



**Brady Shipman
Martin.**

**Built.
Environment.**

Fingal County Council
Planning Department
County Hall
Main Street
Swords
County Dublin
K67 X8Y2

Date: 4th April 2023

**Re: Large-scale Residential Development (LRD) Application for Alterations to Permitted
GA01 SHD (ABP Reg. Ref. 310418) for lands at Baldoyle/Stapolin, Dublin 13.**

(Planning Authority Reference Number: LRD0015).

Dear Sir/ Madam,

On behalf of the applicant, The Shoreline Partnership, please find enclosed a Large-scale Residential Development Application planning application for the above referenced proposal. The proposed development will consist of amendments to the permitted GA01 SHD (ABP Reg. Ref. 310418) for lands at Baldoyle/Stapolin, Dublin 13.

An EFT has been lodged to Fingal County Council in the amount of €80,000 with confirmation of the EFT payment enclosed within.

We confirm that 10. no. copies and 1 no. digital copy have been submitted in total.

A completed Planning Application Form is submitted and 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 the Architectural Drawing Pack.

We trust that all relevant documentation has been enclosed, however, please do not hesitate to contact the undersigned on any issue arising.

Yours sincerely,

Pauline Byrne
for
Brady Shipman Martin



**Brady Shipman
Martin.**
**Built.
Environment.**

Document Schedule

Brady Shipman Martin – Planning Documentation

Document No	Title	Date	Size
-	Planning Application Form & Appendices	Apr-23	A4
-	Letter of Consent (inc. as appendix to Application Form)	Mar-23	A4
-	Planning Application Fee	Mar-23	A4
-	Newspaper Notice	Apr-23	A3
-	Site Notice	Apr-23	A4
-	Planning Report & Statement of Consistency	Apr-23	A4
-	Cover Letter to FCC & Schedule	Apr-23	A4
-	Response to FCC Opinion	Apr-23	A4

Brady Shipman Martin – Environmental Documentation

Document No	Title	Date	Size
-	Screening for the Requirement for Environmental Impact Assessment	Mar-23	A4

Altamar – Environmental Consultants

Document No	Title	Date	Size
-	Appropriate Assessment Screening & Natura Impact Statement	Apr-23	A4

Henry J Lyons – Architect

Document No	Title	Date	Size
-	Architectural Design Statement	Mar-23	A3
-	Drawing / Document Register	Mar-23	A3
-	Part V Allocation	Mar-23	A3 & A4
	Block A Planning Compliance Schedule	Mar-23	A3
	Block D Planning Compliance Schedule	Mar-23	A3
	Masterplan Schedule	Mar-23	A3
	Apartments Schedule	Mar-23	A3



**Brady Shipman
Martin.**

**Built.
Environment.**

Drawing No	Title	Scale	Size
ST P0001	Site Location Map 1:2500	1:2500	AO
ST P0002	Site Location Map 1:1000	1:1000	AO
ST P0003	Existing Permitted Site Layout Plan	1:500	AO
ST P0007	Proposed Site Layout Plan	1:500	AO
ST P0015	Existing Permitted Site Elevations 1 of 4	1:500	AO
ST P0016	Existing Permitted Site Elevations 2 of 4	1:500	AO
ST P0017	Existing Permitted Site Elevations 3 of 4	1:500	AO
ST P0018	Existing Permitted Site Elevations 4 of 4	1:500	AO
ST P0019	Proposed Site Elevations 1 of 4	1:500	AO
ST P0020	Proposed Site Elevations 2 of 4	1:500	AO
ST P0021	Proposed Site Elevations 3 of 4	1:500	AO
ST P0022	Proposed Site Elevations 4 of 4	1:500	AO
ST P0023	Block A Permitted Ground Floor Plan	1:200	A1
ST P0024	Block A Permitted First Floor Plan	1:200	A1
ST P0025	Block A Permitted Second Floor Plan	1:200	A1
ST P0026	Block A Permitted Third Floor Plan	1:200	A1
ST P0027	Block A Permitted Fourth Floor Plan	1:200	A1
ST P0028	Block A Permitted Fifth Floor Plan	1:200	A1
ST P0029	Block A Permitted Sixth Floor Plan	1:200	A1
ST P0030	Block A Permitted Seventh Floor Plan	1:200	A1
ST P0031	Block A Permitted Roof Plan	1:200	A1
ST P0032	Block A Permitted North Elevation	1:200	A1
ST P0033	Block A Permitted East Elevation	1:200	A1
ST P0034	Block A Permitted South Elevation	1:200	A1
ST P0035	Block A Permitted West Elevation	1:200	A1
ST P0036	Block A Permitted Section AA	1:200	A1



