

Strategic Housing Unit
An Bord Pleanála
64 Marlborough Street,
Dublin 1,
D01 V902.

16 October 2019

Re: ABP Reference: ABP-304248-19
Strategic Housing Development application for the construction of 741 no. Build to Rent residential units together with residential support amenities, retail and commercial uses and all associated infrastructural and site development works at a site to the rear of Connolly Station, Sherriff Street Lower, Dublin 1.

Dear Sir / Madam,

We act on behalf of the Applicant, Oxley Holdings Limited of 138 Robinson Road, Oxley Tower, Singapore, 068 906, and wish to submit the enclosed Strategic Housing Development (SHD) planning application for the above-referenced development to An Bord Pleanála under the provisions of the Planning and Development (Housing) and Residential Tenancies Act, 2016. The application is made following Pre-Application Consultation and the receipt of a Notice of Pre-Application Consultation Opinion.

Please find enclosed 2 no. hard copies and 3 no. electronic copies (USBs) of the following documentation and information, as required under articles 297 and 298 of the Planning and Development Regulations 2001 to 2018, as amended.

Document	Prepared by
Copy of Site Notice	McCutcheon Halley Planning Consultants
Copy of Press Notice	
Application Form	
Letter of Consent from CIE (included as Appendix 1 to this cover letter)	CIE
Irish Water Confirmation of Feasibility & Statement of Design Acceptance (included as Appendix 2 to this cover letter)	Irish Water
Letters of Support x 2 (included as Appendix 3 to this cover letter)	Dublin Docklands Boxing Club St. Joseph's/O'Connell's Boys GAA Club
Part V Proposal	Oxley Holdings Ltd.
Planning Statement	MH Planning
Childcare Assessment	
Statement of Consistency	
Response to ABP Opinion	
Environment Impact Assessment Report (Vol I-III)	
EIA Portal Notification Confirmation (included as Appendix 4 to this cover letter)	Department of Housing, Planning and Local Government
Schedule of Drawings (Architectural)	RKD Architects
Architectural Drawings	

www.mhplanning.ie

McCutcheon Halley is a limited partnership registered under the Limited Partnerships Act, 1907, registration no. LP512 Registered in Ireland No. 326490. Registered office: 6 Joyce House, Barrack Square, Ballincollig, Co. Cork. Directors: Brian McCutcheon, BA(Econ) DipTP DipGIS MIPI (Chairman), Tom Halley, BA(Mod), MRUP BSc ARCH(Hons) Cert. Civil Eng. MIPI.

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Masterplan	
Architectural Design Statement	
Housing Quality Audit	
Photomontages	Model Works
Engineering Schedule of Drawings	
Engineering Services Report	
Traffic Impact Assessment	
Site Specific Flood Risk Assessment	
Environmental Site Assessment and Generic Quantitative Risk Assessment	O'Connor Sutton Cronin Consultant Engineers
Designer Response to Road Safety & Quality Audit (Road Safety Audit & Quality Audit by Bruton Consulting Engineers Ltd. appended)	
Mobility Management Plan	
Construction & Environment Management Plan	
Construction and Demolition Waste Management Plan	
Operational Waste Management Report	AWN Consulting Ltd.
Landscape Schedule of Drawings	
Landscape Drawings	Bernard Seymour
Landscape Design Report	
Appropriate Assessment Screening Report	Openfield
Site Lighting Report	
Building Life Cycle Report	
Sustainability and TGD L Report	Homan O' Brien
Meeting with ESNB Notes	
Wind: Pedestrian Wind Comfort CFD Report	
Daylight, Sunlight & Overshadowing Report	Integrated Environmental Solutions
Architectural Heritage Assessment	Clare Hogan Conservation Architect

A cheque for €80,000 made payable to An Bord Pleanála is enclosed.

A dedicated project website has also been established, and can be accessed at; <https://theconnollyquartershd1.ie/>

Pursuant to article 285(5)(a) of the Planning and Development (Strategic Housing) Development Regulations 2017 and the Board's Notice of Pre-Application Consultation Opinion, the prospective applicant has notified the following authorities of the making of the SHD application in accordance with section 8(1)(b) of the Planning and Development (Housing) and Residential Tenancies Act 2016, and in the form which they have requested, which is outlined below:

- National Transport Authority
- Transport Infrastructure Ireland
- Irish Rail
- Commission for Railway Regulation
- Minister for Culture, Heritage and the Gaeltacht (archaeology and architectural heritage and nature conservation)
- Heritage Council (archaeology and architectural heritage and nature conservation)
- An Taisce – the National Trust for Ireland
- Fáilte Ireland,
- An Comhairle Ealaíon
- Irish Water
- Dublin City Council Childcare Committee
- Irish Aviation Authority

An EIA Portal notification was received on 10/10/2019 in respect of this proposed application. The information provided has been uploaded to the EIA Portal on 10/10/2019 under EIA Portal ID number 2019168 and is available to view at:

<http://housinggovie.maps.arcgis.com/apps/webappviewer/index.html?id=d7d5a3d48f104ecbb206e7e5f84b71f1>.

