



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

August 23<sup>rd</sup> , 2023

**Subject:** Stage 2 LRD Meeting Request with Fingal County Council  
**Development:** 120 no. bed Large Scale Residential Development (LRD)  
**Subject Site:** Grange Road, Baldoyle, Dublin 13  
**Stage 1 S. 247 Reg. Ref:** LRD0019/S1

Dear Sir/ Madam,

CWPA Planning and Architecture, Unit 10, North Street Business Park, Townparks, Seatown West, Swords, Co. Dublin, K67 C992, wish to request this Stage 2 LRD Meeting request on behalf of Rondesere Ltd in accordance with Section 32 (B) of the Planning and Development (Amendment) (Large-scale Residential Development) Act 2021. The proposed development consists of 120 no. apartments on lands located to at Grange Road, Baldoyle, Dublin 13.

2 no. hard copies and 1 no. digital copy of the following drawings and documents are enclosed with this submission.

CWPA Planning & Architecture	<ul style="list-style-type: none"><li>• Completed LRD Meeting Request Application Form.</li><li>• Cover Letter.</li></ul>
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	<ul style="list-style-type: none"> <li>• Planning Report and Statement of Consistency.</li> <li>• Full suite of architectural drawings an Issue Sheet attached to drawing pack.</li> <li>• Design Report.</li> </ul>
Waterman Moylan Consulting Engineers	<ul style="list-style-type: none"> <li>• Full suite of engineering drawings and reports.</li> </ul>
RMDA Landscape Architects	<ul style="list-style-type: none"> <li>• Full suite of landscape drawings and associated Landscape Rationale Report.</li> </ul>
Digital Dimensions	<ul style="list-style-type: none"> <li>• Daylight and Sunlight Assessment in accordance with the Building Research Establishment (BRE) BR209:2022 "<i>Site Layout Planning for Daylight and Sunlight</i>" (Third Edition).</li> <li>• Photomontage Booklet.</li> </ul>

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

Yours Sincerely,




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Francis Whelan MRIAI  
Managing Director (Architecture)