**Brady Shipman
Martin.**

**Built.
Environment.**

ST P0041	Block D Permitted Ground Floor Plan	1:200	A1
ST P0042	Block D Permitted First Floor Plan	1:200	A1
ST P0043	Block D Permitted Second Floor Plan	1:200	A1
ST P0044	Block D Permitted Typical Floor Plan (3rd-4th Floor)	1:200	A1
ST P0045	Block D Permitted Fifth Floor Plan	1:200	A1
ST P0046	Block D Permitted Sixth Floor Plan	1:200	A1
ST P0047	Block D Permitted Seventh Floor Plan	1:200	A1
ST P0048	Block D Permitted Eighth Floor Plan	1:200	A1
ST P0049	Block D Permitted Typical Tower (9th-13th Floor Plan	1:200	A1
ST P0050	Block D Permitted Fourteenth Floor Plan	1:200	A1
ST P0051	Block D Permitted Fifteenth Floor Plan	1:200	A1
ST P0052	Block D Permitted Roof Plan	1:200	A1
ST P0053	Block D Permitted East Elevation	1:200	A1
ST P0054	Block D Permitted North Elevation	1:200	A1
ST P0055	Block D Permitted West Elevation	1:200	A1
ST P0056	Block D Permitted South Elevation	1:200	A1
ST P0057	Block D Permitted Section AA	1:200	A1
ST P0058	Block D Permitted Section BB	1:200	A1
ST P0059	Block D Permitted Section-Elevation CC	1:200	A1
ST P0060	Block D Permitted Section-Elevation DD	1:200	A1
ST P0061	Block D Permitted Section-Elevation EE	1:200	A1
ST P0062	Block D Permitted Section-Elevation FF	1:200	A1
ST P0063	Block D Permitted Section GG	1:200	A1
A P1010	Block A Proposed Ground Floor Plan	1:200	A1
A P1011	Block A Proposed First Floor Plan	1:200	A1
A P1012	Block A Proposed Second Floor Plan	1:200	A1



**Brady Shipman
Martin.**

**Built.
Environment.**

A P1013	Block A Proposed Third Floor Plan	1:200	A1
A P1014	Block A Proposed Fourth Floor Plan	1:200	A1
A P1015	Block A Proposed Fifth Floor Plan	1:200	A1
A P1016	Block A Proposed Sixth Floor Plan	1:200	A1
A P1017	Block A Proposed Roof Plan	1:200	A1
A P2001	Block A Proposed North Elevation	1:200	A1
A P2002	Block A Proposed East Elevation	1:200	A1
A P2003	Block A_ Proposed South Elevation	1:200	A1
A P2004	Block A Proposed West Elevation	1:200	A1
A P3001	Block A Proposed Section AA	1:200	A1
D P1000	Block D Proposed Ground Floor Plan	1:200	A1
D P1001	Block D Proposed First Floor Plan	1:200	A1
D P1002	Block D Proposed Second Floor Plan	1:200	A1
D P1003	Block D Proposed Third Floor Plan	1:200	A1
D P1004	Block D Proposed Fourth Floor Plan	1:200	A1
D P1005	Block D Proposed Fifth Floor Plan	1:200	A1
D P1006	Block D Proposed Sixth Floor Plan	1:200	A1
D P1007	Block D Proposed Seventh Floor Plan	1:200	A1
D P1008	Block D Proposed Eighth Floor Plan	1:200	A1
D P1009	Block D Proposed Ninth Floor Plan	1:200	A1
D P1010	Block D Proposed Tenth Floor Plan	1:200	A1
D P1011	Block D Proposed Roof Plan	1:200	A1
D P2001	Block D Proposed East Elevation	1:200	A1
D P2002	Block D Proposed North Elevation	1:200	A1
D P2003	Block D Proposed West Elevation	1:200	A1
D P2004	Block D Proposed South Elevation	1:200	A1
D P3001	Block D Proposed Section AA	1:200	A1



**Brady Shipman
Martin.**
**Built.
Environment.**

D P3002	Block D Proposed Section BB	1:200	A1
D P3003	Block D Proposed Section-Elevation CC	1:200	A1
D P3004	Block D Proposed Section-Elevation DD	1:200	A1
D P3005	Block D Proposed Section-Elevation EE	1:200	A1
D P3006	Block D Proposed Section-Elevation FF	1:200	A1
D P3007	Block D Proposed Section GG	1:200	A1
AD P1900	Block A & D Proposed Unit Types Studio Apartment	1:100	A1
A P1901	Block A Proposed Unit Types One Bed Apartment	1:100	A1
A P1902	Block A Proposed Unit Types Two Bed Apartment 01	1:100	A1
A P1903	Block A Proposed Unit Types Two Bed Apartment 02	1:100	A1
A P1904	Block A Proposed Unit Types Three Bed Apartment	1:100	A1
D P1901	Block D Proposed Unit Types One Bed Apartment	1:100	A1
D P1903	Block D Proposed Unit Types Two Bed Apartment 01	1:100	A1
D P1904	Block D Proposed Unit Types Two Bed Apartment 02	1:100	A1
D P1905	Block D Proposed Unit Types Three Bed Apartment	1:100	A1

CS Consulting – Engineers

Document No	Title	Date	Size
-	Engineering Services Statement	Mar-23	A4

Cunnane Stratton Reynolds

Document No	Title	Date	Size
-	Comparative Visual Impact Summary	Mar-23	A4

OCSC Engineers

Document No	Title	Date	Size
-	Daylight, Sunlight & Overshadowing Assessment	Mar-23	A4
Drawing No	Title	Scale	Size
R500-OCSC-GA01-XX-DR-E-0006	Electrical Stapolin Square Parklands & Courtyards Lighting	1:250	A0



**Brady Shipman
Martin.**
**Built.
Environment.**

ModelWorks			
Document No	Title	Date	Size
-	Verified Photomontages	Mar-23	A3