

AtkinsRéalis



Environmental Impact Assessment Report, Volume 3 - Appendices

Shankill Property Investments Ltd

March 2025

0089313DG0015

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SEA GARDENS PHASE 2

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Client	Shankill Property Investments Ltd
Project	SEA GARDENS PHASE 2
Job number	0089313
Client signature/date	

APPENDICES

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Appendix 1. Introduction & Methodology

1.1 Scoping Report

1.2 Planning and Engineering Drawings Register

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1.1 Scoping Report

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ElAR Scoping Report

Shankill Property Investments Ltd.

May 2024

0089313DG0008

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SEA GARDENS PHASE 2 DEVELOPMENT

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Rev 3	Final	OW	AMcC	DL	GH	15/02/24
Rev 4	Final	NV	AMcC	DE	GH	21/05/24
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1. Introduction

Atkins Ireland Ltd. (AtkinsRéalis), on behalf of Shankill Property Investments Limited, are currently delivering engineering and environmental services in respect of a masterplan mixed-use/residential development at Ravenswell Bray County Wicklow. The proposed mixed-use/residential development is located on the northern side of Bray town centre at approximate grid reference 53°12'29.0"N, 6°06'31.5"W.

The entire Masterplan site is 44 acres (17.8 hectares (ha)) in size and is bounded by the Ravenswell Road and the River Dargle to the South; the Dublin Road (R761) to the West; existing residential and commercial developments to the North; and the Dart railway line and coast to the East. Refer to Figure 1-1. Phase 1 of the Development has been partially granted planning permission (ABP planning ref: 311181-21) and is currently under construction, with completion expected in Q4 2025, with the remaining portion of Phase 1 currently under consideration by ABP (planning ref: 314686-22). Sea Gardens Phase 2, the subject of this report, is at pre-planning stage and is currently going through the Environmental Impact Assessment Process.



Figure 1-1 - Masterplan Lands - Existing Setting

The overall masterplan will comprise mixed use development providing approximately 1,200 new homes made up of houses, duplexes and apartments and circa. 20,000 of mixed use retail and commercial space, and associated car parking and site development works.

The masterplan site will be developed via three key phases, namely; Phase 1, Phase 2 and Phase 3.

The location of the proposed Phase 2 development is presented in Figure 1-2 below (Phase 2 indicative site boundary denoted in red).

