22	2C.22	2 Bed (4p)	78	NO	DUAL	N/W		
77	C2a	Third Floor	C2a.23	1B.07	1 Bed (2p)	50	YES	SINGLE	N		
78	C2a	Third Floor	C2a.24	1B.07	1 Bed (2p)	50	YES	SINGLE	N		
79	C2a	Third Floor	C2a.25	1B.07	1 Bed (2p)	50	YES	SINGLE	N		
80	C2a	Third Floor	C2a.26	1B.07	1 Bed (2p)	50	YES	SINGLE	N		
81	C2a	First Floor	C2a.27	2C.23	2 Bed (3p)	78	NO	DUAL	N/E		
82	C2a	Third Floor	C2a.28	2C.24	2 Bed (3p)	70	YES	DUAL	S/E		
83	C2a	Third Floor	C2a.29	2C.24	2 Bed (3p)	70	YES	DUAL	S/W		
84	C2a	Fourth Floor	C2a.30	2C.24	2 Bed (3p)	70	YES	DUAL	N/W		
85	C2a	Fourth Floor	C2a.31	2C.22	2 Bed (4p)	78	NO	DUAL	N		
86	C2a	Fourth Floor	C2a.32	1B.07	1 Bed (2p)	50	YES	SINGLE	N		
87	C2a	Fourth Floor	C2a.33	1B.07	1 Bed (2p)	50	YES	SINGLE	S/W		
88	C1	House	C1.06	TYPE O	2 Bed (4p)	86	NO	DUAL	E/W		

Total Units	88	Total Part V N/A	5556	Dual Aspect Units	44
		Total Development N/A	68,880	Dual Aspect Ratio	50%
		No. Apt. Units + 10%	48	North Facing Single Aspect	19
		% Apt. Units + 10%	55%	North Facing Single Aspect Ratio	22%

%	D2	Qty.
0%	Studio (2p)	0
67%	1 Bed (2p)	2
0%	2 Bed (3p)	0
33%	2 Bed (4p)	1
0%	3 Bed (5p)	0
0%	3 Bed (6p)	0
	TOTAL	3

TYPE MIX	Qty.	%
Studio (2p)	0	0%
1 Bed (2p)	42	48%
2 Bed (3p)	9	10%
2 Bed (4p)	36	41%
3 Bed (5p)	1	1%
3 Bed (6p)	0	0%
TOTAL	88	

%	B1	Qty.	TOTAL MIX		
0%	Studio (2p)	0	Studio (2p)	0	0%
63%	1 Bed (2p)	5	1 Bed (2p)	42	48%
13%	2 Bed (3p)	1	2 Bed (3&4p)	45	51%
25%	2 Bed (4p)	2	3 Bed (5&6p)	1	1%
0%	3 Bed (5p)	0	TOTAL	88	
0%	3 Bed (6p)	0			
	TOTAL	*			

%	C1a	Qty.
0%	Studio (2p)	0
44%	1 Bed (2p)	19
0%	2 Bed (3p)	0
53%	2 Bed (4p)	23
2%	3 Bed (5p)	1
0%	3 Bed (6p)	0
	TOTAL	43

%	C2a	Qty.
0%	Studio (2p)	0
48%	1 Bed (2p)	16
24%	2 Bed (3p)	8
27%	2 Bed (4p)	9
0%	3 Bed (5p)	0
0%	3 Bed (6p)	0
	TOTAL	33

%	C1 Houses	Qty.
0%	Studio (2p)	0
0%	1 Bed (2p)	0
0%	2 Bed (3p)	0
100%	2 Bed (4p)	1
0%	3 Bed (5p)	0
0%	3 Bed (6p)	0
	TOTAL	1

