



**Brady Shipman  
Martin.**

**Celebrating.  
50 Years.**

Strategic Housing Unit  
An Bord Pleanála  
64 Marlborough Street  
Dublin 1  
D01 V902

Date: 4<sup>th</sup> August 2021

**RE: Proposed Strategic Housing Development Application for development at Lands referred to as GA03 Lands in the Baldoyle-Stapolin Local Area Plan 2013 (as extended) and which forms part of the wider landholding of lands formerly known as the Coast, Baldoyle, Dublin 13.**

**(TC06F.308743– Pre-Application Reference)**

Dear Sir / Madam,

On behalf of the applicant, The Shoreline Partnership, we hereby submit a Strategic Housing Development Planning Application with An Bord Pleanála in respect of Lands referred to as GA03 Lands in the Baldoyle-Stapolin Local Area Plan 2013 (as extended) and which forms part of the wider landholding 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").

This is a re-lodgement of the same Strategic Housing Development application as lodged with An Bord Pleanála on the 22<sup>nd</sup> July 2021, Ref: ABP-310919-21, which was invalidated by An Bord Pleanála on the 29<sup>th</sup> July 2021. The reasons for invalidation have been addressed.

This application falls under the definition of Strategic Housing Development as set out under Section 3 of the Planning and Development (Housing) and Residential Tenancies Act 2016 as it is a proposed development '*of 100 or more houses on land zoned for residential use or for a mixture of residential and other uses*'.

We confirm that 8 no. hard copies have been prepared in total.

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.

1 no. digital copy has been prepared for each of the 9 no. respective statutory consultees (Irish Water, National Parks and Wildlife Service, The Commission for Railway Regulation, Iarnród Éireann,



**Brady Shipman  
Martin.**

**Built.  
Environment.**

Transport Infrastructure Ireland, The National Transport Authority, Fingal County Childcare Committee, Irish Aviation Authority, Department of Education and Skills), as required under the 2016 Act, and issued via post and email.

#### **Planning Fee**

The SHD planning application fee, in the amount of € 80,000 has been paid by EFT (Confirmation attached) and is enclosed in this planning application documentation.

#### **SHD Planning Application Form incl. Appendices**

A completed 'Strategic Housing Development -Application Form', signed and dated, 4<sup>th</sup> August 2021, including:

- Appendix 1: Copy of the required Letter of Consent from the Landowner

#### **Document and Drawing Schedules**

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.

We trust that all relevant documentation has been enclosed but please don't hesitate to contact the undersigned on any issue arising.

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
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
DN1910-01	Render Plan	1/500	A1
DN1910-02A	Masterplan in the context of Proposed Alterations to GA1	1/500	A1
DN1910-02B	Masterplan in the context of Existing Permitted to GA1	1/500	A1
DN1910-03	Lighting Plan	1/500	A1
DN1910-04	Parking Plan	1/500	A1
DN1910-05A	Sections	n/a	A1
DN1910-05B	Sections	n/a	A1
DN1910-06	Boundary Treatment	1/500	A1
DN1910-07	Taken In Charge	1/500	A1
DN1910-08	Landscape Design Report	n/a	A3

