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Planning Department
Dún Laoghaire-Rathdown County Council
Marine Road
Dun Laoghaire
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3rd March 2026

Large Scale Residential Development
Application to Dún Laoghaire-Rathdown County Council for proposed amendments to permitted SHD Ref ABP-311411-21

Lands at Baker's Hall (formally Baker's Corner)
Rochestown Avenue & Kill Avenue, Dun Loaghaire, Co. Dublin

Dear Sir / Madam,

We, Brock McClure Planning & Development Consultants, 63 York Road, Dún Laoghaire, Co. Dublin are instructed by our client, **Baker's Forge Properties Ltd. 22 Windsor Place, Dublin 2** to lodge this LRD application to Dún Laoghaire-Rathdown County Council under the Large-Scale Residential Development (LRD) process.

The overall proposal relates to amendments to the permitted SHD Ref. ABP-311411-21. The approved development relates to a mixed-use commercial and residential scheme comprising student accommodation, retail units and public house and associated open space, car and bicycle parking etc. on lands now known as 'Baker's Hall', at the junction of Rochestown Avenue, and Kill Avenue, Dun Laoghaire, Co. Dublin.

This application is made in accordance with the details set out in the Planning & Development (Large Scale Residential Development) Regulations 2021 whereby a pre-application LRD Meeting has taken place with Dún Laoghaire-Rathdown County Counci. The final proposal reflects the discussions with Dún Laoghaire-Rathdown County Council.

This LRD Planning Application has been submitted via the planning.localgov.ie portal. We also confirm that a digital copy of all material is available to be viewed by the public at the following website: www.bakershalllrd.ie

Applicable Planning Fee

In relation to the planning application fee, after consultation with Dún Laoghaire-Rathdown County Council (Planning Registry & Decisions) on 22/01/2026, it was advised that in accordance with Article 161 (2) (b)(ii) of the Planning and Development Regulations, 2001 (as amended), the fee for this amendment planning application shall be one quarter of the original fee, plus €130 per each new housing unit which has been calculated in the following table. This fee has been paid by EFT, and a receipt for same is hereby enclosed.

Class of Development	Amount of Fee	Proposal	Total
Class 14 b	€130 per housing unit	24 no. units	€3,120.00
Total for proposed amendment LRD scheme (25% of original fee of €23,706.78)			€5,926.70
Total Feel Payable			**€9,046.70**

Part V Compliance

This amendment application does not give rise to any requirement under Part V of the Planning and Development Act 2000 (as amended). The parent permission granted under Reg. Ref ABP-311411-21 was expressely permitted as purpose-built student accommodation, a form of development which is exempt from Part V obligations, having regard to Section 96(13) of the Act, which defines the scope of 'housing development' for the purpsoes of Part V. Purpose built student accommodation does not fall within this definition, as it does not constitute permanant residential accommdation and the proposed amendments herein do not alter the nature, use or planning status of the development in this regard.

As such, there is no material change that would warrant a reassessment of Part V for the purposes of the subject development. This approach is consistent with established planning practice within the administrative county of Dun Laoghaire Rathdown, where comparable student accommodation schemes – both at initial application and amendment stage – have proceeded on the basis that Part V does not apply, an approach that has been accepted by the Planning Authority.

The proposed amendments therefore maintain full consistency with the approved development and with the established interpretation and application of Part V in respect of student accommodation developments.

The following details are now provided for the Planning Authority's consideration :

Items	Consultant
Appropriate Fee - (Refer to EFT Receipt)	Applicant EFT
Applicant Consent to Agent	Applicant
Planning Application Form A	Brock McClure Planning & Development Consultants
Cover Letter incl. Part V Correspondence	
LRD Form No. 19	
Site Notice – Erected in 5 no. locations at the application site	
Newspaper Notice – As published in the Irish Daily Star	
Planning Report & Statement of Consistency	
Site Location Map	Meitheal Architects
Site Layout Plan	
Full Set of Architectural Drawings & Drawing Register	
Architectural Design Statement & Accomodation Schedules	
Scheme CGIs & Visual Impact Assessment	
Landscape Masterplan & Landscape Drawing Pack	Jane McCorkell Landscapes
Landscape Design Report	
Engineering Drawing Pack	O'Connor Sutton Cronin Consultant Engineers
Technical Note on RSA	
Tehnical Note on SSFRA	
Car Parking Management Plan	
Mobility Management Plan	
Bicycle Parking Management Plan	
Engineering Services Report	
Daylight & Sunlight Report	3D Design Bureau
Site Lighting & EV Charging - Drawing & Report & Part L Compliance	RMCE Engineers
Construction & Demolition Waste Management Plan	Ganson Building & Engineering
Conservation Note on Proposed Amendment Works	Crimmons Grade 1 Conservation Architects

Operational Waste Management Plan	Wave Dynamics
AA Screening, EIA Screening, EcIA – Addendum Notes	DNV Enviroguide
2 No. Letters of Intent	Commerial Agent/Operator

We confirm that we act for **Baker Forge Properties Limited** and request that all future correspondence in relation to this matter be directed to this office. We trust that you will find everything in order.

If you have any queries, please contact me directly.

Yours sincerely,

Sinéad Bowen-Crowe
Brock McClure
Planning & Development Consultants
sinead@brockmcclure.ie