



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 Land Development Agency
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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
Correspondence Address:	Brady Shipman Martin Mountpleasant Business Centre

	Ranelagh Dublin D06 X7P8
Telephone:	+353 1 208 1900
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: ☒ No: ☐ (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)	Address Line 1: Lands at Baldoyle/Stapolin (referred to as The Coast) Town / City: Baldoyle/Stapolin County: Dublin 13 Country: Ireland
Ordnance Survey Map Ref. No. (and the Grid Reference where available).	Map Series 1:1000 3133-10, 3133-09 Map Series 1:2,500 3133-B
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:	3.03 ha
Site zoning under current Fingal Development Plan:	RA 'Residential Area' – to 'provide for new residential communities subject to the provision of the necessary social and physical infrastructure.'
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.			
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.	The Land Development Agency George's Court, 54-62 Townsend St, Dublin 2, D02 R156		

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:	<u>LRD0074</u>
Meeting date(s):	<u>14th August 2025</u>
(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:	<u>LRD0074/S2</u>

Meeting date(s):	19 th March 2026
<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>	
N/A	

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 will consist of the alteration of permitted development, as permitted under ABP Reg. Ref. ABP-310418-21 (and as amended under LRD/0015/S3 & LRD/0073/S3E), and relating solely to the permitted Block A, Block D and Stapolin Square. No amendments are proposed to any other permitted blocks. The permitted Block A and Block D are located to the south and north of Stapolin Square and include for 528 units (277 in Block A1, A2 & A3 and 251 in Block D1, D2 & D3) and include residential tenant amenity, retail/café/restaurant, pharmacy, medical centre, crèche, gym, car and bicycle parking and public realm. The proposed alterations only apply to Block A, Block D and Stapolin Square of the permitted development and for the most part are contained within the footprint and massing of the permitted development and relate to internal reconfiguration.</p> <p>The proposed alterations result in an overall increase of 68 no. units in Block A and Block D, bringing the total units in Block A and Block D to 596, the total units permitted under ABP Reg. Ref. ABP-310418-21 (as amended) to 893 (760 apartments and 133 houses).</p> <p>The proposed altered residential development of Block A and Block D will consist of a total of 596 no residential apartments, which includes 305 No. 1-Bed, 46 No. 2-Bed- 3-Person, 235 No. 2-Bed- 4-Person and 10 No. 3-Bed- 5-Person as follows:</p> <ol style="list-style-type: none"> 1. Alteration of Blocks A1, A2 & A3 from permitted 4 to 7-storey buildings providing for 288 no. apartment units to a 4 to 7 storey building providing for 312 no. apartments (158 No. 1-Bed, 15 No. 2-Bed-3-Person & 139 No. 2-Bed- 4-Person). 2. Alteration of Blocks D1, D2 & D3 from permitted 5 to 10-storey buildings providing for 251 no. apartment units to a 5 to 10 storey building providing for 284 no apartments (147 No. 1-Bed, 31 No. 2-Bed-3-Person, 96 No. 2-Bed- 4-Person, 10 No. 3-Bed- 5-Person). 3. The reconfiguration of internal layouts of each of the blocks has resulted in the reduction of the blocks overall width and therefore increased width and area to the courtyards and increased distance between individual blocks. A resulting increase in external communal

amenity space, at podium level of c.5,740.4 sq.m from c.6,337 sq.m is provided. Removal of permitted roof terrace on Block D3 at level 10.

4. Façade modifications are proposed to respond to the revised internal layouts including minor relocation of windows, balconies etc. The overall parapet heights have also been reduced across the scheme as a result of the reduction of Level 1 floor to floor height by 400mm.
5. Alteration of the permitted uses and facade at ground floor level and removal of permitted Residential Tenant Amenity Facilities located in Blocks A3 and D3 to provide for a ground floor level that includes in Blocks A1-A3, 4 no. retail/restaurant/café/pharmacy/medical centre/gym units totalling 986 sq.m and a crèche of c.702 sq.m including outdoor play space of c.155 sq.m and in Blocks D1-D3, 4 no. retail/restaurant/cafe units totalling and 8 no. residential units.
6. A revised central civic plaza at Stapolin Square centrally located between Blocks A1-A3 and D1-D3, redesigned to address Condition 2 (a) of ABP-310418-21 which requires the removal of the two previously proposed public lifts. Stapolin Square is now designed to accommodate a gently sloped landscaped route from Longfield Road to Clongriffin Train Station.
7. Alterations to the permitted below podium areas under Block A, Stapolin Square & Block D to include for alterations to permitted layouts of car parking, cycle parking, plant, waste stores and substation locations. This includes the reduction in car parking as required under Condition 2 (b) of ABP-310418-21 which requires omission of car parking under the permitted ramped access road to the Train Station to the north of Block D. The reconfiguration of the below podium area results in proposed car parking of 368 no. spaces (326 below podium and 42 at surface level), 1,631 no. cycle parking spaces (all located in secure stores or at surface level) and the removal of the permitted gym below the permitted ramp. Commercial and visitor car and cycle parking is provided at ground level around the scheme.
8. Alteration of the permitted extent of PV panels at roof level of Blocks A1-A3 and D1-D3.

No amendments are proposed to the constructed Blocks within B3, B4, C4, C5, C6 or the permitted The Haggard Park which remains as permitted, or all other elements including surface water attenuation wetlands and associated upstream surface water network, demolition of existing temporary lift and stair enclosure and associated infrastructure to Clongriffin Train Station, road infrastructure (except where within the application boundary and requiring to be locally altered for proposed alterations), and utilities infrastructure (except where within the application boundary and requiring to be locally altered for proposed alterations), all of which remain as per permitted.

A Natura Impact Statement has been prepared in respect of the proposed development.

8. Proposed Residential Development

Provide an indicative breakdown of proposed residential content:

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

Apartments (Block A and D only)		
Unit Type	No. of Units	Gross floor space in m²
Studio	0	0
1 bed	305	14878.1
2 bed	281	21318.7
3 bed	10	975.5
4 bed	0	0
4+ bed	0	0
Total	596	37172.3

Student Accommodation		
Unit Type	No. of Units	Gross floor space in m²
Studio		
1 bed		
2 bed		
3 bed		
4 bed		
4+ bed		
Total		
State total number of residential units in proposed development:		596 (528 of which are already permitted)

9. LRD Floor Space

Class of Development	Gross Floor Space in m²
(A) State cumulative gross floor space of residential accommodation, in m ² :	37,172.3
(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) Parking of vehicles by persons occupying the proposed development or for purposes incidental to the primary purpose of the development	10,563
(ii) Childcare Facility	702.4
(iii) Plant, Waste Stores, Cycle Parking etc.	2733
(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:	1506.6
Class of Development	Gross Floor Space in m²
(i) Retail/Restaurant/Café/Gym/Medical/Pharmacy	1506.6
(ii)	
(iii)	0
(D) State the total LRD Floor space as per the definition in section 2 of the Act ((A) plus (C))	38,678.9
	Percentage %
(E) Express (A) as a percentage of (D):	96.1
(F) Express (C) as a percentage of (D):	3.9
(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 :	39,515.9 (A & D As Permitted)
State estimated gross floor space of any proposed demolition, in m ² :	0
State estimated gross floor space of any building(s)/structure(s) to be retained in m ² :	0
State total gross floor space of development in m ² :	65,871.40

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 Dated: 23 rd July 2026	
(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:		Dated: 21 st July 2026
Note: The location of the site notice(s) should be shown on the site location map enclosed with this application.		
(c) Is an Environmental Impact Assessment Report (EIAR) required for the proposed development?		Yes: [☐] No: [☒]
If the answer to above is "Yes", is an EIAR enclosed with this application?		Enclosed: N/A Yes: [☐] No: [☐]
Please provide a copy of the Confirmation Notice obtained from the EIA Portal where an EIAR accompanies the application.		Enclosed: N/A Yes: [☐] No: [☐]
(d) Is the proposed development, in whole or in part, within or close to a European site or Natural Heritage Area?		Yes: [☒] No: [☐]
(e) Is a Natura Impact Statement (NIS) required for the proposed development?		Yes: [☒] No: [☐]
If the answer to above is "Yes", is an NIS enclosed with this application?		Yes: [☒] No: [☐]
(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: [☐] No: [☒]

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: [☒] No: [☐]
b) Layout plan of the proposed development, at appropriate scale.	Yes: [☒] No: [☐]
c) Statement of consistency with the Development Plan	Yes: [☒] No: [☐]
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: [☒] No: [☐]
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: [☒] No: [☐]
Design	
f) A design statement that addresses the sites location and context and the proposed design strategy.	Yes: [☒] No: [☐]
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: [☒] No: [☐]
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: [☒] No: [☐]

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: [✓] No: []
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: [✓] No: []
k) An indication of timelines and phasing for water demand or wastewater collection requirements, or both, as appropriate.	Yes: [✓] No: []
l) Where the proposed development will impact on assets of Irish Water, details of proposals for protection or diversion of such assets.	Yes: [✓] No: []
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) Is a Travel Plan included with the application, having regard to the relevant Development Plan / Local Area Plan requirements?	Yes: [] No: [✓]
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: []

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 permeability, vehicular access and parking provision, where relevant, enclosed with the application?	Yes: [☒] No: [☐]
c) Are details of any proposals to address or, where relevant, integrate the proposed development with surrounding land uses enclosed with the application?	Yes: [☒] No: [☐]
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: [☐] No: [☒]
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: [☐] No: [☒]
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: [☐] No: [☒]
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: [☒] No: [☐]

14. Person Responsible for Preparation of Drawings and Plans:

Name:	Emma Graves
Company:	Henry J Lyons Architects

15. Services:

Proposed Source of Water Supply:

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:

Please indicate as appropriate: (connection to existing pumping station on site).

(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:

Please indicate as appropriate:

(a) Public Sewer/Drain: ☐

Soakpit: ☐

Watercourse: ☒ (outfall via wetlands permitted under F16A/0412).

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: [☒] No: [☐]
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: [☒] No: [☐]
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: [☒] No: [☐]

16. Request Fee:

Fee Payable:	€ 26,000 (68 x €130 & 528 x €32.50)
Is the required fee enclosed with the request?	Yes: [☒] No: [☐] Confirmation of EFT Payment included.

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:	24 th July 2026

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