Henry J Lyons Architects			
Document No.	Title	Scale	Size
950659 P 0001	Site Location Map 1:2500	1:2500	A0
950659 P 0002	Site Location Map 1:1000	1:1000	A0
950659 P 0003	Existing Site Layout	1:500	A0
950659 P 0004	Proposed Site Layout Plan	1:500	A0
950659 P 0010	Proposed GA03 Site Plan with Permitted GA01 scheme	1:1000	A0
950659 P 0011	Proposed GA03 Site Plan with Proposed alterations to GA01 scheme	1:1000	A0
950659 P 0012	Proposed GA03 Ground floor plan with Existing Permitted GA01 scheme	1:500	A0
950659 P 0013	Proposed GA03 Ground floor plan with Proposed alterations to GA01 scheme	1:500	A0
950659 P 0014	Proposed GA03 Roof plan with Existing Permitted GA01 scheme	1:500	A0
950659 P 0015	Proposed GA03 Roof plan with Proposed alterations to GA01 scheme	1:500	A0
950659 P 0020	Existing Site Sections with Existing Permitted GA01 Scheme	1:500	A1
950659 P 0021	Existing Site Sections with Proposed alterations to GA01 scheme	1:500	A1
950659 P 0030	Proposed GA03 Site Sections and elevations (A,B,C,D)	1:500	A1
950659 P 0031	Proposed GA03 Site Sections and elevations (E,F,G) with Permitted GA01 scheme	1:500	A1
950659 P 0032	Proposed GA03 Site Sections and elevations (E,F,G) with Proposed GA01 scheme	1:500	A1
950659 P E1/2 1000	Block E1/2 Proposed Ground Floor Plan	1:200	A1
950659 P E1/2 1001	Block E1/2 Proposed First Floor Plan	1:200	A1
950659 P E1/2 1002	Block E1/2 Proposed Second Floor Plan	1:200	A1
950659 P E1/2 1003	Block E1/2 Proposed Third Floor Plan	1:200	A1
950659 P E1/2 1004	Block E1/2 Proposed Level 04 Floor Plan	1:200	A1
950659 P E1/2 1005	Block E1/2 Proposed Level 05 Floor Plan	1:200	A1
950659 P E1/2 1006	Block E1/2 Proposed Level 06 Floor Plan	1:200	A1
950659 P E1/2 1007	Block E1/2 Proposed Level 07 Floor Plan	1:200	A1
950659 P E1/2 1012	Block E1/2 Proposed Roof Plan	1:200	A1
950659 P E3 1000	Block E3 & E4 Proposed Ground Floor Plan	1:200	A1
950659 P E3 1001	Block E3 & E4 Proposed First Floor Plan	1:200	A1
950659 P E3 1002	Block E3 & E4 Proposed Second Floor Plan	1:200	A1
950659 P E3 1003	Block E3 & E4 Proposed Third Floor Plan	1:200	A1
950659 P E3 1004	Block E3 & E4 Proposed Fourth Floor Plan	1:200	A1
950659 P E3 1005	Block E3 & E4 Proposed Fifth Floor Plan	1:200	A1
950659 P E3 1006	Block E3 & E4 Proposed Sixth Floor Plan	1:200	A1
950659 P E3 1012	Block E3 & E4 Proposed Roof Plan	1:200	A1
950659 P E1/2 2001	Block E1/2 Proposed East & West Elevations	1:200	A1
950659 P E1/2/3/4 2002	Block E1/2/3 & Block E4 Proposed South Elevations	1:200	A1
950659 P E3/4 2003	Block E3 & E4 Proposed East & West elevations	1:200	A1
950659 P E1/2 2004	Block E1/2 Proposed Courtyard Elevations	1:200	A1
950659 P E1/2/3/4 2005	Block E1/2/4 & Block E3 Proposed North Elevations	1:200	A1
950659 P E1/2/3/4 3001	Block E Proposed Sections	1:200	A1
950659 P E1/2 3002	Block E Proposed Sections/Elevations	1:200	A1
950659 P F1 1000	Block F1 Proposed Ground Floor Plan General Arrangement	1:200	A1
950659 P F1 1001	Block F1 Proposed First Floor Plan General Arrangement	1:200	A1
950659 P F1 1002	Block F1 Proposed Second Floor Plan General Arrangement	1:200	A1
950659 P F1 1003	Block F1 Proposed Third Floor Plan General Arrangement	1:200	A1
950659 P F1 1004	Block F1 Proposed Fourth Floor Plan General Arrangement	1:200	A1