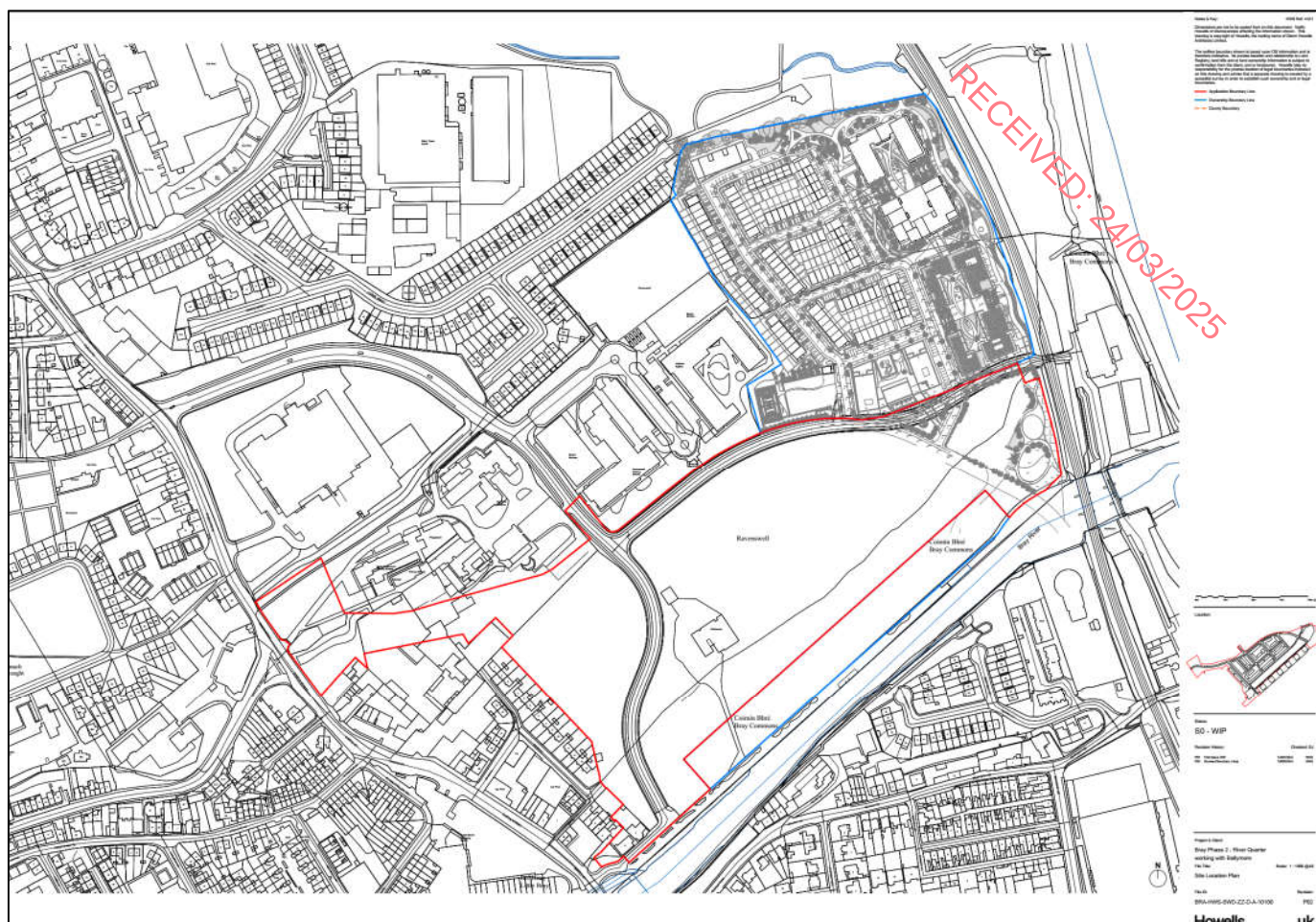


Figure 1-2 - Indicative boundary of Phase 2 Development

Shankill Property Investments Ltd. will shortly be seeking permission from Wicklow County Council for the development of the Sea Gardens Phase 2 (hereafter referred to as 'the proposed development' or 'the site'), via the Large-scale Residential Developments (LRD) planning process. The proposed development comprises of ca. 341 residential units made up of houses, duplexes and apartments, a hotel, an access road, commercial and retail properties, creche, car parking spaces (including in-curtilage, on-street, surface level and undercroft car parking), cycle storage areas, bin stores, open space / landscaped areas, and all associated ancillary works in a new community on a 9.9 ha parcel of land within the former Golf Course lands to the north of Bray Town Centre, within the administrative boundary of Wicklow County Council.

As part of the LRD planning application for Sea Gardens Phase 2, an EIAR is currently being prepared by AtkinsRéalis in order to assess the potential for environmental impacts which may occur as a result of the construction and / or operation of the proposed mixed-use/residential development.

This concise report has therefore been prepared as part of the initial scoping stage of the EIAR in order to provide all consultees with a concise overview of the proposed development, and to clearly set out the proposed structure of the EIAR, the list of topics which will be assessed by experienced EIAR specialists, and the assessment methodology to be applied. The overall objective of this scoping document is to elicit any relevant feedback which consultees may have regarding the proposed development, specifically in the context of the receiving environment. Any comments received from such consultation will be incorporated into the EIA process where relevant.

1.1 Existing Site Setting

The site is located within the southern and western portion of the entire masterplan lands and is accessed via a recent roadway which was developed as part of Colaiste Raithin and Ravenswell Primary School. The site is bordered to the north by Colaiste Raithin, St. Philomena's Primary School, Ravenswell Primary School, and the Phase 1 lands which is currently under construction, to the south by the Ravenswell Road and River Dargle, the west by residential properties and to the east by the Dart railway line, a former landfill, and the coastline.

The majority of the site is greenfield in nature (due to the former use of the site as a golf course) with the derelict golf club building located within the western portion of the site. The existing roadway bounding the north of the proposed development will be extended west-wards to join the Dublin Road to the west of the proposed development and will be utilised as the access road to the proposed development.

The line of the Pale Ditch (linear earthwork; DU026-124----/WI004-005----) which generally coincides with the county boundary, runs along the northern boundary of the site.



2. Description of the Proposed Development

2.1 Nature and Extent of the Proposed Development

The proposal is for the development of ca. 341no. residential units (comprising 200 houses and duplexes, 109 apartments above retail and 32 units above creche/retail), a hotel, 3,000m² commercial property, access road, creche, car parking spaces (including in-curtilage, on-street, surface level and undercroft car parking), cycle storage areas, bin stores, open space / landscaped areas, and all associated ancillary works in a new community on a 9.9 ha parcel of land within the former Golf Course lands to the north of Bray Town Centre, within the administrative boundary of Wicklow County Council.

The layout of the proposed development is presented in Figure 2-1. The proposed maximum height of the apartment blocks will be approximately 15no. floors (including 1no. below ground floor).

Based on a preliminary phasing plan, it is anticipated that occupancy of homes will commence in 2026, with the Phase 2 development completed by 2030.

It should be noted that the layout of the proposed development and the proposed number of residential units is indicative at this juncture and may be subject to slight changes as the design of the project progresses further, however the proposed layout included in Figure 2-1 will be the basis of the final design.



