



**Brady Shipman
Martin.**

**Built.
Environment.**

Planning Department
Fingal County Council
County Hall
Main Street
Swords
Co. Dublin

Date: 24th July 2026

Re: Large-scale Residential Development (LRD) Application for Amendments to Permitted SHD (ABP-310418-21 and as amended under LRD/0015/S3 & LRD/0073/S3E) on lands at Baldoyle/Stapolin, referred to as the Coast, Dublin 13.
(Planning Authority Reference Number: LRD0074).

Dear Sir/ Madam,

On behalf of the applicant, The Land Development Agency, please find enclosed a Large Scale Residential Development Application planning application for the above referenced proposal.

The subject application site (hereafter called 'the site') is located at Baldoyle-Stapolin, Dublin 13, on lands formerly known as The Coast, Baldoyle. It is a site of approx. 3.3 ha, which forms part of the wider c.9.1ha development permitted under ABP Reg. Ref. ABP-310418-21 (FCC Reg. Ref. SHD/011/20). The proposed amendments comprise of alterations to the permitted Blocks A and D and Stapolin Square only.

10 no. hard copies (as the application includes an NIS) and 1 no. digital copy of this LRD Application is submitted to Fingal County Council, as the appropriate planning authority in which the proposed Large Scale Residential development is located.

All documentation that forms part of this application are listed in the *List of Enclosures* as attached to this cover letter. All documentation is also available to view online on a dedicated website setup by the applicant.

An EFT has been lodged to Fingal County Council for the application fee with confirmation of the EFT payment enclosed within this pack.

If you require any additional information, please do not hesitate to contact us.

Yours sincerely,

Pauline Byrne

Partner & Head of Planning
Brady Shipman Martin

APPENDIX 1 - SCHEDULE OF DOCUMENTS

Brady Shipman Martin - Planning and Environmental Consultants		
Title	Scale	Size
Cover Letter to DCC (including Schedule of Documents)	N/A	A4
FCC Planning Application Form 19	N/A	A4
Planning Report & Statement of Consistency	N/A	A4
Response to LRD Opinion	N/A	A4
EIA Screening Report	N/A	A4
Childcare Demand Assessment	N/A	A4
Newspaper Notice	N/A	A3
Site Notice	N/A	A3

Henry J Lyons Architects - Architectural Consultants			
Document/Drawing No.	Title	Scale	Size
STAP-HJL-A-XX-DR-A-0001	SITE LOCATION MAP	1:2500	A1
STAP-HJL-A-XX-DR-A-0003	EXISTING PERMITTED SITE LAYOUT PLAN	1:500	A0
STAP-HJL-A-XX-DR-A-0004	PROPOSED SITE LAYOUT PLAN	1:500	A0
STAP-HJL-A-XX-DR-A-0005	PROPOSED SITE PHASING PLAN	1:500	A0
STAP-HJL-A-XX-DR-A-0020	EXISTING PERMITTED SITE ELEVATIONS	1:500	A0
STAP-HJL-A-XX-DR-A-0021	PROPOSED SITE ELEVATIONS	1:500	A0
STAP-HJL-AD-B1-DR-A-0040	PROPOSED TAKING IN CHARGE - GROUND FLOOR PLAN	1:250	A0
STAP-HJL-AD-B1-DR-A-0041	PROPOSED TAKING IN CHARGE - ROOF PLAN	1:250	A0
A P1010	BLOCK A EXISTING PERMITTED GROUND FLOOR PLAN	1:200	A1
A P1011	BLOCK A EXISTING PERMITTED FIRST FLOOR PLAN	1:200	A1
A P1012	BLOCK A EXISTING PERMITTED SECOND FLOOR PLAN	1:200	A1
A P1013	BLOCK A EXISTING PERMITTED THIRD FLOOR PLAN	1:200	A1
A P1014	BLOCK A EXISTING PERMITTED FOURTH FLOOR PLAN	1:200	A1
A P1015	BLOCK A EXISTING PERMITTED FIFTH FLOOR PLAN	1:200	A1
A P1016	BLOCK A EXISTING PERMITTED SIXTH FLOOR PLAN	1:200	A1
A P1017	BLOCK A EXISTING PERMITTED ROOF PLAN	1:200	A1
A P2001	BLOCK A EXISTING PERMITTED NORTH ELEVATION	1:200	A1
A P2002	BLOCK A EXISTING PERMITTED EAST ELEVATION	1:200	A1
A P2003	BLOCK A EXISTING PERMITTED SOUTH ELEVATION	1:200	A1
A P2004	BLOCK A EXISTING PERMITTED WEST ELEVATION	1:200	A1
A P3001	BLOCK A EXISTING PERMITTED SECTION AA	1:200	A1
A P3002	BLOCK A EXISTING PERMITTED SECTION BB	1:200	A1
A P3003	BLOCK A EXISTING PERMITTED SECTION CC	1:200	A1
A P3004	BLOCK A EXISTING PERMITTED SECTION DD	1:200	A1
A P3005	BLOCK A EXISTING PERMITTED SECTION EE	1:200	A1
D P1000	BLOCK D EXISTING PERMITTED GROUND FLOOR PLAN	1:200	A1
D P1001	BLOCK D EXISTING PERMITTED FIRST FLOOR PLAN	1:200	A1
D P1002	BLOCK D EXISTING PERMITTED SECOND FLOOR PLAN	1:200	A1
D P1003	BLOCK D EXISTING PERMITTED THIRD FLOOR PLAN	1:200	A1
D P1004	BLOCK D EXISTING PERMITTED FOURTH FLOOR PLAN	1:200	A1
D P1005	BLOCK D EXISTING PERMITTED FIFTH FLOOR PLAN	1:200	A1
D P1006	BLOCK D EXISTING PERMITTED SIXTH FLOOR PLAN	1:200	A1
D P1007	BLOCK D EXISTING PERMITTED SEVENTH FLOOR PLAN	1:200	A1
D P1008	BLOCK D EXISTING PERMITTED EIGHTH FLOOR PLAN	1:200	A1
D P1009	BLOCK D EXISTING PERMITTED NINTH FLOOR PLAN	1:200	A1
D P1010	BLOCK D EXISTING PERMITTED TENTH FLOOR PLAN	1:200	A1
D P1011	BLOCK D EXISTING PERMITTED ROOF PLAN	1:200	A1
D P2001	BLOCK D EXISTING PERMITTED EAST ELEVATION	1:200	A1
D P2002	BLOCK D EXISTING PERMITTED NORTH ELEVATION	1:200	A1
D P2003	BLOCK D EXISTING PERMITTED WEST ELEVATION	1:200	A1
D P2004	BLOCK D EXISTING PERMITTED SOUTH ELEVATION	1:200	A1
D P3002	BLOCK D EXISTING PERMITTED SECTION BB	1:200	A1
D P3003	BLOCK D EXISTING PERMITTED SECTION CC	1:200	A1
D P3004	BLOCK D EXISTING PERMITTED SECTION DD	1:200	A1
D P3005	BLOCK D EXISTING PERMITTED SECTION EE	1:200	A1
D P3006	BLOCK D EXISTING PERMITTED SECTION FF	1:200	A1
D P3007	BLOCK D EXISTING PERMITTED SECTION GG	1:200	A1
STAP-HJL-A-00-DR-A-1010	00 - PROPOSED GROUND FLOOR PLAN - BLOCK A	1:200	A1
STAP-HJL-A-01-DR-A-1011	01 - PROPOSED FIRST FLOOR PLAN - BLOCK A	1:200	A1
STAP-HJL-A-02-DR-A-1012	02 - PROPOSED SECOND FLOOR PLAN - BLOCK A	1:200	A1
STAP-HJL-A-03-DR-A-1013	03 - PROPOSED THIRD FLOOR PLAN - BLOCK A	1:200	A1
STAP-HJL-A-04-DR-A-1014	04 - PROPOSED FOURTH FLOOR PLAN - BLOCK A	1:200	A1
STAP-HJL-A-05-DR-A-1015	05 - PROPOSED FIFTH FLOOR PLAN - BLOCK A	1:200	A1
STAP-HJL-A-06-DR-A-1016	06 - PROPOSED SIXTH FLOOR PLAN - BLOCK A	1:200	A1

Document/Drawing No.	Title	Scale	Size
STAP-HJL-A-RF-DR-A-1018	08 - PROPOSED ROOF PLAN - BLOCK A	1:200	A1
STAP-HJL-D-00-DR-A-1020	00 - PROPOSED GROUND FLOOR PLAN - BLOCK D	1:200	A1
STAP-HJL-D-01-DR-A-1021	01 - PROPOSED FIRST FLOOR PLAN - BLOCK D	1:200	A1
STAP-HJL-D-02-DR-A-1022	02 - PROPOSED SECOND FLOOR PLAN - BLOCK D	1:200	A1
STAP-HJL-D-03-DR-A-1023	03 - PROPOSED THIRD FLOOR PLAN - BLOCK D	1:200	A1
STAP-HJL-D-04-DR-A-1024	04 - PROPOSED FOURTH FLOOR PLAN - BLOCK D	1:200	A1
STAP-HJL-D-05-DR-A-1025	05 - PROPOSED FIFTH FLOOR PLAN - BLOCK D	1:200	A1
STAP-HJL-D-06-DR-A-1026	06 - PROPOSED SIXTH FLOOR PLAN - BLOCK D	1:200	A1
STAP-HJL-D-07-DR-A-1027	07 - PROPOSED SEVENTH FLOOR PLAN - BLOCK D	1:200	A1
STAP-HJL-D-08-DR-A-1028	08 - PROPOSED EIGHTH FLOOR PLAN - BLOCK D	1:200	A1
STAP-HJL-D-09-DR-A-1029	09 - PROPOSED NINTH FLOOR PLAN - BLOCK D	1:200	A1
STAP-HJL-D-RF-DR-A-1030	RF - PROPOSED ROOF PLAN - BLOCK D	1:200	A1
STAP-HJL-ZZ-ZZ-DR-A-1900	PROPOSED UNIT TYPES - 1BEDS 01	1:100	A1
STAP-HJL-ZZ-ZZ-DR-A-1901	PROPOSED UNIT TYPES - 1BEDS 02	1:100	A1
STAP-HJL-ZZ-ZZ-DR-A-1902	PROPOSED UNIT TYPES - 2BEDS 3P	1:100	A1
STAP-HJL-ZZ-ZZ-DR-A-1903	PROPOSED UNIT TYPES - 2BEDS 4P 01	1:100	A1
STAP-HJL-ZZ-ZZ-DR-A-1904	PROPOSED UNIT TYPES - 2BEDS 4P 02	1:100	A1
STAP-HJL-ZZ-ZZ-DR-A-1905	PROPOSED UNIT TYPES - 2BEDS 4P 03	1:100	A1
STAP-HJL-ZZ-ZZ-DR-A-1906	PROPOSED UNIT TYPES - 3BEDS 5P 01	1:100	A1
STAP-HJL-ZZ-ZZ-DR-A-1907	PROPOSED UNIT TYPES - UD	1:100	A1
STAP-HJL-A-ZZ-DR-A-2000	A1 - PROPOSED ELEVATIONS EAST WEST	1:200	A1
STAP-HJL-A-ZZ-DR-A-2001	A2 - PROPOSED ELEVATIONS EAST WEST	1:200	A1
STAP-HJL-A-ZZ-DR-A-2002	A3 - PROPOSED ELEVATIONS EAST WEST	1:200	A1
STAP-HJL-D-ZZ-DR-A-2003	D1 - PROPOSED ELEVATIONS EAST WEST	1:200	A1
STAP-HJL-D-ZZ-DR-A-2004	D2 - PROPOSED ELEVATIONS EAST WEST	1:200	A1
STAP-HJL-D-ZZ-DR-A-2005	D3 PROPOSED ELEVATIONS EAST WEST	1:200	A1
STAP-HJL-A-ZZ-DR-A-2006	PROPOSED ELEVATIONS NORTH A1 A2 A3	1:200	A1
STAP-HJL-D-ZZ-DR-A-2007	PROPOSED ELEVATIONS NORTH D1 D2 D3	1:200	A1
STAP-HJL-A-ZZ-DR-A-2008	PROPOSED ELEVATIONS SOUTH A1 A2 A3	1:200	A1
STAP-HJL-D-ZZ-DR-A-2009	PROPOSED ELEVATIONS SOUTH D1 D2 D3	1:200	A1
STAP-HJL-A-ZZ-DR-A-3000	BLOCK A - PROPOSED SECTION A-A	1:200	A0
STAP-HJL-D-ZZ-DR-A-3001	BLOCK D - PROPOSED SECTIONS A-A/B-B/C-C	1:200	A0
STAP-HJL-A-ZZ-DR-A-3002	STAP SQ - PROPOSED SECTIONS	1:200	A0
STAP-HJL-D-ZZ-DR-A-3003	BLOCK D - BUS RAMP SECTIONS	1:200	A0
STAP-HJL-ZZ-ZZ-DR-A-0010	TEMPORARY CRECHE PROPOSED SITE PLAN	1:500	A0
STAP-HJL-ZZ-ZZ-DR-A-1110	TEMPORARY CRECHE PROPOSED PLANS	1:200	A1
STAP-HJL-ZZ-ZZ-DR-A-1111	TEMPORARY CRECHE PROPOSED ELEVATIONS	1:200	A1
STAP-HJL-A-XX-SC-A-1910	HOUSING QUALITY ASSESSMENT SCHEDULE	NTS	A3
STAP- HJL-XX-XX-RT-A-9000	Design Statement	NTS	A3
STAP- HJL-XX-XX-RT-A-9001	Appendix 01	NTS	A3
STAP- HJL-XX-XX-RT-A-9002	Part V Report	NTS	A3