Document No.	Title	Scale	Size
950659 P F1 1005	Block F1 Proposed Roof Plan General Arrangement	1:200	A1
950659 P F1 2001	Block F1 Proposed Elevations General Arrangement	1:200	A1
950659 P F1 3001	Block F1 Proposed Sections	1:200	A1
950659 P F1 3002	Block F1 Proposed Sections	1:200	A1
950659 P F1 3003	Block F1 Proposed Sections/Elevations	1:200	A1
950659 P F2 1000	Block F2 Proposed Ground Floor Plan General Arrangement	1:200	A1
950659 P F2 1001	Block F2 Proposed First Floor Plan General Arrangement	1:200	A1
950659 P F2 1002	Block F2 Proposed Second Floor Plan General Arrangement	1:200	A1
950659 P F2 1003	Block F2 Proposed Third Floor Plan General Arrangement	1:200	A1
950659 P F2 1004	Block F2 Proposed Fourth Floor Plan General Arrangement	1:200	A1
950659 P F2 1005	Block F2 Proposed Fifth Floor Plan General Arrangement	1:200	A1
950659 P F2 1006	Block F2 Proposed Roof Plan General Arrangement	1:200	A1
950659 P F2 2001	Block F2 Proposed Elevations	1:200	A1
950659 P F2 3001	Block F2 Proposed Sections	1:200	A1
950659 P F2 3002	Block F2 Proposed Sections	1:200	A1
950659 P F2 3003	Block F2 Proposed Sections/Elevations	1:200	A1
950659 P G1/2/3 0999	Block G1/2/3 Proposed Basement Floor Plan	1:200	A0
950659 P G1/2/3 1000	Block G1/2/3 Proposed Ground Floor Plan	1:200	A0
950659 P G1/2/3 1001	Block G1/2/3 Proposed First Floor Plan	1:200	A0
950659 P G1/2/3 1002	Block G1/2/3 Proposed Second Floor Plan	1:200	A0
950659 P G1/2/3 1003	Block G1/2/3 Proposed Third Floor Plan	1:200	A0
950659 P G1/2/3 1004	Block G1/2/3 Proposed Fourth Floor	1:200	A0
950659 P G1/2/3 1005	Block G1/2/3 Proposed Fifth Floor Plan	1:200	A0
950659 P G1/2/3 1006	Block G1/2/3 Proposed Sixth Floor Plan	1:200	A0
950659 P G1/2/3 1007	Block G1/2/3 Proposed Seventh Floor Plan	1:200	A0
950659 P G1/2/3 1008	Block G1/2/3 Proposed Eighth Floor Plan	1:200	A0
950659 P G1/2/3 1009	Block G1/2/3 Proposed Ninth Floor Plan	1:200	A0
950659 P G1/2/3 1010	Block G1/2/3 Proposed Tenth Floor Plan	1:200	A0
950659 P G1/2/3 1011	Block G1/2/3 Proposed Eleventh Floor Plan	1:200	A0
950659 P G1/2/3 1012	Block G1/2/3 Proposed Twelfth Floor Plan	1:200	A0
950659 P G1/2/3 1013	Block G1/2/3 Proposed Thirteenth Floor Plan	1:200	A0
950659 P G1/2/3 1014	Block G1/2/3 Proposed Fourteenth Floor Plan	1:200	A0
950659 P G1/2/3 1015	Block G1/2/3 Proposed Roof Plan	1:200	A0
950659 P GW 2001	Proposed North and South Elevation Block G1 G2 G3	1:200	A0
950659 P GW 2002	Proposed East and West Elevation Block G1	1:200	A0
950659 P GW 3001	Proposed Section AA and Section BB Block G1 G2 G3	1:200	A0
950659 P GW 3002	General arrangement Section CC and Section DD Block G1	1:200	A0
950659 P GW 3003	Proposed Section EE, FF & GG Block G1 G2 G3	1:200	A0
950659 P G4/5 0900	Block G4 / G5 Proposed Basement Plan	1:200	A1
950659 P G4/5 1000	Block G4 / G5 Proposed Ground Floor Plan	1:200	A1
950659 P G4/5 1001	Block G4 / G5 Proposed First Floor Plan	1:200	A1
950659 P G4/5 1002	Block G4 / G5 Proposed Second Floor Plan	1:200	A1
950659 P G4/5 1003	Block G4 / G5 Proposed Third Floor Plan	1:200	A1
950659 P G4/5 1004	Block G4 / G5 Proposed Fourth Floor Plan	1:200	A1
950659 P G4/5 1005	Block G4 / G5 Proposed Fifth Floor Plan	1:200	A1
950659 P G4/5 1006	Block G4 / G5 Proposed Sixth Floor Plan	1:200	A1
950659 P G4/5 1007	Block G4 / G5 Proposed Seventh Floor Plan	1:200	A1
950659 P G4/5 1008	Block G4 / G5 Proposed Eighth Floor Plan	1:200	A1
950659 P G4/5 1009	Block G4 / G5 Proposed Ninth Floor Plan	1:200	A1
950659 P G4/5 1010	Block G4 / G5 Proposed Roof Plan	1:200	A1
950659 P G2 2001	Block G4 / G5 Proposed West and South Elevations	1:200	A1
950659 P 2002	Block G4 / G5 Proposed East and North Elevations	1:200	A1
950659 P 3001	Block G4 / G5 Proposed Sections	1:200	A1
950659 P 3002	Block G4 / G5 Proposed Sections/Elevations	1:200	A1
950659 P 3003	Block G4 / G5 Proposed Sections/Elevations	1:200	A1
950659 P 1900	1 Bed Apartments	1:100	A1
950659 P 1901	1 Bed Apartments	1:100	A1
950659 P 1902	1 Bed Apartments	1:100	A1
950659 P 1903	1 Bed Apartments	1:100	A1
950659 P 1904	1 Bed Apartments	1:100	A1
950659 P 1905	2 Bed Apartments	1:100	A1
950659 P 1906	2 Bed Apartments	1:100	A1
950659 P 1907	2 Bed Apartments	1:100	A1
950659 P 1908	2 Bed Apartments	1:100	A1
950659 P 1909	2 Bed Apartments	1:100	A1
950659 P 1910	2 Bed Apartments	1:100	A1
950659 P 1911	2 Bed Apartments	1:100	A1
950659 P 1912	3 Bed Apartments	1:100	A1
950659 P 1913	3 Bed Apartments	1:100	A1
950659 P 1914	3 Bed Apartments	1:100	A1
950659 P 1915	3 Bed Apartments	1:100	A1
950659 P SCA 1911	Zone E Housing Quality Assessment	NTS	A3
950659 P SCB 1912	Zone F Housing Quality Assessment	NTS	A3
950659 P SCD 1913	Zone G Housing Quality Assessment	NTS	A3
950659 P MSC 1914	Masterplan HQA Summary	NTS	A3
950659 P MSC 1915	Area Breakdown	NTS	A3
950659 P RT 9100	Architectural Design Statement	NTS	A3
950659 P RT 9200	Part V Allocation	NTS	A3

