



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.

4. Site of Proposed Development:

Postal Address/Townland/ Location of the Proposed Development (sufficient to identify the site in question)	Address Line 1: Lands to the south of Back Road and to the east of Kinsealy Lane Address Line 2: Kinsaley Address Line 3: Broomfield Town / City: Malahide County: Co. Dublin Country: Ireland Eircode: N/A	
Ordnance Survey Map Ref. No. (and the Grid Reference where available).	2995C, 2995C, 3065A, 3065B Eastings: 322430 Northings: 244804	
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 IRENET95) 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:	0.158 ha	
Site zoning under current Fingal Development Plan:	RA – Residential Area LC – Local Centre	
Existing use(s) of the site and proposed use(s) of the site:	Brownfield & Greenfield Commercial	
Does the application relate to a development in a Strategic Development Zone?	Yes: [] No: [X]	

5. Applicant's Interest in the Site:

Please tick appropriate box to show applicant's legal interest in the land or structure: - unsure due to occupier of commercial/retail?	Owner	Occupier	Other
	X		X
Where legal interest is "Other", please expand further on your interest in the land or structure.			
Please see enclosed the letter of consent from relevant landowners			
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.	Please refer to the enclosed letter of consent from relevant landowners		

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>N/A</u>
Meeting date(s):	<u>N/A</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>N/A</u>
Meeting date(s):	<u>N/A</u>

(C) Any Consultation with Prescribed Authorities or the Public:

Provide details of any other consultations the applicant had with prescribed authorities or with the public:

Please refer to the Planning Statement & Statement of Consistency with Planning Policy prepared by DOWNEY

7. Characteristics of Proposed Development:

- a) Please provide a brief description of the nature and purpose of the proposed development, including-
- 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:

FINGAL COUNTY COUNCIL – NOTICE OF LARGE-SCALE RESIDENTIAL DEVELOPMENT (LRD) APPLICATION TO FINGAL COUNTY COUNCIL - We, Birchwell Developments Ltd., intend to apply for permission for development on lands to the south of Back Road and to the east of Kinsealy Lane, Kinsaley, Broomfield, Malahide, Co. Dublin. The development will consist of proposed modifications to the previously permitted Large-scale Residential Development (LRD) (permitted under planning permission Reg. Ref. LRD0043/S3E) to include modifications to the previously permitted 1 no. single to two storey detached commercial building, containing 1 no. café/restaurant unit with associated outdoor seating area, 1 no. retail unit, and 1 no. yoga studio, to now provide 2 no. two storey detached commercial buildings at this location, with Building A containing 1 no. café/restaurant unit with associated outdoor seating area at ground floor level and 1 no. yoga studio at first floor level, and Building B containing 1 no. pharmacy at ground floor level and 1 no. GP surgery at first floor level, and all associated site works necessary to facilitate the 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	0	0
2 bed	0	0
3 bed	0	0
4 bed	0	0

4+ bed	0	0
Total	0	0

Apartments		
Unit Type	No. of Units	Gross floor space in m²
Studio	0	0
1 bed (apartment + duplex)	0	0
2 bed (apartment + duplex)	0	0
3 bed (apartment + duplex)	0	0
4 bed	0	0
4+ bed	0	0
Total	0	0

Student Accommodation		
Unit Type	No. of Units	Gross floor space in m²
Studio	0	0
01 bed	0	0
2 bed	0	0
3 bed	0	0
4 bed	0	0
4+ bed	0	0
Total	0	0
State total number of residential units in proposed development:		N/A

9. LRD Floor Space

Class of Development	Gross Floor Space in m²
(A) State cumulative gross floor space of residential accommodation, in m ² :	26,627.3 sq.m. (permitted under parent LRD permission)
(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	N/A