We trust this SHD application is to the satisfaction of An Bord Pleanála. Please contact the undersigned if you require any further details.

Yours sincerely



Jim Keogan (Director)

McCutcheon Halley Chartered Planning Consultant

Appendix 1 CIE Letter of Consent



Córas Iompair Éireann

Bainistíocht Maoine Grúpa
Teach Curzon
35, Sráid na Mainistreach Íochtarach
Baile Átha Cliath 1
D01 H560

Group Property Management
Curzon House
35, Lower Abbey Street
Dublin 1
D01 H560

Teil/Tel: +353 1 703 2932
Láithreán Gréasáin/Web: www.cie.ie

Date: 10 October 2019
Our Ref:

Project Connolly – Letter of Consent

To whom it may concern,

CIE are the legal owners of the site - the subject of the current planning application - and have entered into a development agreement with Ballymore/Oxley Holdings Limited (The Applicant) to facilitate the comprehensive redevelopment of the site adjacent to Connolly Railway Station. CIE also own the adjoining lands, including the Connolly rail station and arches/buildings fronting onto Seville Place. These adjoining properties do not form part of the development agreement with Ballymore / Oxley Holdings Limited.

The Applicant proposes to form linkages to the Connolly Rail station and also from the Connolly Quarter development through to Seville place.

The Applicant proposes the creation of a link to Seville place, as a thoroughfare through to the new Connolly Quarter development. The formation of this link will be the subject of legal and technical documentation and agreements being progressed between the Applicant and CIE, under which it is envisaged that CIE would permit the link to Seville Place to persist for the term of such legal agreement.

In relation to the link to the Connolly Rail Station, CIE also supports the principle of this link. The formation of this link will be the subject of legal and technical documentation and agreements being progressed between the applicant and CIE.

CIE hereby consents to the inclusion of its lands edged red in the planning application by the Applicant.

Yours Sincerely,

Mr. Frank Masterson
CIE Group Property
Curzon House
35 Lower Abbey Street
Dublin 1

Appendix 2 Irish Water Confirmation of Feasibility & Statement of Design Acceptance

Ballymore Group c/o Niall McMenamin
9 Prussia Street
Dublin 7



Uisce Éireann
Bosca OP 6000
Baile Átha Cliath 1
Éire

Irish Water
PO Box 6000
Dublin 1
Ireland

T: +353 1 89 25000
F: +353 1 89 25001
www.water.ie

11 April 2019

Dear Sir/Madam,

Re: Customer Reference No 825727485 pre-connection enquiry - Subject to contract | Contract denied
[Connection for 700 domestic units, 208 bedroom hotel and 6000sqm retail unit]

Irish Water has reviewed your pre-connection enquiry in relation to water and wastewater connections at Sheriff Street Lower, Seville Place, Dublin. Based upon the details that you have provided with your pre-connection enquiry and on the capacity currently available in the network(s), as assessed by Irish Water, we wish to advise you that, subject to a valid connection agreement being put in place, your proposed connection to the Irish Water network(s) can be facilitated.

In the case of wastewater connections this assessment does not confirm that a gravity connection is achievable. Therefore a suitably sized pumping station may be required to be installed on your site. All infrastructure should be designed and installed in accordance with the Irish Water Code of Practice.

Water:

In order to accommodate the proposed connection at the Premises, upgrade works are required to increase the capacity of the Irish Water network. The existing 6" CI main on Commons Street requires an upgrade to a 300mmID for approximately 430m from the existing 600mm Trunk main on the North Quays to the boundary of the site. A new bulk meter and associated telemetry system may also be required. Note: laying this main will include a Luas rail track crossing.

Irish Water does not currently have any plans to carry out the works required to provide the necessary upgrade and capacity.

Wastewater:

Irish Water has carried out investigations for this development by data capture in the surrounding area and modelled the results including the outfalls from this development, IW can confirm that upgrades are not required to the wastewater network to allow connection to the network at this time.

Strategic Housing Development

Irish Water notes that the scale of this development dictates that it is subject to the Strategic Housing Development planning process. Therefore:

A. In advance of submitting your full application to An Bord Pleanála for assessment, you must have reviewed this development with Irish Water and received a Statement of Design Acceptance in relation to the layout of water and wastewater services. All infrastructure should be designed and installed in accordance with the Irish Water Codes of Practice and Standard Details.

B. You are advised that this correspondence does not constitute an offer in whole or in part to provide a connection to any Irish Water infrastructure and is provided subject to a connection agreement being signed and appropriate connection fee paid at a later date.

A connection agreement can be applied for by completing the connection application form available at www.water.ie/connections. Irish Water's current charges for water and wastewater connections are set out in the Water Charges Plan as approved by the Commission for Regulation of Utilities.