**Cronin & Sutton Consulting Engineers**

Document No.	Title	Scale	Size
BD-CSC-ZZ-G3-DR-C-0100	Overall Site Layout	1:1000	A1
BD-CSC-ZZ-G3-DR-C-0101	Topographical Survey Sheet 1 Of 2	1:500	A0
BD-CSC-ZZ-G3-DR-C-0102	Topographical Survey Sheet 2 Of 2	1:500	A0
BD-CSC-ZZ-G3-DR-C-0103	Proposed Drainage Layout Sheet 1 Of 2	1:500	A0
BD-CSC-ZZ-G3-DR-C-0104	Proposed Drainage Layout Sheet 2 Of 2	1:500	A0
BD-CSC-ZZ-G3-DR-C-0105	Proposed Basement Drainage	1:250	A0
BD-CSC-ZZ-G3-DR-C-0106	Proposed SUDS Layout	1:500	A0

Document No.	Title	Scale	Size
BD-CSC-ZZ-G3-DR-C-0107	Proposed Watermain Layout Sheet 1 Of 2	1:500	A0
BD-CSC-ZZ-G3-DR-C-0108	Proposed Watermain Layout Sheet 2 Of 2	1:500	A0
BD-CSC-ZZ-G3-DR-C-0109	Drainage Details Sheet 1 Of 3	AS SHOWN	A1
BD-CSC-ZZ-G3-DR-C-0110	Drainage Details Sheet 2 Of 3	AS SHOWN	A1
BD-CSC-ZZ-G3-DR-C-0111	Drainage Details Sheet 3 Of 3	AS SHOWN	A1
BD-CSC-ZZ-G3-DR-C-0112	Suds Details	AS SHOWN	A1
BD-CSC-ZZ-G3-DR-C-0113	Watermain Details	AS SHOWN	A1
BD-CSC-ZZ-G3-DR-C-0114	Proposed Surface Water Longitudinal Sections	AS SHOWN	A0
BD-CSC-ZZ-G3-DR-C-0115	Proposed Foul Sewer Longitudinal Sections	AS SHOWN	A0
BD-CSC-ZZ-G3-DR-C-0116	Proposed Road Layout Sheet 1 Of 2	1:500	A0
BD-CSC-ZZ-G3-DR-C-0117	Proposed Road Layout Sheet 2 Of 2	1:500	A0
BD-CSC-ZZ-G3-DR-C-0118	Proposed Road Markings & Traffic Signs Sheet 1 Of 2	1:500	A0
BD-CSC-ZZ-G3-DR-C-0119	Proposed Road Markings & Traffic Signs Sheet 2 Of 2	1:500	A0
BD-CSC-ZZ-G3-DR-C-0120	Road Plan & Profiles	AS SHOWN	A0
BD-CSC-ZZ-G3-DR-C-0121	Road Construction Details Sheet 1 Of 2	AS SHOWN	A1
BD-CSC-ZZ-G3-DR-C-0122	Road Construction Details Sheet 2 Of 2	AS SHOWN	A1
BD-CSC-ZZ-G3-DR-C-0123	Proposed Road Cross-Sections & Basement Ramps Long Sections	AS SHOWN	A1
BD-CSC-ZZ-G3-DR-C-0124	Swept Path Analysis Fire Tender Sheet 1 Of 2	1:500	A0
BD-CSC-ZZ-G3-DR-C-0125	Swept Path Analysis Fire Tender Sheet 2 Of 2	1:500	A0
BD-CSC-ZZ-G3-DR-C-0126	Swept Path Analysis Refuse Vehicle Sheet 1 Of 2	1:500	A0
BD-CSC-ZZ-G3-DR-C-0127	Swept Path Analysis Refuse Vehicle Sheet 2 Of 2	1:500	A0
BD-CSC-ZZ-G3-DR-C-0128	Swept Path Analysis Carpark	1:500	A0
BD-CSC-ZZ-G3-DR-C-0129	Proposed Surface Level Parking Arrangement	1:500	A0
BD-CSC-ZZ-G3-DR-C-0130	Proposed Internal Parking Arrangement	1:500	A0