provide the details of the different classes of disregarded floor space below:	
(i) e.g. Parking of vehicles by persons occupying the proposed development or for purposes incidental to the primary purpose of the development	
(ii) e.g. Childcare	
(iii) e.g. Gym	
(iv)	
(v)	
(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:	
Class of Development	Gross Floor Space in m²
(i) Creche	722 sq.m. (permitted under parent LRD permission)
(ii) Café/restaurant	121.9 sq.m.
(iii) Retail unit - Pharmacy	155.8 sq.m.
(iv) Yoga studio	152.1 sq.m.
(v) GP Surgery	175.8 sq.m.
(D) State the total LRD Floor space as per the definition in section 2 of the Act ((A) plus (C))	27,232.9 sq.m. (when only 605.6 sq.m. included) (27,954.9 sq.m. (when 605.6 proposed and 722 permitted creche included))
	Percentage %
(E) Express (A) as a percentage of (D):	97.7%
(F) Express (C) as a percentage of (D):	2.2% (4.7% when permitted creche included)
(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 :	N/A
State estimated gross floor space of any proposed demolition, in m ² :	N/A
State estimated gross floor space of any building(s)/structure(s) to be retained in m ² :	N/A
State total gross floor space of development in m ² :	N/A

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 04/03/2026	
(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:		04/03/2026
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: 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: [X]
(e) Is a Natura Impact Statement (NIS) required for the proposed development?	Yes: [] No: [X]
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: [X]

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: [X] No: []
b) Layout plan of the proposed development, at appropriate scale.	Yes: [X] No: []
c) Statement of consistency with the Development Plan	Yes: [X] 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: [] N/A

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: ☐ N/A
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: ☐ N/A – please refer to parent permission LRD0043/S3E
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: ☐ N/A – please refer to parent permission LRD0043/S3E
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: ☐ N/A – please refer to parent permission LRD0043/S3E
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: ☐ N/A – please refer to parent permission LRD0043/S3E
k) An indication of timelines and phasing for water demand or wastewater collection requirements, or both, as appropriate.	Yes: ☐ No: ☐ N/A – please refer to parent permission LRD0043/S3E
l) 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 – please refer to parent permission LRD0043/S3E
Traffic and Transport	
m) Is a Traffic / Transportation Impact Assessment included with the application, having regard to the relevant Development Plan / Local Area Plan	Yes: ☐ No: ☐

requirements and the Traffic and Transport assessment Guidelines (TII)?	<i>N/A – please refer to parent permission LRD0043/S3E</i>
n) Is a Travel Plan included with the application, having regard to the relevant Development Plan / Local Area Plan requirements?	Yes: ☐ No: ☐ <i>N/A – please refer to parent permission LRD0043/S3E</i>
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: ☐ <i>N/A – please refer to parent permission LRD0043/S3E</i>
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: ☐ <i>N/A – please refer to parent permission LRD0043/S3E</i>

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: ☐ <i>N/A – please refer to parent permission LRD0043/S3E</i>
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: ☐ N/A – please refer to parent permission LRD0043/S3E
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: ☐ N/A

14. Person Responsible for Preparation of Drawings and Plans:

Name:	Shane Walsh MRIAI
Company:	McCrossan O'Rourke Manning Architects (MCORM 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): _____
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Proposed Wastewater Management / Treatment:

Please indicate as appropriate:

(a) Existing Connection: ☐ New Connection: ☒

(b) Public Sewer: ☐

Conventional septic tank system: ☐

Other on-site treatment system: ☒ Please specify: please refer to Waterman Moylan pack for details

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: Please refer to Waterman Moylan pack for details

Proposed Surface Water Disposal:

Please indicate as appropriate:

(a) Public Sewer/Drain: ☐

Soakpit: ☐

Watercourse: ☒

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 the proposed development. (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: ☐
N/A – please refer to parent permission LRD0043/S3E

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

Enclosed:

Yes: ☐ No: ☐

applicable, issues regarding scoping of a Traffic / Transportation Impact Assessment.	<i>N/A – please refer to parent permission LRD0043/S3E</i>
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: [] <i>N/A – please refer to parent permission LRD0043/S3E</i>

16. Request Fee:

Fee Payable:	€ 4,360.32 <i>Class 4: LRD Commercial (155.8 + 121.9 + 152.1 + 175.8 X €7.20)</i>
Is the required fee enclosed with the request?	Yes: [X] No: [] EFT payment confirmation enclosed

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)	 Eva Bridgeman MIPI For and on behalf of DOWNEY 29 Merrion Square, Dublin 2, D02 RW64
Date:	04/03/26

Planning Authority (Official Use only)

Planning Reference

Planning Authority Stamp: