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5<sup>th</sup> April 2022

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

**Re:** Proposed Strategic Housing Development Application for Growth Area 2 (GA2) lands in the Baldoyle-Stapolin Local Area Plan 2013 (as extended).

**Pre-App Ref.:** TC06F.309599

Dear Sir / Madam,

We act on behalf of the applicant, *Lismore Homes Ltd.*

Please find enclosed a Strategic Housing Development Planning Application with An Bord Pleanála in respect of the lands identified as Growth Area 2 (GA2) in the Baldoyle-Stapolin Local Area Plan 2013 (as extended). This is a re-lodgement of the same SHD application submitted to your office on 31st March 2022 (ref. ABP-313177-22) that was invalidated by the Board on 1st April 2022. We have addressed the drawing related reason for the invalidation.

The proposed development comprises the construction of 1,007 residential apartments (consisting of 58 no. studio units, 247 no. 1 bedroom units, 94 no. 2 bedroom 3 person units, 563 no. 2 bedroom 4 person units, and 45 no. 3 bedroom units), communal residential community rooms, and a ground floor creche in 16 no. buildings with heights varying from 4 to 12 storeys, basement and surface level car parking, secure bicycle parking, landscaping, water supply connection at Red Arches Road, and all ancillary site development works on a site located in the townland of Stapolin, Baldoyle, Dublin 13.

8 no. hard copies of the planning application have been prepared and issued as follows:

- 2 no. copies plus 3 no. digital copies (on USB) have been prepared for An Bord Pleanála, and
- 6 no. copies plus 3 no. digital copies (on USB) for Fingal County Council.

In addition, 1 no. digital copy (on USB) has been issued to each of the 5 no. prescribed bodies as requested by An Bord Pleanála; these are Irish Water, Transport Infrastructure Ireland, National Transport Authority, Fingal County Childcare Committee, and the Department of Education and Skills.

A full list of the documentation included with this application is set out in Appendix 1 of this letter.  
Individual document issue sheets are also included from the respective design team members.

Please do not hesitate to contact our office if you require any further information.

Regards,

Handwritten signature of Raymond O'Malley in blue ink.

Raymond O'Malley

Kieran O'Malley & Co. Ltd.

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## APPENDIX 1 – LIST OF PLANS AND PARTICULARS

### *Planning Documentation*

1. A cheque for € 80,000 payable to An Bord Pleanála
2. Application Form
3. Community Audit
4. Cover Letter to An Bord Pleanála
5. Cover Letter to Fingal County Council
6. EIAR Portal Confirmation Notice (Portal ID 2022045)
7. Letter of Consent from Penshanko Limited dated 17<sup>th</sup> February 2022
8. Letters to Prescribed Bodies
9. Material Contravention Statement
10. Newspaper Notice (published on Monday 28<sup>th</sup> March 2022)
11. Part V Validation Letter
12. Planning Report
13. Response to Statement of Opinion
14. School Demand Assessment
15. Site Notice (erected on Monday 28<sup>th</sup> March 2022)
16. Statement of Consistency

### *Altemar Marine & Environmental Consultants*

17. Appropriate Assessment Screening & Natura Impact Statement

### *Aramark*

18. Building Lifecycle Report (A4 report)
19. Property Management Strategy Report (A4 report)

### *AWN Consultants*

20. Construction and Demolition Waste Management Plan (A4 report)
21. Environmental Impact Assessment Report (Vols. 1, 2 and 3)
22. Operational Waste Management Plan (A4 report)
23. Outline Construction Environmental Management Plan (A4 report)

