LRD Application Form no. 19

Form to be included with an application for permission for a Large-scale Residential Development

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

Form no. 19 (Stage 3 LRD)	

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

Prospective Applicant Name:	Baker Forge Properties Ltd.

Contact details of person authorised to operate on behalf of the Prospective Applicant (Applicant or Agent): (Not for Public release)	
Name:	Sinéad Bowen-Crowe Brock McClure (Agent)
Correspondence Address:	Brock McClure Planning & Development Consultants 63 York Road, Dún Laoghaire, Co. Dublin
Telephone:	01 559 3859
Email:	hello@brockmcclure.ie

Declaration:	
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.	
Signature of person authorised to operate on behalf of the Prospective Applicant: . (Agent) – Brock McClure	
Date:	29/01/2026

Address of the proposed Large-scale Residential Development:
'Baker's Hall', (formally known as Baker's Corner), Rochestown Avenue and Kill Avenue, Dún Laoghaire, Co. Dublin

Zoning:

Site zoning in current Development Plan or Local Area Plan for the area:	Objective NC- To protect, provide and/or improve mixed-use neighbourhood centre facilities.

Existing use(s) of the site and proposed use(s) of the site:	Previous Use – Licensed Premises Permitted Use – Neighbourhood Centre w/ Student Accommodation & Public House and 2 No. Commercial (Retail) Units. Proposed – Amendments to the permitted use currently under construction.

Supporting documents	**Enclosed**		
Site location map sufficient to identify the land, at appropriate scale.	Yes [x]	No: [ ]	
Site layout plan of the proposed development, at appropriate scale.	Yes [x]	No: [ ]	
Statement of consistency with the Development Plan	Yes [x]	No: [ ]	
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 [x]	No: [ ]	
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 [x]	No: [ ]	N/A: [ ]
Design			
A design statement that addresses the sites location and context and the proposed design strategy.	Yes [x]	No: [ ]	
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 [x]	No: [ ]	
Water Services:	**Enclosed**		
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 [x]	No: [ ]	

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 [x]	No: [ ]	

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 [x]	No: [ ]	
An indication of timelines and phasing for water demand or wastewater collection requirements, or both, as appropriate.	Yes [x]	No: [ ]	
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**
Traffic and Transport:	**Enclosed**		
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:[x]	No: [ ]	
Is a Travel Plan included with the application, having regard to the relevant Development Plan / Local Area Plan requirements?	Yes:[x]	No: [ ]	
Taking in Charge:	**Enclosed**		
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:[x]	No: [ ]	Enclosed
Maps, Plans and Drawings	**Enclosed**		
List in a schedule accompanying this application all maps, plans and drawings enclosed with the application, stating title, scale and number.	Yes:[x]	No: [ ]	

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.

Please tick appropriate box:	**Yes**	**No**

(a) Are details of housing density, plot ratio, site coverage, building heights, proposed layout and aspect enclosed with the application?	✓	

(b) Are details of public and private open space provision, landscaping, play facilities, pedestrian 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?	✓	
(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?	✓ As per parent permission	
(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.		✓
(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.	✓ Set out in the accompanying planning report	

Breakdown of Housing units:

Houses		
Unit Type	**No. of Units**	**Gross floor space in m²**
1-bed	n/a	n/a
2-bed	n/a	n/a
3-bed	n/a	n/a
4-bed	n/a	n/a
4+ bed	n/a	n/a
Total	n/a	n/a

Apartments			
Unit Type	**No. of Units**	**No. of Bedspaces**	**Gross floor space in m²**
Studio	n/a	n/a	n/a
1-bed	n/a	n/a	n/a

2-bed	n/a	n/a	n/a
3-bed	n/a	n/a	n/a
4-bed	n/a	n/a	n/a
4+ bed	n/a	n/a	n/a
Total	n/a	n/a	n/a

Student Accommodation			
Unit Type	**No. of Units**	**No. of Bedspaces**	**Gross floor space in m²**
Studio	25	25	511.2
1-bed	0	0	0
2-bed	0	0	0
3-bed	4	12	307.1
4-bed	0	0	0
4+ bed	38	262	6,202.2
Total		300	6,613.5

State total number of residential units in proposed development	274 Permitted 24 Proposed 300 bedspaces

LRD Floor Space	**Gross Floor Space in m²**
(a) State the cumulative gross floor space of residential accommodation, in m²:	6,613.5 m^2 (Total permitted and proposed) Proposed extension – c. 435 sqm GFA
(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:	9168.4sqm Total GFA
(i) e.g Parking (Please distinguish between, residential, commercial, surface and under croft)	30 no. surface Car Parking Spaces (As Permitted & Not For Student Accommodation Purposes)
(ii) e.g. Childcare	0 m^2
(iii) Please add additional areas of shared or commercial space	
Public House (permitted, subject to amendment)	272.4sqm
Retail Unit A (permitted, subject to amendment)	239.5sqm
Retail Unit B (permitted subject to amendment)	126.1sqm
Communal Facilities	834.7sqm

ESB Substation and Switch Room (permitted, subject to amendment)	23.4sqm
(c) State the cumulative gross floor space of the non-residential development proposed in m² 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:	2552.9sqm

Class of Development	**Gross Floor Space in m**
(i) Residential	6,613.5 sqm
(ii) Childcare	0 sqm
(iii) Commercial	638sqm
(d) State the total LRD Floor space as per the definition in section 2 of the Act ((a) plus (c))	9,168.4 sqm
	Percentage
(e) Express (a) as a percentage of (d):	72.1%
(f) Express (c) as a percentage of (d):	27.8%
(e) plus (f)	**100%**

Planning Authority Official Use only:
Planning Reference:
Planning Authority Stamp: