



Application Form (Form 19)
Large-scale Residential Developments (LRD)

Form to be included with a Large-scale Residential Development (LRD)
planning application to Fingal County Council

BEFORE FILLING OUT THIS FORM PLEASE NOTE THE FOLLOWING
Failure to complete this form or attach the necessary documentation, or the submission of incorrect information or omission of required information will lead to the invalidation of your application. Therefore, please ensure that each section of this form is fully completed and signed, entering n/a (not applicable) where appropriate, and that all necessary documentation is attached to the application form.

DATA PROTECTION

It is the responsibility of persons or entities wishing to use any personal data on a planning application form for direct marketing purposes to be satisfied that they may do so legitimately under the requirements of the Data Protection Acts 1988 to 2018. The Office of the Data Protection Commissioner states that the sending of marketing material to individuals without consent may result in action by the Data Protection Commissioner against the sender including prosecution.

**Supplementary information to accompany an application for a
Large-scale Residential Development**

1. Applicant:

Name of Applicant:	The Shoreline Partnership
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**2. Contact details of person authorised to operate on behalf of the
Applicant (Applicant or Agent): (Not for Public release)**

Name:	Pauline Byrne Brady Shipman Martin
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Correspondence Address:	Unit H, Mountpleasant Business Centre, Ranelagh, Dublin, D06X7P8
Telephone:	012081900/ 0879954917
Email:	paulinebyrne@bradyshipmanmartin.com
Is the Council to send all correspondence to the above person/agent acting on behalf of applicant? (Please tick appropriate box)	Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/> (Please note that if the answer is "No", all correspondence will be sent to the applicant's address)

4. Site of Proposed Development:

Postal Address/Townland/ Location of the Proposed Development (sufficient to identify the site in question)	Lands at Baldoyle formerly known as the Coast Town / City: Dublin 13 Country: Ireland	
Ordnance Survey Map Ref. No. (and the Grid Reference where available).	1:10000 – 3133-10, 3133-09, 3134-06 1:2500 – 3134-A, 3066-C, 3133-B, 3065-D	
Where available, please provide the application site boundary, as shown in the submitted plans / drawings, as an ESRI shapefile in the Irish Transverse Mercator (ITM IREN95) co-ordinate reference system. Alternatively, a CAD file in .dwg format, with all geometry referenced to ITM, may be provided.		
Area of site to which the application relates in hectares:	1.02 ha	
Site zoning under current Fingal Development Plan:	'RA' Residential Area – <i>to provide for new residential communities subject to the provision of the necessary social and physical infrastructure.'</i>	
Existing use(s) of the site and	Greenfield Site and Residential Use	

proposed use(s) of the site:	
Does the application relate to a development in a Strategic Development Zone?	Yes: [] No: [✓]

5. Applicant's Interest in the Site:

Please tick appropriate box to show applicant's legal interest in the land or structure:	Owner	Occupier	Other
			✓
Where legal interest is "Other", please expand further on your interest in the land or structure.			
The Shoreline Partnership is the development entity for Monobrio DAC.			
State Name and Address of the Site Owner: If you are not the legal owner , please note that you are required to supply a letter of consent, signed by the site owner.	Monobrio DAC Embassy House, Ballsbridge, Dublin 4. Letter of Consent attached to back of Application Form.		

6. Pre-Application Consultations

(A) Section 247 Consultation with Planning Authority:	
State the date(s) and planning authority reference number(s) of the consultation meeting(s) held with the planning authority under section 247 of the Planning and Development Act 2000:	
Planning Authority reference number:	LRD0015/S1
Meeting date(s):	20 th September 2022
(B) LRD Meeting with Planning Authority:	
State the date(s) and reference number(s) of the LRD consultation meeting(s) with Planning Authority:	

Planning Authority reference number:	LRD0015/S2
Meeting date(s):	17 th January 2023
<p>(C) Any Consultation with Prescribed Authorities or the Public:</p> <p>Provide details of any other consultations the applicant had with prescribed authorities or with the public:</p>	
<p>n/a</p>	