### *BRE Group*

24. Daylight and Sunlight Assessment (A4 report)
25. Wind Microclimate Study (A4 report)

### *CCH Architects*

26. BALN5-CCH-00-ZZ-DR-A-004: Existing Site Plan [Survey] (scale 1:500 @A0)
27. BALN5-CCH-00-ZZ-DR-A-005: Proposed Site Plan (scale 1:500 @A0)
28. BALN5-CCH-00-ZZ-DR-A-007: Contiguous Elevations (scale 1:500 @A1)
29. BALN5-CCH-00-ZZ-DR-A-008: Site Plan Taking in-charge (scale 1:500 @A0)
30. BALN5-CCH-00-ZZ-DR-A-009: Site Phasing Drawing (scale 1:500 @A0)
31. BALN5-CCH-00-ZZ-DR-A-010: Site Plan Open Space Calculation (scale 1:500 @A0)
32. BALN5-CCH-00-ZZ-DR-A-011: Site Location Map (scale 1:1,000 @A0)
33. BALN5-CCH-00-ZZ-DR-A-012: Open Space Calculation (scale 1:500 @A2)
34. BALN5-CCH-00-ZZ-DR-A-014: Site Location Map (scale 1:2,500 @A0)
35. BALN5-CCH-00-ZZ-DR-A-015: Part 5 Allocation (scale 1:750 @A2)
36. BALN5-CCH-00-ZZ-DR-A-110: Basement Parking Sectors 6a & 6b (scale 1:200 @A0)
37. BALN5-CCH-00-ZZ-DR-A-111: Basement Parking Sector 7 & 8a (scale 1:200 @A0)
38. BALN5-CCH-00-ZZ-DR-A-112: Basement Parking Sector 8b & 8c (scale 1:200 @A0)
39. BALN5-CCH-00-ZZ-DR-A-115: Sector 6a & 6b Block 1 Plans Ground to Third (scale 1:200 @A1)