Figure 2-1 – Proposed Site Layout

3. EIA Screening

The 1985 Environmental Impact Assessment (EIA) Directive, differentiates between projects that automatically requires an EIA – Annex 1 projects and those project types that may require an EIA (Annex II projects). These project types have been transposed into Irish legislation under Schedule 5, Parts 1 and 2 of the Planning and Development Regulations 2001 as amended. To determine if an environmental impact assessment report is required for a proposed development, the development should be assessed The Proposed Development has been screened against the types of development, various processes and activities listed in Schedule 5 Part 2 of the Planning and Development Regulations 2001-2023, including S.I. No. 296 of 2018 – European Union (Planning and Development) (Environmental Impact Assessment) Regulations 2018 which came into operation on 1st September 2018.

3.1 Mandatory EIA Screening

The proposed development was first screened against the project types listed in Part 1 of Schedule 5 of the Planning and Development Regulations 2001 as amended. This project type (residential) does not fall under any of the project types listed in Part 1 of Schedule 5.

The proposed development was screened against the project types listed under Part 2 of Schedule 5 of the Planning and Development Regulations 2001 as amended.

In accordance with Section 10(b)(i) of Schedule 5 Part 2, an Environmental Impact Assessment Report (EIAR) is required if the proposed development is for more than 500 dwelling units or has an area of more than 20 hectares.

In accordance with Section 13. Changes, extensions, development and testing, of Schedule 5 Part 2, an EIAR is required if *'Any change or extension of development already authorised, executed or in the process of being executed (not being a change or extension referred to in Part 1) which would:-*

(i) result in the development being of a class listed in Part 1 or paragraphs 1 to 12 of Part 2 of this Schedule, and

(ii) result in an increase in size greater than –

- 25 per cent, or

- an amount equal to 50 per cent of the appropriate threshold, whichever is the greater.'

In accordance with Section 15 of Schedule 5 Part 2, an EIAR is required if:

'Any project listed in this Part which does not exceed a quantity, area or other limit specified in this Part in respect of the relevant class of development but which would be likely to have significant effects on the environment, having regard to the criteria set out in Schedule 7'

Although the Proposed Development is below the relevant threshold i.e. below the threshold of 500 dwelling units in Section 10(b)(i), Schedule 5 Part 2 of the Planning and Development Regulations, 2001 as amended, it is considered that an EIAR is required for the following reasons:

- In accordance with Section 13(i) the proposed development, in combination with Phases 1 and 3 of the development (detailed further above) would result in the development of a housing development comprising of more than 500 dwellings units, and therefore a development of Class 10(b)(i);

- In accordance with Section 13(ii) the proposed development would result in an increase in the size of an existing development by more than 25%;
- In accordance with Section 15, based on the nature and scale of the proposed development, the potential for significant environmental impacts cannot be ruled out at this stage.

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4. Scoping Phase

As part of the EIAR assessment process, consultation is being undertaken with statutory organisations at various stages of the pre-planning process. An agreed list of environmental consultees will be consulted during May 2024 regarding any environmental or planning interests that they may have in relation to the proposed development.

In addition, as part of the consultation process individual meetings will be arranged with a number of key stakeholders to discuss the key potential issues of the project. All relevant comments from the various consultees will be fully addressed as required within the EIAR. Pre-planning discussions will be undertaken with Wicklow County Council representatives. All relevant recommendations from the Local Authority pre-application consultation meetings will be addressed within the EIAR.

As part of the scoping process, a preliminary environmental scoping exercise has been carried out, to define the preliminary scope of the EIAR. It was concluded that the construction and operation of the proposed mixed use/residential development does not pose a risk with regard to potential radiation impacts. Therefore, potential radiation impacts do not warrant consideration within the EIAR.

It has been determined during this exercise that the following key topics will require assessment within the EIAR;

- Population & Human Health
- Biodiversity
- Landscape and Visual
- Air Quality;
- Climate;
- Noise & Vibration
- Traffic
- Land, Soils & Geology
- Water
- Cultural Heritage
- Material Assets

The EIAR will consider both the construction and operational phases of this development and will take into consideration the potential for cumulative impacts with other projects / developments which have been granted planning application within the surrounding area and within the Town of Bray.

5. Proposed EIAR Structure and Methodology

5.1 Structure of the EIAR

The EIAR will include all necessary technical studies to address the likely environmental impacts of the construction and operation of the proposed mixed-use/residential development. The disciplines identified for inclusion in the EIAR, along with the technical content, have been determined based on a review of all available baseline information, including the completion of a preliminary environmental scoping exercise undertaken by Atkins.

The EIAR will be presented in three volumes as follows;

- Volume 1 - Non-Technical Summary;
- Volume 2 - EIAR; and,
- Volume 3 - EIAR Appendices.

Within the main body of the EIAR (Volume 2), Chapter 1 will set out the introduction and methodology, while Chapter 2 will describe the project and identify the information required in an EIAR. The environmental topics where there is potential for significant impacts to arise will be addressed in Chapters 3 to 13 as follows;

- Chapter 3 Population and Human Health;
- Chapter 4 Biodiversity;
- Chapter 5 Landscape & Visual;
- Chapter 6 Air Quality;
- Chapter 7 Climate;
- Chapter 8 Noise & Vibration
- Chapter 9 Traffic;
- Chapter 10 Land, Soils & Geology;
- Chapter 11 Water;
- Chapter 13 Cultural Heritage; and,
- Chapter 13 Material Assets

Interactions between disciplines will be addressed in Chapter 14 and the Schedule of Environmental Commitments will be presented in Chapter 15.

Where appropriate, each of the main sections of this report will be structured in the same general format, as follows:

- An introduction describing the purpose of the section;
- A description of the methodology used in the section;
- A description of the aspects of the existing environment relevant to the environmental topic under consideration;
- Characteristics of the proposed development under consideration;
- An assessment of the impact of the proposed development on the environmental topic (including impacts during the construction and operational phases, cumulative impacts, and interactions etc.);
- Recommendations for mitigation measures to reduce or eliminate any significant negative impacts identified; and,
- An assessment of the residual impact that will remain, assuming that recommended mitigation measures are fully and successfully implemented.



Sources of information mentioned in the text will be either i) listed in full in the bibliography or ii) referenced in full in the text.

5.2 Methodology

The EIAR currently being undertaken by AtkinsRéalis will be prepared in accordance with Planning and Development Regulations as amended 2001-2023, and with due regard to the following EIAR guidance prepared by the Environmental Protection Agency;

- *'Guidelines on the information to be contained in Environmental Impact Assessment Reports'* published in 2022;
- *'Revised Guidelines on the Information to be contained in Environmental Impact Statements'* published in 2015; and,
- *'Advice Notes on Current Practice (in the Preparation of Environmental Impact Statements)'* published in 2015.

Cognisance has also been taken of the *'Guidelines for Planning Authorities and An Bord Pleanála on carrying out Environmental Impact Assessment'* published by DoHPLG in August 2018.

Additionally, discipline specific best practice guidance will be consulted by each specialist for each of the topics (Population & Human Health; Biodiversity; Landscape and Visual; Air Quality; Climate; Noise & Vibration; Traffic; Land, Soils & Geology; Water; Cultural Heritage; and Material Assets) during the preparation of the EIAR.

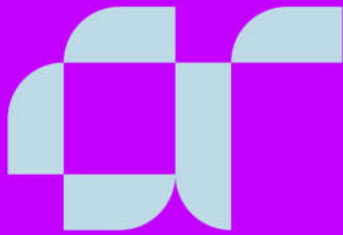
6. Scoping Request

In accordance with best practice guidance and based on the information presented within this scoping report, we would welcome all feedback or opinions in relation to the proposed content and methodology of the EIAR. We are currently completing the baseline assessment phase and will very shortly commence the impact assessment phase. We would therefore appreciate a response if relevant by 25th June 2024 or earlier if possible.

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1.2 Planning and Engineering Drawings Register

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Sea Gardens Phase 2

21 March 2025

Planning & Engineering Drawings Register

Architecture Drawings

Sitewide (21 no. drawings)

By Howells			
Drawing no.	Drawing Title	Size	Scale
BRA-HWS-02-ZZ-D-A-10103	Ground Floor Uses Plan	A0	1:1000
BRA-HWS-02-XX-D-A-10300	Contiguous Elevations AA, BB & CC	A0	1:250
BRA-HWS-02-XX-D-A-10301	Contiguous Elevations DD & EE	A0	1:250
BRA-HWS-02-XX-D-A-10302	Contiguous Elevations FF & GG	A0	1:250
BRA-HWS-02-XX-D-A-10303	Contiguous Elevations HH	A0	1:250
BRA-HWS-03-XX-D-A-10304	Contiguous Elevations II	A0	1:250
BRA-HWS-03-XX-D-A-10305	Contiguous Elevations JJ	A0	1:250
BRA-HWS-03-ZZ-D-A-10400	Proposed Substation Drawing	A1	1:20
BRA-HWS-02-ZZ-D-A-10100	Site Location Map	A0	1:1000
BRA-HWS-02-ZZ-D-A-10101	Proposed Overall Phase 2	A0	1:1000
BRA-HWS-02-ZZ-D-A-10104	Existing Overall Phase 2	A0	1:1000
BRA-HWS-02-ZZ-D-A-10105	Public Open Space and Communal Space Calculations	A0	1:1000
BRA-HWS-02-ZZ-D-A-10106	Proposed Taking in Charge Plan	A0	1:1000
BRA-HWS-02-ZZ-D-A-10107	Phasing + Construction Management Plan	A0	1:2000
BRA-HWS-02-ZZ-D-A-10108	Refuse Layout	A1	1:1000
BRA-HWS-02-ZZ-D-A-10109	Part V Site Plan	A0	1:1000
BRA-HWS-02-ZZ-D-A-10110	Proposed Part V	A1	1:200
BRA-HWS-02-ZZ-D-A-10111	Proposed Demolition Plan	A1	As Shown
BRA-HWS-02-ZZ-D-A-10112	Proposed Site Plan – Tile 1	A0	1:500
BRA-HWS-02-ZZ-D-A-10113	Proposed Site Plan – Tile 2	A0	1:500
BRA-HWS-03-ZZ-D-A-10120	Proposed Housing Layout	A1	1:500

Houses & Duplex Units (9 no. drawings)

By Howells			
Drawing no.	Drawing Title	Size	Scale
BRA-HWS-RD1-XX-D-A-20704	Duplex Type RD1	A1	1:100
BRA-HWS-RD2-XX-D-A-20705	Duplex Type RD2	A1	1:100
BRA-HWS-RD3-XX-D-A-20706	Duplex Type RD3	A1	1:100
BRA-HWS-RD4-XX-D-A-20707	Duplex Type RD4	A1	1:100
BRA-HWS-RD5-XX-D-A-20708	Duplex Type RD5	A1	1:100
BRA-HWS-RH1-XX-D-A-20700	House Type RH1	A1	1:100
BRA-HWS-RH2-XX-D-A-20701	House Type RH2	A1	1:100
BRA-HWS-RH3-XX-D-A-20702	House Type RH3	A1	1:100
BRA-HWS-RH4-XX-D-A-20703	House Type RH4	A1	1:100

Block I (22 no. drawings)

By Cantrell & Crowley Architects & Interior Designers			
Drawing no.	Drawing Title	Size	Scale
BRA-CCA-BI-02-00-D-A-1001	Block I L00 Ground Floor Plan	A1	1:200
BRA-CCA-BI-02-01-D-A-1002	Block I L01 First Floor Plan	A1	1:200
BRA-CCA-BI-02-02-D-A-1003	Block I L02 Second Floor Plan	A1	1:200
BRA-CCA-BI-02-03-D-A-1004	Block I L03 Third Floor Plan	A1	1:200
BRA-CCA-BI-02-04-D-A-1005	Block I L04 Fourth Floor Plan	A1	1:200
BRA-CCA-BI-02-05-D-A-1006	Block I L05 Fifth Floor Plan	A1	1:200
BRA-CCA-BI-02-06-D-A-1007	Block I L06 Sixth Floor Plan	A1	1:200
BRA-CCA-BI-02-07-D-A-1008	Block I L07 Roof Plan	A1	1:200
BRA-CCA-BI-02-99-D-A-1000	Block I L-01 Lower Ground Floor Plan	A1	1:200
BRA-CCA-BI-02-XX-D-A-2000	Block I Elevations A & B	A1	1:200
BRA-CCA-BI-02-XX-D-A-2001	Block I Elevation Study	A1	1:100
BRA-CCA-BI-02-XX-D-A-2002	Block I Elevation Study	A1	1:100
BRA-CCA-BI-02-XX-D-A-2003	Block I Elevations C & D	A1	1:200
BRA-CCA-BI-02-XX-D-A-2004	Block I Elevation E	A1	1:200
BRA-CCA-BI-02-XX-D-A-2100	Block I Contiguous Elevations 1	A1	1:250
BRA-CCA-BI-02-XX-D-A-2101	Block I Contiguous Elevations 2	A1	1:250
BRA-CCA-BI-02-XX-D-A-2102	Block I Contiguous Elevations 3	A1	1:250
BRA-CCA-BI-02-XX-D-A-3000	Block I Section A-A	A1	1:125
BRA-CCA-BI-02-XX-D-A-3001	Block I Section B-B	A1	1:125
BRA-CCA-BI-02-XX-D-A-4000	Block I Signage Details	A1	1:25
BRA-CCA-BI-02-XX-D-A-4001	Block I Signage Details	A1	1:25
BRA-CCA-BI-02-ZZ-D-A-0003	Block I Site Plan (Roof Level)	A3	1:500

Block H (11 no. drawings)

By Howells			
Drawing no.	Drawing Title	Size	Scale
BRA-HWS-BH-00-D-A-20100	Block H L00 Ground Floor Plan	A1	1:200
BRA-HWS-BH-01-D-A-20101	Block H L01 First Floor Plan	A1	1:200
BRA-HWS-BH-02-D-A-20102	Block H L02 Second Floor Plan	A1	1:200
BRA-HWS-BH-03-D-A-20103	Block H L03 Third Floor Plan	A1	1:200
BRA-HWS-BH-04-D-A-20104	Block H R01 Roof Plan	A1	1:200
BRA-HWS-BH-XX-D-A-20200	Block H - Elevations	A1	1:200
BRA-HWS-BH-XX-D-A-20300	Block H - Sections	A1	1:200
BRA-HWS-BH-ZZ-D-A-70110	Apartment 1B2P Type 1 of 1 (Block H)	A1	1:50
BRA-HWS-BH-ZZ-D-A-70111	Apartment 2B4P Type 1 of 2 (Block H)	A1	1:50
BRA-HWS-BH-ZZ-D-A-70112	Apartment 3B5P Type 1 of 1 (Block H)	A1	1:50
BRA-HWS-BH-ZZ-D-A-70113	Apartment 2B4P Type 2 of 2 (Block H)	A1	1:50

Block G (5 no. drawings)

By Howells			
Drawing no.	Drawing Title	Size	Scale
BRA-HWS-BG-00-D-A-20100	Block G L00 Ground Floor Plan	A1	1:200

By Howells			
Drawing no.	Drawing Title	Size	Scale
BRA-HWS-BG-01-D-A-20101	Block G L01 First Floor Plan	A1	1:200
BRA-HWS-BG-02-D-A-20102	Block G R01 Roof Plan	A1	1:200
BRA-HWS-BG-XX-D-A-20200	Block G2 - Elevations & Sections	A1	1:200
BRA-HWS-BG-XX-D-A-20201	Block G1 + G3 – Elevations & Sections	A1	1:200

Block E (32 no. drawings)

By Howells			
Drawing no.	Drawing Title	Size	Scale
BRA-HWS-BE-00-D-A-20100	Block E L00 Ground Floor Plan	A1	1:200
BRA-HWS-BE-0M-D-A-20098	Block E Mezzanine Plan	A1	1:200
BRA-HWS-BE-01-D-A-20101	Block E L01 First Floor Plan	A1	1:200
BRA-HWS-BE-02-D-A-20102	Block E L02 Second Floor Plan	A1	1:200
BRA-HWS-BE-03-D-A-20103	Block E L03 Third Floor Plan	A1	1:200
BRA-HWS-BE-04-D-A-20104	Block E L04-L09 Fourth to Ninth Floor Plan	A1	1:200
BRA-HWS-BE-10-D-A-20110	Block E L10 Tenth Floor Plan	A1	1:200
BRA-HWS-BE-11-D-A-20111	Block E L11-L12 Eleventh to Twelfth Floor Plan	A1	1:200
BRA-HWS-BE-13-D-A-20113	Block E L13 Thirteenth Floor Plan	A1	1:200
BRA-HWS-BE-14-D-A-20114	Block E L14 Fourteenth Floor Plan	A1	1:200
BRA-HWS-BE-99-D-A-20099	Block E Undercroft Plan	A1	1:200
BRA-HWS-BE-15-D-A-20115	Block E R01 Roof Plan	A1	1:200
BRA-HWS-BE-XX-D-A-20200	Block E - South-West Elevation	A1	1:200
BRA-HWS-BE-XX-D-A-20201	Block E - West Elevation	A1	1:200
BRA-HWS-BE-XX-D-A-20202	Block E - North-East Elevation	A1	1:200
BRA-HWS-BE-XX-D-A-20203	Block E - East Elevation	A1	1:200
BRA-HWS-BE-XX-D-A-20204	Block E - North and East Elevations	A1	1:200
BRA-HWS-BE-XX-D-A-20300	Block E - Sections - Sheet 1 of 4	A1	1:200
BRA-HWS-BE-XX-D-A-20301	Block E - Sections - Sheet 2 of 4	A1	1:200
BRA-HWS-BE-XX-D-A-20302	Block E - Sections - Sheet 3 of 4	A1	1:200
BRA-HWS-BE-XX-D-A-20303	Block E - Sections - Sheet 4 of 4	A1	1:200
BRA-HWS-BE-XX-D-A-70100	1B2P Apartment Type 1 of 1	A1	1:50
BRA-HWS-BE-XX-D-A-70101	2B4P Apartment Type 1 of 2	A1	1:50
BRA-HWS-BE-XX-D-A-70103	2B4P Apartment Type 2 of 2	A1	1:50
BRA-HWS-BE-XX-D-A-70104	3B6P Apartment Type 1 of 3	A1	1:50
BRA-HWS-BE-XX-D-A-70105	3B6P Apartment Type 2 of 3	A1	1:50
BRA-HWS-BE-XX-D-A-70106	3B6P Apartment Type 3 of 3	A1	1:50
BRA-HWS-BE-XX-D-A-70107	4B7P Duplex Type 1 of 4	A1	1:50
BRA-HWS-BE-XX-D-A-70108	3B5P Duplex Type 1 of 1	A1	1:50
BRA-HWS-BE-XX-D-A-70109	4B7P Duplex Type 2 of 4	A1	1:50
BRA-HWS-BE-XX-D-A-70110	4B7P Duplex Type 3 of 4	A1	1:50
BRA-HWS-BE-XX-D-A-70111	4B7P Duplex Type 4 of 4	A1	1:50

Landscape Drawings (14 no.)

By BSLA			
Drawing no.	Drawing Title	Size	Scale
2301-PA-00	2301-PA-00-Landscape Masterplan-Keyplan	A1	1:1000
2301-PA-01	2301-PA-01-Landscape Masterplan_Detail Area A	A1	1:500
2301-PA-02	2301-PA-02-Landscape Masterplan_Detail Area B	A1	1:500
2301-PA-03	2301-PA-03-Landscape Masterplan_Detail Area C	A1	1:500
2301-PA-04	Planting Plan Western Gateway	A1	1:200
2301-PA-05	Planting Plan Central Park 1	A1	1:200
2301-PA-06	Planting Plan Central Park 2	A1	1:200
2301-PA-07	Planting Plan Central Park 3	A1	1:200
2301-PA-08	Planting Plan Coastal Gardens	A1	1:200
2301-PA-09	Planting Plan Residential	A1	1:200
2301-PA-10	Planting Plan Entrance Road	A1	1:200
2301-PA-11	Boundary Plan	A1	1:1000
2301-PA-12	Landscape Site Sections – Central Park	A1	1:100
2301-PA-13	Landscape Sections – Western Gateway	A1	As Shown

Arboriculture Drawings (10 no.)

By Independent Tree Surveys Ltd			
Drawing no.	Drawing Title	Size	Scale
24005_Tree Protection Plan Overview	Tree Protection Plan	A1	1:1000
24005_Tree Protection Plan Sheet 1	Tree Protection Plan	A1	1:500
24005_Tree Protection Plan Sheet 2	Tree Protection Plan	A1	1:500
24005_Tree Protection Plan Sheet 3	Tree Protection Plan	A1	1:500
24005_Tree Protection Plan Sheet 4	Tree Protection Plan	A1	1:500
24005_Tree Survey Sheet 1	Tree Survey/Constraints Plan	A1	1:500
24005_Tree Survey Sheet 2	Tree Survey/Constraints Plan	A1	1:500
24005_Tree Survey Sheet 3	Tree Survey/Constraints Plan	A1	1:500
24005_Tree Survey Sheet 4	Tree Survey/Constraints Plan	A1	1:500
24005_Tree Survey Overview	Tree Survey/Constraints Plan	A1	1:1000

Engineering (Civil Services) Drawings (21 no.)

By AtkinsRéalis			
Drawing no.	Drawing Title	Size	Scale
BRA-ATK-02-ZZ-DR-C-50520	Proposed Green Intensive Courtyard and Extensive Roof Layouts	A1	As Shown
BRA-ATK-02-ZZ-DR-C-52201	Proposed Storm Water Layout Plan Sheet 1	A1	1:500
BRA-ATK-02-ZZ-DR-C-52202	Proposed Storm Water Layout Plan Sheet 2	A1	1:500
BRA-ATK-02-ZZ-DR-C-52203	Proposed Storm Water Layout Plan Sheet 3	A1	1:500
BRA-ATK-02-ZZ-DR-C-52205	Proposed Foul Water Layout Plan Sheet 1	A1	1:500
BRA-ATK-02-ZZ-DR-C-52206	Proposed Foul Water Layout Plan Sheet 2	A1	1:500
BRA-ATK-02-ZZ-DR-C-52207	Proposed Foul Water Layout Plan Sheet 3	A1	1:500
BRA-ATK-02-ZZ-DR-C-52211	Surface Water Flow Path Sheet 1	A1	1:500

By AtkinsRéalis			
BRA-ATK-02-ZZ-DR-C-52212	Surface Water Flow Path Sheet 2	A1	1:500
BRA-ATK-02-ZZ-DR-C-52213	Surface Water Flow Path Sheet 3	A1	1:500
BRA-ATK-02-ZZ-DR-C-52501	Proposed Storm Water Long Sections Sheet 1	A1	As Shown
BRA-ATK-02-ZZ-DR-C-52503	Proposed Foul Water Long Sections Sheet 1	A1	As Shown
BRA-ATK-02-ZZ-DR-C-52505	Proposed Stormwater Catchment Areas	A1	1:500
BRA-ATK-02-ZZ-DR-C-53201	Proposed Watermains Layout Plan Sheet 1	A1	1:500
BRA-ATK-02-ZZ-DR-C-53202	Proposed Watermains Layout Plan Sheet 1	A1	1:500
BRA-ATK-02-ZZ-DR-C-53203	Proposed Watermains Layout Plan Sheet 3	A1	1:500
BRA-ATK-02-ZZ-DR-C-90001	Standard Construction Details Sheet 1	A1	As Shown
BRA-ATK-02-ZZ-DR-C-90002	Standard Construction Details Sheet 2	A1	As Shown
BRA-ATK-02-ZZ-DR-C-90003	Standard Construction Details Sheet 3	A1	As Shown
BRA-ATK-02-ZZ-DR-C-90004	Standard Construction Details Sheet 4	A1	1:100
BRA-ATK-02-ZZ-DR-C-90004	Standard Construction Details Sheet 5	A1	N.T.S

Engineering (Traffic, Transport & Mobility) Drawings (34 no.)

By AtkinsRéalis			
Drawing no.	Drawing Title	Size	Scale
BRA-ATK-02-ZZ-DR-C-66201	Street Typology Key Plan	A1	N.T.S
BRA-ATK-02-ZZ-DR-C-66202	Street Typology Sheet 1 of 3	A1	1:500
BRA-ATK-02-ZZ-DR-C-66203	Street Typology Sheet 2 of 3	A1	1:500
BRA-ATK-02-ZZ-DR-C-66204	Street Typology Sheet 3 of 3	A1	1:500
BRA-ATK-02-ZZ-DR-C-66205	General Road Layout Key Plan	A1	N.T.S
BRA-ATK-02-ZZ-DR-C-66206	General Road Layout Sheet 1 of 3	A1	1:500
BRA-ATK-02-ZZ-DR-C-66207	General Road Layout Sheet 2 of 3	A1	1:500
BRA-ATK-02-ZZ-DR-C-66208	General Road Layout Sheet 3 of 3	A1	1:500
BRA-ATK-02-ZZ-DR-C-66209	Junctions Key Plan	A1	N.T.S
BRA-ATK-02-ZZ-DR-C-66210	Junctions Sheet 1 of 2	A1	1:200
BRA-ATK-02-ZZ-DR-C-66211	Junctions Sheet 2 of 2	A1	1:250
BRA-ATK-02-ZZ-DR-C-66212	Visibility Splays Sheet 1 of 2	A1	As Shown
BRA-ATK-02-ZZ-DR-C-66213	Visibility Splays Sheet 2 of 2	A1	As Shown
BRA-ATK-02-ZZ-DR-C-66214	Typical Cross Sections Key Plan	A1	1:1000
BRA-ATK-02-ZZ-DR-C-66215	Typical Cross Sections Sheet 1 of 2	A1	1:50
BRA-ATK-02-ZZ-DR-C-66216	Typical Cross Sections Sheet 2 of 2	A1	1:50
BRA-ATK-02-ZZ-DR-C-66217	Vehicle Tracking – Refuse Vehicle Sheet 1 of 2	A1	1:500
BRA-ATK-02-ZZ-DR-C-66218	Vehicle Tracking – Refuse Vehicle Sheet 2 of 2	A1	1:500
BRA-ATK-02-ZZ-DR-C-66219	Vehicle Tracking – Fire Vehicle Sheet 1 of 2	A1	1:500
BRA-ATK-02-ZZ-DR-C-66220	Vehicle Tracking – Fire Vehicle Sheet 2 of 2	A1	1:500
BRA-ATK-02-ZZ-DR-C-66221	Vehicle Tracking – Hotel Parking	A1	1:200
BRA-ATK-02-ZZ-DR-C-66222	Road Longitudinal Sections Sheet 1 of 2	A1	As Shown
BRA-ATK-02-ZZ-DR-C-66223	Road Longitudinal Sections Sheet 2 of 2	A1	As Shown
BRA-ATK-02-ZZ-DR-C-66224	Pedestrian & Cyclist Routes Key Plan	A1	1:1000
BRA-ATK-02-ZZ-DR-C-66225	Pedestrian & Cyclist Routes Sheet 1 of 3	A1	1:500
BRA-ATK-02-ZZ-DR-C-66226	Pedestrian & Cyclist Routes Sheet 2 of 3	A1	1:500
BRA-ATK-02-ZZ-DR-C-66227	Pedestrian & Cyclist Routes Sheet 3 of 3	A1	1:500

By AtkinsRéalis

BRA-ATK-02-ZZ-DR-C-66228	Raised Table Cross Sections and Details	A1	As Shown
BRA-ATK-02-ZZ-DR-C-66229	Typical Road Cross Sections and Details	A1	As Shown
BRA-ATK-02-ZZ-DR-C-66230	Scenario 1 Traffic Signal Phasing	A1	1:100
BRA-ATK-02-ZZ-DR-C-66231	Scenario 2 Traffic Signal Phasing	A1	1:100
BRA-ATK-02-ZZ-DR-C-66232	Site Parking Layout Key Plan	A1	1:1000
BRA-ATK-02-ZZ-DR-C-66233	Site Parking Layout Sheet 1 of 2	A1	1:500
BRA-ATK-02-ZZ-DR-C-66234	Site Parking Layout Sheet 1 of 2	A1	1:500

Mechanical, Electrical & Energy Drawings (4 no.)**By Metec / Sabre**

Drawing no.	Drawing Title	Size	Scale
SES 175224	Public Lighting Layout ISOLUX Sheet 1	A1	1:500
SES 175224	Public Lighting Layout ISOLUX Sheet 2	A1	1:500
SES 175224	Public Lighting Layout ISOLUX Sheet 3	A1	1:500
SES 175224	Public Lighting Layout ISOLUX Sheet 4	A1	1:500