



**Brady Shipman
Martin.**

**Built.
Environment.**

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

Date: 28th March 2022

**RE: Strategic Housing Development Application at Lands at Balscadden and Former Baily Court Hotel,
Main Street, Howth, Co. Dublin.
(ABP- 311179-21– Pre-Application Reference)**

Dear Sir/Madam

On behalf of the applicant, Balscadden GP3 Limited, please find enclosed Strategic Housing Development Planning Application, submitted to An Bord Pleanála, in respect of a Strategic Housing Development on lands at Balscadden and Former Baily Court Hotel, Main Street, Howth, Co. Dublin.

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'*.

For the avoidance of doubt this application is made in accordance with the provisions of Section 17 (2) of the Planning and Development (Amendment) (Large-scale Residential Development) Act 2021 i.e. The application is made within the period of 16 weeks beginning on the date on which the Planning and Development (Amendment) (Large-scale Residential Development) Act 2021 commenced.

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 both An Bord Pleanála and Fingal County Council (including a CD containing a .dwg ITM file).

1 no. digital copy has been prepared for each of the 9 no. respective statutory consultees (Irish Water, Transport Infrastructure Ireland, National Transport Authority, Minister for Culture, Heritage and the Gaeltacht (archaeology, architectural heritage and nature conservation)- As this Dept. no longer exists notification was sent to Development Applications Unit of the Department of Housing, Local Government and Heritage), The Heritage Council (archaeology, architectural heritage and nature conservation), An Taisce, An Comhairle Ealaíon, Fáilte Ireland, The relevant Childcare Committee (Fingal Childcare Committee), as required under the 2016 Act.



**Brady Shipman
Martin.**

**Built.
Environment.**

The planning application documentation is also available at a dedicated website www.balscaddenshd2022.ie

Planning Fee

The SHD planning application fee has been paid by EFT and confirmation is enclosed in this planning application documentation.

SHD Planning Application Form

A completed 'Strategic Housing Development - Application Form', signed and dated, 28th March 2022 is included.

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

Application Documents/Drawings Schedule

Brady Shipman Martin- Planning Consultants		
Title	Date	Size
Cover Letter to ABP & Schedule	Mar-22	A4
Cover Letter to FCC & Schedule	Mar-22	A4
Application Form	Mar-22	A4
Site Notice	Mar-22	A3
Newspaper Notice	Mar-22	A3
Planning Report	Mar-22	A4
Statement of Consistency	Mar-22	A4
Material Contravention Statement	Mar-22	A4
Response to An Bord Pleanala Opinion	Mar-22	A4
Letters to Prescribed Bodies	Mar-22	A4
Childcare Facilities and Schools Demand Assessment	Mar-22	A4
Community and Social Infrastructure Overview	Mar-22	A4
EIA Portal Confirmation Notification	Mar-22	A4
Part V Pack	Mar-22	A4/A3

Plus Architecture - Architecture			
Document No.	Title	Scale	Size
486_01_01	Site Location Map	1:1000	A1
486_01_02	Proposed Site Layout Plan	1:500	A1
486_01_03	Existing Site Layout Plan	1:500	A0
486_01_04	Existing Site Demolition Plan	1:500	A1
486_01_05	Existing Site Sections	1:500	A1
486_01_06	Proposed Sections	1:500	A1
486_01_07	Proposed Site Plan - Ground Floor	1:200	A0
486_01_08	Proposed Site Plan - First Floor	1:200	A0
486_01_09	Proposed Site Plan - Second Floor	1:200	A0
486_01_10	Proposed Site Plan - Third Floor	1:200	A0
486_01_11	Proposed Site Plan - Fourth Floor	1:200	A0
486_01_12	Proposed Site Plan - Roof	1:200	A0
486_01_13	Proposed Site Plan - Basement	1:200	A0
486_01_14	Existing Site Demolition Elevation	1:200	A1
486_01_15	Existing Sports Hall Demolition - North & South Elevations	1:200	A1
486_01_16	Existing Sports Hall Demolition - East & West Elevations	1:200	A1
02_01	Proposed Floor Plans - Block A	1:200	A1
02_02	Proposed Ground Floor Plan - Block B	1:200	A1
02_03	Proposed First Floor Plan - Block B	1:200	A1
02_04	Proposed Second Floor Plan - Block B	1:200	A1
02_05	Proposed Third Floor Plan - Block B	1:200	A1
02_06	Proposed Fourth Floor Plan - Block B	1:200	A1
02_07	Proposed Basement Floor Plan - Block B	1:200	A1