40. BALN5-CCH-00-ZZ-DR-A-116: Sector 6a & 6b Block 1 Plans Fourth and Roof (scale 1:200 @A1)
41. BALN5-CCH-00-ZZ-DR-A-117: Sector 6a & 6b Block 1 Elevations and Section (scale 1:200 @A1)
42. BALN5-CCH-00-ZZ-DR-A-120: Sector 6a & 6b Block 2 Floor Plans (scale 1:200 @A1)
43. BALN5-CCH-00-ZZ-DR-A-121: Sector 6a & 6b Block 2 Elevations and Section (scale 1:200 @A1)
44. BALN5-CCH-00-ZZ-DR-A-125: Sector 6a & 6b Block 3 Ground to Third (scale 1:200 @A1)
45. BALN5-CCH-00-ZZ-DR-A-126: Sector 6a & 6b Block 3 Fourth to Roof (scale 1:200 @A1)
46. BALN5-CCH-00-ZZ-DR-A-127: Sector 6a & 6b Block 3 Elevations and Section (scale 1:200 @A1)
47. BALN5-CCH-00-ZZ-DR-A-130: Sector 6a & 6b Block 4 Floor Plans (scale 1:200 @A1)
48. BALN5-CCH-00-ZZ-DR-A-131: Sector 6a & 6b Block 4 Elevations and Section (scale 1:200 @A1)
49. BALN5-CCH-00-ZZ-DR-A-135: Sector 6a & 6b Block 5 Floor Plans (scale 1:200 @A1)
50. BALN5-CCH-00-ZZ-DR-A-136: Sector 6a & 6b Block 5 Elevations and Section (scale 1:200 @A1)
51. BALN5-CCH-00-ZZ-DR-A-140: Sector 6a & 6b Block 6 Floor Plans (scale 1:200 @A1)
52. BALN5-CCH-00-ZZ-DR-A-141: Sector 6a & 6b Block 6 Elevations and Section (scale 1:200 @A1)
53. BALN5-CCH-00-ZZ-DR-A-145: Sector 6a & 6b Block 7 Plans (scale 1:200 @A1)
54. BALN5-CCH-00-ZZ-DR-A-146: Sector 6a & 6b Block 7 Plans (scale 1:200 @A1)
55. BALN5-CCH-00-ZZ-DR-A-147: Sector 6a & 6b Block 7 Elevations and Section (scale 1:200 @A1)
56. BALN5-CCH-00-ZZ-DR-A-150: Sector 7 Ground Floor Plan (scale 1:200 @A1)
57. BALN5-CCH-00-ZZ-DR-A-151: Sector 7 First Floor Plan (scale 1:200 @A1)
58. BALN5-CCH-00-ZZ-DR-A-152: Sector 7 Second Floor Plan (scale 1:200 @A1)
59. BALN5-CCH-00-ZZ-DR-A-153: Sector 7 Third Floor Plan (scale 1:200 @A1)
60. BALN5-CCH-00-ZZ-DR-A-154: Sector 7 Fourth Floor Plan (scale 1:200 @A1)
61. BALN5-CCH-00-ZZ-DR-A-155: Sector 7 Fifth Floor Plan (scale 1:200 @A1)
62. BALN5-CCH-00-ZZ-DR-A-156: Sector 7 Sixth Floor Plan (scale 1:200 @A1)
63. BALN5-CCH-00-ZZ-DR-A-157: Sector 7 Seventh Floor Plan (scale 1:200 @A1)
64. BALN5-CCH-00-ZZ-DR-A-158: Sector 7 Eighth Floor Plan (scale 1:200 @A1)
65. BALN5-CCH-00-ZZ-DR-A-159: Sector 7 Ninth Floor Plan (scale 1:200 @A1)
66. BALN5-CCH-00-ZZ-DR-A-160: Sector 7 Tenth Floor Plan (scale 1:200 @A1)
67. BALN5-CCH-00-ZZ-DR-A-161: Sector 7 Eleventh Floor Plan (scale 1:200 @A1)
68. BALN5-CCH-00-ZZ-DR-A-162: Sector 7 Roof Plan (scale 1:200 @A1)
69. BALN5-CCH-00-ZZ-DR-A-165: Sector 7 Elevations and Sections Sheet 1 (scale 1:200 @A1)
70. BALN5-CCH-00-ZZ-DR-A-166: Sector 7 Elevations and Sections Sheet 2 (scale 1:200 @A1)
71. BALN5-CCH-00-ZZ-DR-A-167: Sector 7 Elevations and Sections Sheet 3 (scale 1:200 @A1)
72. BALN5-CCH-00-ZZ-DR-A-168: Sector 7 Elevations and Sections Sheet 4 (scale 1:200 @A1)
73. BALN5-CCH-00-ZZ-DR-A-169: Sector 7 Elevations and Sections Sheet 5 (scale 1:200 @A1)
74. BALN5-CCH-00-ZZ-DR-A-170: Sector 8a Ground Floor Plan (scale 1:200 @A1)
75. BALN5-CCH-00-ZZ-DR-A-171: Sector 8a First Floor Plan (scale 1:200 @A1)
76. BALN5-CCH-00-ZZ-DR-A-172: Sector 8a Second Floor Plan (scale 1:200 @A1)
77. BALN5-CCH-00-ZZ-DR-A-173: Sector 8a Third Floor Plan (scale 1:200 @A1)
78. BALN5-CCH-00-ZZ-DR-A-174: Sector 8a Fourth Floor Plan (scale 1:200 @A1)
79. BALN5-CCH-00-ZZ-DR-A-175: Sector 8a Fifth Floor Plan (scale 1:200 @A1)
80. BALN5-CCH-00-ZZ-DR-A-176: Sector 8a Sixth Floor Plan (scale 1:200 @A1)
81. BALN5-CCH-00-ZZ-DR-A-177: Sector 8a Seventh Floor Plan (scale 1:200 @A1)
82. BALN5-CCH-00-ZZ-DR-A-178: Sector 8a Eighth Floor Plan (scale 1:200 @A1)
83. BALN5-CCH-00-ZZ-DR-A-179: Sector 8a Ninth Floor Plan (scale 1:200 @A1)
84. BALN5-CCH-00-ZZ-DR-A-180: Sector 8a Tenth Floor Plan (scale 1:200 @A1)
85. BALN5-CCH-00-ZZ-DR-A-181: Sector 8a Roof Plan (scale 1:200 @A1)
86. BALN5-CCH-00-ZZ-DR-A-182: Sector 8a Elevations Sheet 1 (scale 1:200 @A1)
87. BALN5-CCH-00-ZZ-DR-A-183: Sector 8a Elevations Sheet 2 (scale 1:200 @A1)
88. BALN5-CCH-00-ZZ-DR-A-184: Sector 8a Elevations Sheet 3 (scale 1:200 @A1)

89. BALN5-CCH-00-ZZ-DR-A-185: Sector 8b Ground & First Floor Plan (scale 1:200 @A1)
90. BALN5-CCH-00-ZZ-DR-A-186: Sector 8b Second & Third Floor Plan (scale 1:200 @A1)
91. BALN5-CCH-00-ZZ-DR-A-187: Sector 8b Fourth & Fifth Floor Plan (scale 1:200 @A1)
92. BALN5-CCH-00-ZZ-DR-A-188: Sector 8b Sixth & Seventh Floor Plan (scale 1:200 @A1)
93. BALN5-CCH-00-ZZ-DR-A-189: Sector 8b Eighth & Ninth Floor Plan (scale 1:200 @A1)
94. BALN5-CCH-00-ZZ-DR-A-190: Sector 8b Tenth Floor & Roof Plan (scale 1:200 @A1)
95. BALN5-CCH-00-ZZ-DR-A-191: Sector 8b Proposed Elevations Sheet 1 (scale 1:200 @A1)
96. BALN5-CCH-00-ZZ-DR-A-192: Sector 8b Proposed Elevations Sheet 2 (scale 1:200 @A1)
97. BALN5-CCH-00-ZZ-DR-A-193: Sector 8b Proposed Elevations Sheet 3 (scale 1:200 @A1)
98. BALN5-CCH-00-ZZ-DR-A-194: Sector 8b Proposed Sections (scale 1:200 @A1)
99. BALN5-CCH-00-ZZ-DR-A-195: Sector 8b Proposed Elevations Sheet 4 (scale 1:200 @A1)
100. BALN5-CCH-00-ZZ-DR-A-200: Sector 8c Ground & First Floor Plan (scale 1:200 @A1)
101. BALN5-CCH-00-ZZ-DR-A-201: Sector 8c Second & Third Floor Plan (scale 1:200 @A1)
102. BALN5-CCH-00-ZZ-DR-A-202: Sector 8c Fourth & Fifth Floor Plan (scale 1:200 @A1)
103. BALN5-CCH-00-ZZ-DR-A-203: Sector 8c Sixth & Seventh Floor Plan (scale 1:200 @A1)
104. BALN5-CCH-00-ZZ-DR-A-204: Sector 8c Roof Plan (scale 1:200 @A1)
105. BALN5-CCH-00-ZZ-DR-A-205: Sector 8c Proposed Elevations Sheet 1 (scale 1:200 @A1)
106. BALN5-CCH-00-ZZ-DR-A-206: Sector 8c Proposed Elevations Sheet 2 (scale 1:200 @A1)
107. BALN5-CCH-00-ZZ-DR-A-207: Sector 8c Proposed Sections (scale 1:200 @A1)
108. BALN5-CCH-00-ZZ-REP-A-230: Sector 6a & 6b Housing Quality Statement (N.T.S. @ A3)
109. BALN5-CCH-00-ZZ-REP-A-231: Sector 7 Housing Quality Statement (N.T.S. @ A3)
110. BALN5-CCH-00-ZZ-REP-A-232: Sector 8a Housing Quality Statement (N.T.S. @ A3)
111. BALN5-CCH-00-ZZ-REP-A-233: Sector 8b Housing Quality Statement (N.T.S. @ A3)
112. BALN5-CCH-00-ZZ-REP-A-234: Sector 8c Housing Quality Statement (N.T.S. @ A3)
113. BALN5-CCH-00-ZZ-REP-A-235: Part V Provision; Calculation of Costs (N.T.S. @ A3)
114. BALN5-CCH-00-ZZ-REP-A-240: Design Statement with Urban Design Appraisal (A3 Booklet)
115. BALN5-CCH-00-ZZ-REP-A-241: Apartment Types Sector 6a & 6b (A4 Booklet)
116. BALN5-CCH-00-ZZ-REP-A-242: Apartment Types Sector 7 (A4 Booklet)
117. BALN5-CCH-00-ZZ-REP-A-243: Apartment Types Sector 8a (A4 Booklet)
118. BALN5-CCH-00-ZZ-REP-A-244: Apartment Types Sector 8b (A4 Booklet)
119. BALN5-CCH-00-ZZ-REP-A-245: Apartment Types Sector 8c (A4 Booklet)

***Ethos Engineering***

120. Sustainability & Residential Energy Statement (A4 report)
121. Sustainability & Commercial Energy Statement (A4 report)
122. Site Lighting Analysis (A3 booklet)
123. Electrical Luminaire Schedule (A4 report)
124. Drg. No. LHB-ETH-ZZ-DR-E-SS100 Rev P2: Electrical Services External Lighting Services Site Layout Sheet 1 of 4 (scale 1: 200 @ A0)
125. Drg. No. LHB-ETH-ZZ-DR-E-SS100 Rev P2: Electrical Services External Lighting Services Site Layout Sheet 2 of 4 (scale 1: 200 @ A0)
126. Drg. No. LHB-ETH-ZZ-DR-E-SS100 Rev P2: Electrical Services External Lighting Services Site Layout Sheet 3 of 4 (scale 1: 200 @ A0)
127. Drg. No. LHB-ETH-ZZ-DR-E-SS100 Rev P2: Electrical Services External Lighting Services Site Layout Sheet 4 of 4 (scale 1: 200 @ A0)

***JB Barry and Partners***

128. GML-JBAI-XX-XX-RP-HO-0001-A3-C01-Baldoyle\_GA2\_FRA
129. 20211-JBB-00-XX-RP-C-00002\_Statement\_of\_Consistency\_FRA\_P02
130. 20211-JBB-00-XX-RP-C-00003\_Water\_Services\_Report\_P05

131. 20211-JBB-00-XX-RP-T-00004\_Statement\_of\_Consistency\_DMURS\_P02
132. 20211-JBB-00-XX-RP-T-00005\_Traffic\_and\_Transport\_Assessment\_P06
133. 20211-JBB-00-XX-RP-T-00006\_Roads\_Infrastructure\_Report\_P02
134. 20211-JBB-00-XX-RP-T-00007\_Residential\_Travel\_Plan\_P03
135. 20211\_BT-00-XX-RP-C-02001\_Stage\_1\_Road\_Safety\_Audit\_P02\_signed
136. Drg. No. 20211-JBB-00-XX-DR-C-01001\_Road\_and\_Block\_Levels\_P07 (scale 1: 500 @ A0)
137. Drg. No. 20211-JBB-00-XX-DR-C-01002\_Watermain\_Layout\_P06 (scale 1: 500 @ A0)
138. Drg. No. 20211-JBB-00-XX-DR-C-01003\_Foul\_and\_Surface\_Water\_P05 (scale 1: 500 @ A0)
139. Drg. No. 20211-JBB-00-XX-DR-C-01005\_SUDS\_Devices\_Layout\_P05 (scale 1: 500 @ A0)
140. Drg. No. 20211-JBB-00-XX-DR-C-01006\_Roads\_Sections\_P02 (scales 1: 50 & 1: 20 @ A0)
141. Drg. No. 20211-JBB-00-XX-DR-C-01007\_Fire\_Tender\_Autotrack\_P02 (scale 1: 500 @ A0)
142. Drg. No. 20211-JBB-00-XX-DR-C-01008\_Refuse\_Truck\_Autotrack\_P02 (scale 1: 500 @ A0)
143. Drg. No. 20211-JBB-00-XX-DR-C-01009\_Basement\_Vehicle\_Tracking\_P02 (scale 1: 500 @ A1)
144. Drg. No. 20211-JBB-00-XX-DR-C-01010\_Ground\_Level\_Parking\_Layout\_P02 (scale 1: 500 @ A0)
145. Drg. No. 20211-JBB-00-XX-DR-C-01011\_Road\_Hierarchy\_Plan\_P01 (scale 1: 500 @ A0)
146. Drg. No. 20211-JBB-00-XX-DR-C-01012\_Pedestrian\_and\_Cycle\_Linkage\_Plan\_P01 (scale 1: 500 @ A0)
147. Drg. No. 20211-JBB-00-XX-DR-C-01013\_SUDS\_Devices\_Details\_P02 (scale 1: 10 & 1: 25 @ A1)
148. Drg. No. 20211-JBB-00-XX-DR-C-01014\_Overland\_Flood\_Route\_P02 (scale 1: 500 @ A0)
149. Drg. No. 20211-JBB-00-XX-DR-C-01015\_Road\_Markings\_and\_Signs\_P02 (scale 1: 500 @ A0)
150. Drg. No. 20211-JBB-00-XX-DR-C-01016\_Sector\_6\_Ramp\_Sections\_P01 (scale as shown @ A1)
151. Drg. No. 20211-JBB-00-XX-DR-C-01017\_Sector\_7\_Ramp\_Sections\_P01 (scale as shown @ A1)
152. Drg. No. 20211-JBB-00-XX-DR-C-01018\_Sector\_8\_Ramp\_Sections\_P01 (scale as shown @ A1)

***Macroworks***

153. Glint and Glare Assessment (A4 report)

***Model Works***

154. Verified Photomontages (A3 Booklet)

***Murray & Associates***

155. Arboricultural Report, Arboricultural Inventory and Impact Assessment incorporating a Tree Protection Strategy (A4 report)
156. Landscape Architect's Report – Stage 3 (A4 report)
157. Drg. No. 1819\_PL\_P\_00\_IFP: Landscape Master Plan (scale 1: 500 @ A0)
158. Drg. No. 1819\_PL\_P\_01\_IFP: Landscape Plan Sheet 1 of 4 (scale 1: 200 @ A1)
159. Drg. No. 1819\_PL\_P\_02\_IFP: Landscape Plan Sheet 2 of 4 (scale 1: 200 @ A1)
160. Drg. No. 1819\_PL\_P\_03\_IFP: Landscape Plan Sheet 3 of 4 (scale 1: 200 @ A1)
161. Drg. No. 1819\_PL\_P\_04\_IFP: Landscape Plan Sheet 4 of 4 (scale 1: 200 @ A1)
162. Drg. No. 1819\_PL\_P\_05\_IFP: Existing Tree Management Plan (scale as shown @ A1)
163. Drg. No. 1819\_PL\_P\_06\_IFP: Soft Landscape Plan (scale 1: 500 @ A0)
164. Drg. No. 1819\_PL\_P\_07\_IFP: Boundary Treatment Plan (scale 1: 500 @ A0)
165. Drg. No. 1819\_PL\_S\_01\_IFP: Landscape Sections Sheet 1 of 2 (scale 1: 100 @ A1)
166. Drg. No. 1819\_PL\_S\_02\_IFP: Landscape Sections Sheet 2 of 2 (scale 1: 100 @ A1)
167. Drg. No. 1819\_PL\_D\_01\_IFP: Landscape Details Sheet 1 of 4 (as shown @ A1)
168. Drg. No. 1819\_PL\_D\_02\_IFP: Landscape Details Sheet 1 of 4 (as shown @ A1)
169. Drg. No. 1819\_PL\_D\_03\_IFP: Landscape Details Sheet 1 of 4 (as shown @ A1)
170. Drg. No. 1819\_PL\_D\_04\_IFP: Landscape Details Sheet 1 of 4 (as shown @ A1)
171. Drg. No. 1819\_TS\_P\_01\_IFP: Tree Inventory Plan (scale 1: 200 @ A1)
172. Drg. No. 1819\_TS\_P\_02\_IFP: Tree Impact Plan (scale 1: 200 @ A1)