Cronin & Sutton Consulting - Engineering Consultants			
Document No.	Title	Scale	Size
L108-CSC-XX-XX-DR-C-0100	Overall Site Layout	1:500	-
L108-CSC-XX-XX-DR-C-0101	Topographical Survey	1:500	-
L108-CSC-XX-XX-DR-C-0102	Proposed Drainage Layout	1:500	-
L108-CSC-XX-XX-DR-C-0103	Proposed Watermain Layout	1:500	-
L108-CSC-XX-XX-DR-C-0104	Proposed Road Layout	1:500	-
L108-CSC-XX-XX-DR-C-0105	Proposed Road Markings & Traffic Signs	1:500	-
L108-CSC-XX-XX-DR-C-0106	Swept Path Analysis EV Bus.	1:500	-
L108-CSC-XX-XX-DR-C-0107	Swept Path Analysis Fire Tender & Refuse Vehicle	1:500	-
L108-CSC-XX-XX-DR-C-0109	Proposed Road Profiles	AS SHOWN	-
L108-CSC-XX-XX-DR-C-0110	Proposed SuDs & Green Roof Layout	1:500	-
L108-CSC-XX-XX-DR-C-0112	Proposed Parking Arrangement Layout	1:500	-
L108-CSC-XX-XX-DR-C-0113	Road Hierarchy	AS SHOWN	-
L108-CSC-XX-XX-DR-C-0114	Access Roads & Tie-In Locations	1:500	-
L108-CSC-XX-XX-DR-C-0115	Drainage Details Sheet 1 of 3	AS SHOWN	-
L108-CSC-XX-XX-DR-C-0116	Drainage Details Sheet 2 of 3	AS SHOWN	-
L108-CSC-XX-XX-DR-C-0117	Drainage Details Sheet 3 of 3	AS SHOWN	-
L108-CSC-XX-XX-DR-C-0118	Watermain Details Sheet 1 of 2	AS SHOWN	-
L108-CSC-XX-XX-DR-C-0119	Watermain Details Sheet 2 of 2	AS SHOWN	-
L108-CSC-XX-XX-DR-C-0121	Road Construction Details Sheet 1 of 2	AS SHOWN	-
L108-CSC-XX-XX-DR-C-0122	Road Construction Details Sheet 2 of 2	AS SHOWN	-
L108-CSC-XX-XX-DR-C-0125	Overland Flood Route	1:1000	-
L108-CSC-XX-XX-DR-C-0126	Overall Drainage Network	1:500	-
L108-CSC-XX-XX-DR-C-0127	Overall Watermain Network	1:500	-
L108-CSC-XX-XX-DR-C-0128	Proposed Bus Route	AS SHOWN	-
L108-CSC-XX-XX-DR-C-0129	Swept Path Analysis-Undercroft	1:500	-
L108-CSC-XX-XX-DR-C-0130	Road Safety Audit Response	1:500	-
BD-CSC-ZZ-XX-RP-C-0003	Site Specific Flood Risk Assessment	N/A	A4