7. Characteristics of Proposed Development:

<p>a) Please provide a brief description of the nature and purpose of the proposed development, including-</p> <ul style="list-style-type: none"> • The number of proposed houses or student accommodation units, as the case may be, and, in the case of student accommodation units, the combined number of bed spaces, and any other uses to which those units may be put, • Proposed services ancillary to residential development, and • Other proposed uses in the development of the land, the zoning of which facilitates such use:
<p>The proposed development seeks to amend permitted SHD under ABP Reg. Ref. 310418 resulting in an overall reduction of 55 no. units from 882 (as permitted) to 827 no. units (as proposed) within GA1 lands. The proposed amendments consist of:</p> <ul style="list-style-type: none"> • Reduction in building height of Block A1 from an 8-6 no. storey building (as permitted) to a 7-6 no. storey building • Reduction in building height of Block D1 from an 9-6 no. storey building (as permitted) to a 7-6 no. storey building • Reduction in building height of Block D2 from an 8-6 no. storey building (as permitted) to a 7-6 no. storey building • Reduction in building height of Block D3 from an 15-5 no. storey building (as permitted) to a 10-5 no. storey building

Façade and building form enhancements are also proposed. This results in an overall 341 no. units within the application site. All other elements of the GA1 lands remain as permitted under SHD ABP Reg. Ref. 310418

8. Proposed Residential Development

Provide an indicative breakdown of proposed residential content:

Houses N/A		
Unit Type	No. of Units	Gross floor space in m ²
1 bed		
2 bed		
3 bed		
4 bed		
4+ bed		
Total	N/A	N/A

Apartments <i>(no. remaining within the red line already permitted)</i>		
Unit Type	No. of Units	Gross floor space in m ²
Studio	30	1227
1 bed	82	4074
2 bed	199	15684
3 bed	30	3220
4 bed	-	-
4+ bed	-	-
Total	341	24205

Student Accommodation N/A		
Unit Type	No. of Units	Gross floor space in m ²
Studio		
1 bed		
2 bed		
3 bed		
4 bed		
4+ bed		

Total	N/A	N/A
State total number of residential units in proposed development:	341	

9. LRD Floor Space *(no. remaining within the red line – already permitted)*

Class of Development	Gross Floor Space in m ²
(A) State cumulative gross floor space of residential accommodation, in m ² :	24205
(B) State the cumulative gross floor space of the development proposed which is disregarded on foot of the LRD floor space definition in section 2 of the Act and provide the details of the different classes of disregarded floor space below:	
(i) e.g. Parking of vehicles by persons occupying the proposed development or for purposes incidental to the primary purpose of the development	12419
(ii) e.g. Childcare	539
(iii) e.g. Gym	411
(iv)	
(v)	
(C) State the cumulative gross floor space of the non-residential development proposed in m ² including any ancillary non-residential development (excluding disregarded floor space for the purposes of (B) above) and provide the details of the different classes below:	
Class of Development <i>(all classes as permitted ABP 310418)</i>	Gross Floor Space in m²
(i) Convenience Store	915
(ii) Medical Centre	462
(iii) Pharmacy	268
(iii) Retail/ Restaurant/ Café Unit	485
(v) Retail/ Restaurant/ Café Unit	112
(vi) Storage	292

(D) State the total LRD Floor space as per the definition in section 2 of the Act ((A) plus (C))	26,739
	Percentage %
(E) Express (A) as a percentage of (D):	90.5%
(F) Express (C) as a percentage of (D):	10.4%
(G) Plus (F)	100%

10. Where the Proposed Development Relates to Existing Building(s)/ Structure(s):

State estimated gross floor space of any existing building(s) / structure(s) in m ² : <i>(existing permitted scheme within red line)</i>	28,234
State estimated gross floor space of any proposed demolition, in m ² :	N/A
State estimated gross floor space of any building(s)/structure(s) to be retained in m ² :	N/A
State total gross floor space of development in m ² : <i>(remaining within red line – already permitted)</i>	58,314

11. Application Requirements

(a) Is a copy of the page from the newspaper containing the notice relating to the proposed development enclosed with this application?		Enclosed: Yes: [✓] No: []
If the answer to above is "Yes", state name(s) of newspaper(s) and date(s) of publication:	Irish Daily Star 4th April 2023	
(b) Is a copy of the site notice relating to the proposed development enclosed with this application?		Enclosed: Yes: [✓] No: []
If the answer to above is "Yes", state date on which the site notice(s) was erected:		4 th April 2023

<p>Note: The location of the site notice(s) should be shown on the site location map enclosed with this application.</p>	
(c) Is an Environmental Impact Assessment Report (EIAR) required for the proposed development?	Yes: [<input type="checkbox"/>] No: [<input checked="" type="checkbox"/>]
If the answer to above is "Yes", is an EIAR enclosed with this application?	Enclosed: N/A Yes: [<input type="checkbox"/>] No: [<input checked="" type="checkbox"/>]
Please provide a copy of the Confirmation Notice obtained from the EIA Portal where an EIAR accompanies the application.	Enclosed: N/A Yes: [<input type="checkbox"/>] No: [<input checked="" type="checkbox"/>]
(d) Is the proposed development, in whole or in part, within or close to a European site or Natural Heritage Area?	Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]
(e) Is a Natura Impact Statement (NIS) required for the proposed development?	Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]
If the answer to above is "Yes", is an NIS enclosed with this application?	Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]
(f) Is the proposed development likely to have significant effects on the environment of a Member State of the European Union or a state that is a party to the Transboundary Convention?	Yes: [<input type="checkbox"/>] No: [<input checked="" type="checkbox"/>]

12. Supporting Documents

Please provide a brief description of the proposed development, which should include information, drawings or representations on the following:	
Information	Enclosed
a) Site location map sufficient to identify the land, at appropriate scale.	Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]
b) Layout plan of the proposed development, at appropriate scale.	Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]
c) Statement of consistency with the Development Plan	Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]

d) Where the planning authority notified the applicant of its opinion that the documents enclosed with the request for LRD meeting required further consideration and amendment in order to constitute a reasonable basis for an application for permission, a statement of response to the issues set out in the LRD Opinion.	Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>
e) Where the planning authority notified the applicant that specified additional information should be submitted with any application for permission, a statement setting out that such information accompanies the application.	Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/> N/A
Design	
f) A design statement that addresses the sites location and context and the proposed design strategy.	Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>
g) A schedule of accommodation that details the number and type of housing units proposed, the individual unit floor areas, bedrooms and bed spaces, private amenity space associated with each unit, the storage space associated with each unit, the principal dimensions and in the case of apartments the aggregate floor area of each room and whether the unit is dual or single aspect.	Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>
Water Services	
h) Where the proposed development has the potential to impact on a public water supply source, irrespective of whether or not a connection to a water/wastewater network is required, this application must be accompanied by evidence of engagement with Irish Water and its outcome.	Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>
i) A current/valid Confirmation of Feasibility Statement from Irish Water in relation to the proposed development confirming that there is or will be sufficient water network treatment capacity to service the development.	Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>
j) A Statement of Compliance with Irish Water's Standard Details and Codes of Practice for water and/or wastewater infrastructure proposals (designs, layouts, etc.).	Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>
k) An indication of timelines and phasing for water demand or wastewater collection requirements, or both, as appropriate.	Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/> (N/A as permitted)

l) Where the proposed development will impact on assets of Irish Water, details of proposals for protection or diversion of such assets.	Yes: [] No: [✓] (N/A as permitted)
Traffic and Transport	
m) Is a Traffic / Transportation Impact Assessment included with the application, having regard to the relevant Development Plan / Local Area Plan requirements and the Traffic and Transport assessment Guidelines (TII)?	Yes: [✓] No: [] (N/A as permitted)
n) Is a Travel Plan included with the application, having regard to the relevant Development Plan / Local Area Plan requirements?	Yes: [✓] No: [] (N/A as permitted)
Taking in Charge	
o) Is it intended that any part of the proposed development will be taken in charge by the planning authority? If the answer is "Yes", please attach site plan clearly showing area(s) intended for taking in charge.	Yes: [] No: [✓]
Maps Plans and Drawings	
p) List in a schedule accompanying this application all maps, plans and drawings enclosed with the application, stating title, scale and number.	Yes: [✓] No: []
Universal Design	
q) Please provide a statement as to how the proposed development has sought to comply with the principles of Universal Design (to encourage access and use of the development regardless of age, size, ability or disability). For assistance and general information on such matters please refer for example to the National Disability Authority's "Building for Everyone: A Universal Design Approach" and "Universal Design Guidelines for Homes in Ireland" at www.universaldesign.ie	Yes: [] No: [✓] (N/A as permitted)

13. Large-scale Residential Development Details

Note: If the answer to any of the below statements is "Yes", please submit a brief statement in support of your application.

a) Are details of housing density, plot ratio, site coverage, building heights, proposed layout and aspect enclosed with the application?	Yes: [✓] No: []
b) Are details of public and private open space provision, landscaping, play facilities, pedestrian	Yes: [✓] No: [] (as permitted)

permeability, vehicular access and parking provision, where relevant, enclosed with the application?	
c) Are details of any proposals to address or, where relevant, integrate the proposed development with surrounding land uses enclosed with the application?	Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]
d) Are details of any proposals to provide for services infrastructure other than water, such as cabling (including broadband provision) and any phasing proposals enclosed with the application?	Yes: [<input type="checkbox"/>] No: [<input checked="" type="checkbox"/>] (as permitted)
e) Does the proposed development involve the demolition of a Protected Structure(s), in whole or in part? If "Yes", an explanation as to the need for the demolition of a Protected Structure(s) should be enclosed with this application.	Yes: [<input type="checkbox"/>] No: [<input checked="" type="checkbox"/>]
f) Do any statutory notices (e.g. Fire Safety, Enforcement, Dangerous Buildings, Derelict Sites, Building Control, etc.) apply to the site and/or any building thereon? If "Yes", enclose details with this application.	Yes: [<input type="checkbox"/>] No: [<input checked="" type="checkbox"/>]
g) Is information specified by the planning authority as necessary for inclusion in any application for permission for the proposed LRD, so included? If "Yes", give details of the specified information accompanying this application.	Yes: [<input type="checkbox"/>] No: [<input checked="" type="checkbox"/>]

14. Person Responsible for Preparation of Drawings and Plans:

Name:	Emma Graves
Company:	Henry J Lyons

15. Services:

Proposed Source of Water Supply: *(As permitted)*

Please indicate as appropriate:

(a) Existing Connection: ☒ New Connection: ☐

(b) Public Mains: ☒

Group Water Scheme: ☐ Name of Scheme: _____

Private Well: ☐

Other (please specify): _____

Proposed Wastewater Management / Treatment: *(As permitted)*

Please indicate as appropriate:

(a) Existing Connection: ☒ New Connection: ☐

(b) Public Sewer: ☒

Conventional septic tank system: ☐

Other on-site treatment system: ☐ Please specify: _____

Where the disposal of wastewater for the proposed development is other than to a public sewer, provide information on the on-site treatment system proposed and evidence as to the suitability of the site for the system proposed:

Proposed Surface Water Disposal: *(As permitted)*

Please indicate as appropriate:

(a) Public Sewer/Drain: ☐

Soakpit: ☐

Watercourse: ☒


Other: ☐ Please specify: _____

Irish Water Requirements:	
Please submit a current / valid Confirmation of Feasibility statement (COF) from Irish Water in response to a Pre-Connection Enquiry (PCE) in relation to <u>the proposed development</u> . (i.e. evidence that Irish Water has determined that it is feasible to provide a water and/or wastewater service and that there is capacity to connect to an Irish Water Network).	Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]
Traffic and Transportation and Associated Infrastructure:	
Please submit a statement on how the proposed development would address traffic and transportation issues, including road infrastructure, traffic generation, pedestrian and cyclist linkages and safety, public transport availability and capacity, and where applicable, issues regarding scoping of a Traffic / Transportation Impact Assessment.	Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]
Please submit a statement indicating, in the applicant's opinion, the proposal is consistent with the Design Manual for Urban Roads and Streets (Department of Transport, Tourism and Sport & Department of Environment, Community and Local Government, 2013).	Enclosed: Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]

16. Request Fee:

Fee Payable:	€ 80,000 (maximum fee)
Is the required fee enclosed with the request?	Yes: [<input checked="" type="checkbox"/>] No: [<input type="checkbox"/>]

17. I hereby declare that, to the best of my knowledge and belief, the information given in this form is correct and accurate and fully compliant with the Planning and Development Act 2000, as amended, and the Regulations made thereunder.

Signed: (Applicant or agent as appropriate)	
Date:	4th April 2023

Planning Authority (Official Use only)

Planning Reference

Planning Authority Stamp:

APPENDIX 1 – LETTER OF CONSENT

Monobrio Designated Activity Company

Embassy House, Ballsbridge, Dublin 4

Embassy House
Ballsbridge
Dublin 4

Fingal County Council
County Hall,
Main Street,
Swords,
County Dublin
K67 X8Y2

6th March 2023

To Whom It May Concern,

Re: Consent to Submit a Planning Application

We, the landowners of Lands at Baldoyle (formerly known as The Coast) Dublin 13, consent to The Shoreline Partnership submitting a planning application to Fingal County Council for the site.

Yours faithfully,



Fergus Farrell
Director

Directors

Matthew Brennan | Olan Cremin | Mark Donnelly | Peter Donnelly | Thomas Dowd | Fergus Farrell | Mark O'Donnell

Monobrio DAC is a designated activity company limited by shares. Registered in Ireland and having its registered office at the above address. Registered No: 657179

**APPENDIX 2 – GREEN BLUE INFRASTRUCURE APPENDIX A, B, C
FORMS**

<p><u>Proposed Scenario:</u></p> <p>Surface Water Management Design Statement</p>	<p>(250 words max)</p> <p><i>separate sheet may be included</i></p>
<p>This shall be a clear concise summary of the surface water design proposal.</p> <p>Applicants shall provide a brief explanation of how they have responded to the principles of Sustainable Drainage Systems (SuDS) Design contained in this policy. This could include implications of SuDS on design of other aspects of the development and price comparisons. We encourage that proposals are mindful of future implications from the beginning and present outline designs based on realistic options including maintenance activities and how they are resourced.</p> <p>Applicants shall be required to clearly demonstrate how the design makes a significant and positive contribution to the amenity value of the open space provision and shall state how the usability of these areas by the public has been addressed. Reference shall also be made on how the design considered the access and use of maintenance machinery in terms of slopes and any hard structures (e.g. head walls) located within the open space areas.</p>	<p>The surface water strategy for this application forms part of a larger SuDS masterplan strategy for the masterplan for the Shoreline GA01 and GA03 lands in Baldoyle.</p> <p>It is proposed to drain surface water runoff from the subject proposed development to the existing constructed wetland immediately to the north, which has been installed as permitted under a previous planning application (reg. ref. F16A/0412). The constructed wetland has been sized to cope with a 1:100-year storm event (plus a 20% climate change increase factor) and to provide treatment and interception storage for an area of 22.3 hectares. The contributing area of this site has been accounted for in the constructed wetland's design.</p> <p>In addition to the wetlands, several SuDS systems have been proposed to improve water quality, mimic natural water quantities, enhance amenity and biodiversity, and recharge the water table where possible to form the first steps on the treatment train before final release to the wetlands. These SuDS features include green roofs, bio-retention areas, integrated tree pits, swales, permeable paving, and rainwater butts. The soil on site is generally not suitable for infiltration but every effort is made to allow for infiltration when and where possible by providing a high-level overflow from elements such as permeable paving and tree pits.</p> <p>The SuDS design provides enhanced amenity and biodiversity for coastal wildlife, residents, and visitors alike, with the provision of generous landscaping, green roofs, and a wetland that will further establish itself into the future.</p>

<p><u>Existing Scenario:</u></p> <p>Surface Water Statement</p>	<p>(250 words max)</p> <p><i>separate sheet may be included</i></p>
<p>Description of existing subject site outlining the drainage characteristics - topography, ground conditions, suitability for infiltration, natural directions and paths for water movement, existing surface water flood risk.</p>	<p>The existing subject site is undeveloped land but forms part of a masterplan drainage/SuDS strategy for the development of the Shoreline GA01 and GA03 lands in Baldoyle, which was approved under a previous planning permission (reg. ref. F16A/0412) and has since largely been constructed.</p> <p>The topography falls from South to North, following natural flow paths to the sea. Soil conditions are considered poor for infiltration. A constructed wetland to the north has been constructed as permitted under reg. ref. F16A/0412.</p>