02_08	Proposed Ground Floor Plan - Block C	1:200	A1
02_09	Proposed First Floor Plan - Block C	1:200	A1
02_10	Proposed Second Floor Plan - Block C	1:200	A1
02_11	Proposed Third Floor Plan - Block C	1:200	A1
02_12	Proposed Fourth Floor Plan - Block C	1:200	A1
02_13	Proposed Ground Floor Plan - Block D	1:200	A1
02_14	Proposed Floor Plans - Block D	1:200	A1
04_01	Proposed North and South Elevation - Block A	1:200	A1
04_02	Proposed East and West Elevation - Block A	1:200	A1
04_03	Proposed New Street Elevation - Block B	1:200	A1
04_04	Proposed East Elevation - Block B	1:200	A1
04_05	Proposed North Elevation - Block B	1:200	A1
04_06	Proposed West Elevation - Block B	1:200	A1
04_07	Proposed New Street Elevation - Block C	1:200	A1
04_08	Proposed South Elevation - Block C	1:200	A1
04_09	Proposed West and East Elevation - Block C	1:200	A1
04_10	Proposed North and South Elevation - Block D	1:200	A1
04_11	Proposed East and West Elevation - Block D	1:200	A1
05_01	Proposed Sections A-A and B-B Block A	1:200	A1
05_02	Proposed Section A-A - Block B	1:200	A1
05_03	Proposed Section B-B - Block B	1:200	A1
05_04	Proposed Section C-C - Block B	1:200	A1
05_05	Proposed Section A-A - Block C	1:200	A1
05_06	Proposed Section B-B - Block C	1:200	A1
05_07	Proposed Sections A-A and B-B Block D	1:200	A1
486_05_08	Rendered Proposed Sections	1:500	A1
06_01	Proposed Part V Units - First & Second Floor Plan	1:200	A1
06_02	Proposed Part V Units - Third & Fourth Floor Plan	1:200	A1
	Architectural Design Statement	-	A3
	Housing Quality Assessment	-	A3
	Schedule of Accomodation	-	A4/A3

Plus Architecture - Landscape

Document No.	Title	Scale	Size
486_WS_15_00_01	Landscape Masterplan	1:387	A0
486_WS_15_00_02	Landscape Strategy	N/A	N/A
486_WS_15_00_03	Landscape Planting Plan	1:250	A0
486_WS_15_00_04	Landscape Material Specification (Landscape)	N/A	A0
486_WS_15_00_05	Public Open Space & Communal Open Space	1:500	A1
486_WS_15_00_06	Tri Stake Tree Support System and Arborguy system	1/10, 1/50	A2
486_WS_15_00_07	Planting plan with subject site (part) in the event of future natural obsolescence & or endangerment to public safety of existing macrocarpa	1:250	A2
486_WS_15_00_10	Boundary Section 01 - South West Boundary	1:100	A1
486_WS_15_00_11	Boundary Section 01 - Detail	1:10	A1

486_WS_15_00_12	Boundary Section 02 - Western Boundary	1:100	A1
486_WS_15_00_13	Boundary Section 02 - Detail	1:10	A1
486_WS_15_00_14	Boundary Section 03 - Northern Boundary	1:100	A1
486_WS_15_00_15	Boundary Section 03 - Detail	1:10	A1
486_WS_15_00_16	Boundary Section 04 - Eastern Boundary	1:100	A1
486_WS_15_00_17	Boundary Section 04 - Detail	1:10	A1
486_WS_15_00_18	Boundary Section 05 - Southern Boundary	1:100	A1
486_WS_15_00_19	Boundary Section 05 - Detail 01	1:10	A1
486_WS_15_00_20	Boundary Section 05 - Detail 02	1:10	A1
486_WS_15_00_21	Typical Tree section - Details 01	1:10	A1
486_WS_15_00_22	Typical Tree section - Details 02	1:10	A1
	Planting Schedule	-	A4
	Landscape Design Statement	-	A3
	Landscape Works and Landscape Maintenance Specification Document	-	A4

Waterman Moylan - Engineers

Document No.	Title	Scale	Size
P001	Site Location	1:500	A1
P002	Site Clearance & Demolition Works	1:250	A1
P005	Proposed Surfacing Layout	1:250	A1
P010	Road Layout	1:250	A1
P015	Road Construction Details	1:25	A1
P016	Swept Path Layout for Refuse Vehicle	1:250	A1
P017	Basement Swept Path for Large Car	1:250	A1
P018	Sightlines Layout	1:250	A1
P020	Proposed Drainage Layout	1:250	A1
P021	Typical Public Surface Water Drainage Construction Det	1:25	A1
P022	Typical Public Foul Drainage Construction Details	1:25	A1
P023	Typical Private Drainage Construction Details	1:25	A1
P024	Hydrobrake and Petrol Interceptor Details	1:25	A1
P025	SuDS Layout	1:250	A1
P026	SuDS Details	1:25	A1
P027	Overland Flood Route	1:250	A1
P028	Proposed Basement Drainage Layout	1:250	A1
P029	Proposed Foul Drainage Longitudinal Section	Various	A1
P030	Proposed Watermain Layout	1:250	A1
P031	Watermain Construction Details Sheet 1 of 4	1:25	A1
P032	Watermain Construction Details Sheet 2 of 4	1:25	A1
P033	Watermain Construction Details Sheet 3 of 4	1:25	A1
P034	Watermain Construction Details Sheet 4 of 4	1:25	A1
	Engineering Assessment Report	-	A4
	Flood Risk Assessment	-	A4
	Traffic & Transport Assessment	-	A4
	Travel Plan	-	A4
	Preliminary Construction Traffic Management Plan	-	A4
	Outline Construction & Demolition Management Plan	-	A4

J.V Tierney - Engineers

Document No.	Title	Date	Size
	External Lighting Strategy	9-Mar-22	A4
	Sustainability and Energy Report	16-Mar-22	A4
	BRE Daylight & Sunlight Assessment	16-Mar-22	A4

Envrioguide - Environmental Consultants

Document No.	Title	Date	Size
	AA Screening Report	Mar-22	A4
	Natura Impact Statement	Mar-22	A4
	Construction Envriomental Management Plan	Mar-22	A4

Historic Building Consultants

Document No.	Title	Date	Size
	Architectural Heritage Impact Assessment	15-Mar-22	A4

The Tree File - Arborist

Document No.	Title	Scale	Size
	Tree/ Arborist Report		
	Balscadden Tree Constraints Plan	1:500	A1
	Balscadden Tree Impacts Plan	1:500	A1
	Balscadden Tree Protection Plan	1:500	A1

AWN Consulting

Document No.	Title	Date	Size
	Operational Waste Management Plan	15-Mar-22	A4

Aramark

Document No.	Title	Date	Size
	Property Management Strategy Report	15-Mar-22	A4
	Building Lifecycle Report	16-Mar-22	A4

Maurice Johnson & Partners

Document No.	Title	Date	Size
	Preliminary Fire Safety and Access & Use Strategy	15-Mar-22	A4

ByrneLooby

Document No.	Title	Scale	Size
	Geotechnical Report	21-Mar-22	A4