Document/Drawing No.	Title	Scale	Size
BD-CSC-ZZ-XX-RP-C-0004	Outline Construction Management Plan	N/A	A4
BD-CSC-ZZ-XX-RP-C-0005	DMURS Statement of Consistency	N/A	A4
BD-CSC-ZZ-XX-RP-C-0007	Stage 1&2 Road Safety Response Document	N/A	A4
BD-CSC-ZZ-XX-RP-C-0501	Engineering Services Report	N/A	A4
BD-CSC-ZZ-XX-RP-C-0502	Traffic and Transport Assessment	N/A	A4

The Paul Hogarth Company Landscape Architects - Landscape Architecture Consultants			
Document No.	Title	Scale	Size
100	Site Overview	1:500	A1
101	GA - Ground Level	1:250	A1
102	GA - Ground Level	1:250	A1
103	GA - Ground Level	1:250	A1
104	GA - Podium Level - Overview	1:250	A1
105	GA - Podium Block D	1:200	A1
106	GA - Podium Block A	1:200	A1
701	Landscape Section A	1:50	A3
702	Landscape Section B	1:50	A3
703	Landscape Section C	1:50	A3
704	Landscape Section D	1:50	A3
705	Landscape Section E	1:100	A3
706	Landscape Section F	1:100	A3
707	Landscape Section G	1:50	A3
708	Landscape Section H	1:50	A3
709	Landscape Section J	1:50	A3
710	Landscape Section K	1:50	A3
711	Landscape Section L	1:100	A3
712	Landscape Section M	1:50	A3
713	Landscape Section N	1:50	A3
714	Landscape Section O	1:50	A3
715	Landscape Section P	1:50	A3
901	Linear Bench	1:20	A3
902	Steps and Handrails	1:20	A3
903	Planter Walls	1:20/1:50	A3
904	Precast Concrete Pebble Units	N/A	A3
905	Bicycle Access Ramp Details	1:20	A3
907	Bicycle Stands	1:20	A3
908	Tree in Soft (Ground Level)	1:10	A3
909	Trees in Soft (Podium Level)	1:10	A3
910	Trees in Hard	Various	A3
X01	Landscape Design Statement	N/A	A4

Other Inputs			
Document No.	Title	Scale	Size
Cushman & Wakefield- Property Consultants			
N/A	Property Management Strategy Report	N/A	A4
O'Connor Sutton Cronin - M&E Consultants			
L389-OCSC-XX-XX-RP-YS-0002-S4-P06	Daylight, Sunlight & Overshadowing Assessment	N/A	A4
L389-OCSC-XX-XX-RP-E-0001-S4-P02	Public Lighting Report	N/A	A4
L389-OCSC-XX-XX-RP-YS-0001-S3-P01	Energy & Sustainability/ Climate Action Report	N/A	A4
L389-OCSC-GA01-XX-SK-E-0001-S3-P04	Proposed Site Lighting Layout	1:250	A0
AWN Consulting			
267501.0443WR01	Operational Waste Management Plan	N/A	A4
Altemar			
N/A	Appropriate Assessment Screening & Natura Impact Statement	N/A	A4
Other Items			
Part V Validation Letter		N/A	A4