SuDS Measures	Measures to be used on this site	Rationale for selecting/not selecting measure	Area of Feature (m ²)	Attenuation volume of feature (m ³)
Source Control				
Swales	Yes	Swales provided adjacent to roads where verge abuts kerb.	714	0
Integrated constructed Tree Pits	Yes	Tree pits integrated where they can receive the most run-off (i.e. adjacent to roads at low points)	142	0
Rainwater Butts	Yes	Rainwater butts provided to the rear of private houses, where water collected can be reused in gardens.	-	0
Downpipe Planters	No	Not consistent with overall landscape strategy.	n/a	n/a
Rainwater harvesting	No	Not feasible due to running and installation costs.	n/a	n/a
Soakaways	No	Not feasible due to poor permeability onsite.	n/a	n/a
Infiltration trenches	No	Not feasible due to poor permeability onsite.	n/a	n/a
Permeable pavement (Grasscrete, Block paving, Porous Asphalt etc.)	Yes	Permeable paving proposed at external parking bays.	5263	0
Green Roofs	Yes	Green roofs provided on flat roofs where practicable.	3086	0
Green wall	No	Measure not consistent with overall landscape strategy and not suited to proposed façade treatments.	n/a	n/a
Filter strips	No	Development density and poor soil permeability preclude use of filter strips.	n/a	n/a
Bio-retention systems/Raingardens	Yes	Bio-retention areas integrated in areas where they can receive the most run-off (i.e. adjacent to roads at low points).	106	0
Blue Roofs	No	Green roof preferred.	n/a	n/a
Filter Drain	No	Development density, poor soil permeability, and urban context preclude use of filter drains.	n/a	n/a

SuDS Measures	Measures to be used on this site	Rationale for selecting/not selecting measure	Area of Feature (m ²)	Attenuation volume of feature (m ³)
Site Control				
Detention Basins	No	Refer to regional control below.	n/a	n/a
Retentions basins	No	Refer to regional control below.	n/a	n/a
Regional Control				
Ponds	No	Constructed wetland used instead of ponds.	n/a	n/a
Wetlands	Yes	Constructed wetland serves GA1, GA2, and GA3 development areas, as permitted under reg. ref. F16A/0412.	7600	3500
Other				
Petrol/Oil interceptor	Yes	Petrol interceptors provided as part of foul drainage system for impermeable car parking areas. All external car parking bays have permeable paving, and no car parking areas drain to stormwater system.	-	-
Attenuation tank – only as a last resort where other measures are not feasible	No	Other preferable measures are feasible.	n/a	n/a
Oversized pipes– only as a last resort where other measures are not feasible	No	Other preferable measures are feasible.	n/a	n/a

Notes:

1. Fingal has a preference for above ground Green Infrastructure rather than tanks or oversized pipes. Above ground flows through swales, basins etc are encouraged.
2. Demonstrate SUDS system will have sufficient Pollutant removal efficiency in accordance with Ciria Suds Manual C753
3. Basins and swale sides should be no steeper than 1:4 and no deeper than 1.2m in the 1%AEP
4. Culverting shall be avoided where possible
5. De-culverting is encouraged.
6. Please submit evidence of infiltration rates
7. To account for climate change in the design of the drainage system rainfall intensities should be factored up by 20%
8. The Applicant must provide Suds checklists in accordance with the Appendix B of the Ciria Suds manual C753

Appendix	Name
B3	Full planning
B4	Scheme design
B5	Health and safety
B6	Infiltration assessment
B7	Proprietary treatment
B9	filter strip
B11	filter drain
B13	swale
B15	bioretention
B16	pervious pavement
B17	attenuation tank
B19	basin
B21	pond wetland

Overall Development Site Area (m2)				88,658							
% Permeable Areas (open space, green roofs, permeable surfacing etc)				41% (36,563m ²)							
% Hardstanding Areas (roof areas, road surfaces, concrete paved areas etc)				59% (52,095m ²)							
Park Type as per Table 12.5 of the Development Plan)	Park size (m²)	Area of Drainage green infrastructure in park (m²)	Percentage of drainage infrastructure per park (%)	Swale (m²)	Filter strip (m²)	Bioretention area (m²)	Retention basin (m²)	Detention basin (m²)	Pond (m²)	Wetland ((m²)	No. of head walls located on open space area
Pocket Park (500m ² - 0.2ha)	2,663	0	0	-	-	-	-	-	-	-	-
Small Park (0.2ha to 2ha)	7,337	0	0	-	-	-	-	-	-	-	-
Local Park (2-20ha)	-	-	-	-	-	-	-	-	-	-	-
Urban Park Neighbourhood (20ha to 50ha)	-	-	-	-	-	-	-	-	-	-	-
Regional Park (over 50 ha)	-	-	-	-	-	-	-	-	-	-	-
Other permeable surfaces Grass margins/ Environmental open space *Not part of open space provision	23,477	820	3.5	714	-	106	-	-	-	-	0