BD-CSC-ZZ-G3-DR-C-0133	Proposed Bus Route	AS SHOWN	A1
BD-CSC-ZZ-G3-DR-C-0134	Road Hierarchy	AS SHOWN	A0
BD-CSC-ZZ-G3-DR-C-0135	Quality Audit Sheet 1 Of 2	1:500	A0
BD-CSC-ZZ-G3-DR-C-0136	Quality Audit Sheet 2 Of 2	1:500	A0
BD-CSC-ZZ-G3-DR-C-0137	Suds METRICS	1:500	A0
BD-CSC-ZZ-G3-DR-C-0138	Overland Flood Route	1:500	A0
BD-CSC-ZZ-G3-LT-C-0001	DMURS Statement	N/A	A4
BD-CSC-G3-XX-RP-C-0001	Engineering Services Report	N/A	A4
BD-CSC-ZZ-G3-RP-C-0004	Residential Travel Plan	N/A	A4
BD-CSC-ZZ-G3-RP-C-0005	Construction Management Plan	N/A	A4
BD-CSC-ZZ-G3-RP-C-0007	Road Infrastructure Design Report	N/A	A4
BD-CSC-ZZ-G3-RP-C-0103	Traffic Impact Assessment	N/A	A4
EEG-JBAI-XX-XX-RP-HO-0001	Flood Risk Assessment	N/A	A4

**O'Connor Sutton Cronin Consulting Engineers**

Document No.	Title	Scale	Size
R500-OCSC-GA03-ZZ-XX-DR-E-0100	Electrical Site Lighting Layout	1:500	A0
R500-OCSC-GA03-ZZ-XX-DR-E-0101	Electrical Site Services Layout	1:500	A0
R500-OCSC-GA03-BE-GF-DR-E-2000	Electrical - Block E1 + E2 General Services Layout Ground Floor	1:100	A1
R500-OCSC-GA03-BF1-GF-DR-E-2100	Electrical - Block F1 Ground Floor General Services Layout	1:100	A1
R500-OCSC-GA03-BF2-GF-DR-E-2200	Electrical - Block F2 Ground Floor General Services Layout	1:100	A1
R500-OCSC-GA03-BG13-00-DR-E-2300	Electrical - Block G1-3 Basement Level General Services Layout	1:100	A1
R500-OCSC-GA03-BG45-00-DR-E-2400	Electrical - Block G4-5 Basement Level General Services Layout	1:100	A1
R500-OCSC-XX-XX-RP-YS-0001	Energy & Sustainability Report	N/A	A4
R500-OCSC-XX-XX-RP-YS-0002	Daylight Sunlight Report	N/A	A4
R500-OCSC-XX-XX-RP-E-0003	E-Car Charges Report	N/A	A4
R500-OCSC-XX-XX-RP-E-0004	Site Lighting Analysis	N/A	A4

**Other Documents**

Document No.	Title	Scale	Size
Charles McCorkell- Arborist			
191012-PD-21	Arboricultural Report	n/a	A4
191012-PD-20	Tree Schedule	n/a	A4
191012-PD-22	Tree Work Schedule	n/a	A4
191012-P-20	Tree Survey Plan	1:1000	A1
191012-P-21	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			
	Operational Waste Management Plan	n/a	A4
	Construction & Demolition Waste Management Plan	n/a	A4
Altamar			
	AA Screening & Natura Impact Statement	n/a	A4
	Construction Environmental Management Plan	n/a	A4
Modelworks			
	Verified Photomontages	n/a	A3