If you have any further questions, please contact Paul Lowry from the design team on 018230377 or email paulowr@water.ie. For further information, visit www.water.ie/connections

Yours sincerely,

Maria O'Dwyer
Connections and Developer Services

Stiúrthóirí / Directors: Mike Quinn (Chairman), Cathal Marley, Brendan Murphy, Michael G. O'Sullivan
Oifig Chláraithe / Registered Office: Teach Colvill, 24-26 Sraid Thalbóid, Baile Átha Cliath 1, D01 NP86 / Colvill House, 24-26 Talbot Street, Dublin 1, D01 NP86
Is cuideadhta ghníomhaíochta ainmnithe atá faoi theorainn scaireanna é Uisce Éireann / Irish Water is a designated activity company, limited by shares.
Uimhir Chláraithe in Éirinn / Registered in Ireland No.: 530363

REV05
TW-HP

Ballymore Group c/o Niall McMenamin,
OCSC,
9 Prussia Street,
Dublin

28 June 2019

Re: Design Submission for Development at Connolly Station, Sheriff Street Lower/Oriel Street Upper/Seville Place, Dublin (the “Development”) (the “Design Submission”) / 825727485.

Uisce Éireann
Bosca OP 448
Oifig Sheachadta
na Cathrach Theas
Cathair Chorcaí

Irish Water
PO Box 448
South City
Delivery Office
Cork City

www.water.ie

Dear Niall,

Many thanks for your recent Design Submission.

We have reviewed your proposal for the connection(s) at the Development. Based on the information provided, which included the documents outlined in Appendix A to this letter, Irish Water has no objection to your proposals.

This letter does not constitute an offer, in whole or in part, to provide a connection to any Irish Water infrastructure. Before you can connect to our network you must sign a connection agreement with Irish Water. This can be applied for by completing the connection application form at www.water.ie/connections. Irish Water’s current charges for water and wastewater connections are set out in the Water Charges Plan as approved by the Commission for Regulation of Utilities (CRU) (https://www.cru.ie/document_group/irish-waters-water-charges-plan-2018/).

You the Customer (including any designers/contractors or other related parties appointed by you) is entirely responsible for the design and construction of all water and/or wastewater infrastructure within the Development which is necessary to facilitate connection(s) from the boundary of the Development to Irish Water’s network(s) (the “**Self-Lay Works**”), as reflected in your Design Submission. Acceptance of the Design Submission by Irish Water does not, in any way, render Irish Water liable for any elements of the design and/or construction of the Self-Lay Works.

If you have any further questions, please contact your Irish Water Representative

Name: Paul Lowry
Phone: 01 8230377
Email: paulowr@water.ie

Yours sincerely,



Maria O’Dwyer

Connections and Developer Services

Appendix A

Document Title & Revision

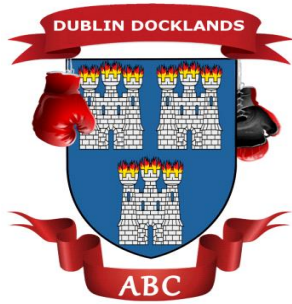
- | | |
|------------------------------------|--|
| • O635-OCSC-XX-XX-DR-C-0520-S3-P02 | Proposed Wastewater Drainage Layout Plan |
| • O635-OCSC-XX-XX-DR-C-0521-S3-P01 | Proposed Wastewater Drainage Longitudinal Sections |
| • O635-OCSC-XX-XX-DR-C-0530-S3-P01 | Wastewater Standard Details Sheet 1 of 4 |
| • O635-OCSC-XX-XX-DR-C-0531-S3-P01 | Wastewater Standard Details Sheet 2 of 4 |
| • O635-OCSC-XX-XX-DR-C-0532-S3-P01 | Wastewater Standard Details Sheet 3 of 4 |
| • O635-OCSC-XX-XX-DR-C-0533-S3-P01 | Wastewater Standard Details Sheet 4 of 4 |
| • O635-OCSC-XX-XX-DR-C-0540-S3-P02 | Proposed Water Supply Layout Plan |
| • O635-OCSC-XX-XX-DR-C-0550-S3-P01 | Water Main Standard Details Sheet 1 of 2 |
| • O635-OCSC-XX-XX-DR-C-0551-S3-P01 | Water Main Standard Details Sheet 2 of 2 |

Standard Details/Code of Practice Exemption: N/A

For further information, visit www.water.ie/connections

Notwithstanding any matters listed above, the Customer (including any appointed designers/contractors, etc.) is entirely responsible for the design and construction of the Self-Lay Works. Acceptance of the Design Submission by Irish Water will not, in any way, render Irish Water liable for any elements of the design and/or construction of the Self-Lay Works.

Appendix 3 Letters of Support x 2



10th October 2019

To whom it may concern,

RE: Proposed redevelopment of the Connolly Station Car Park Site

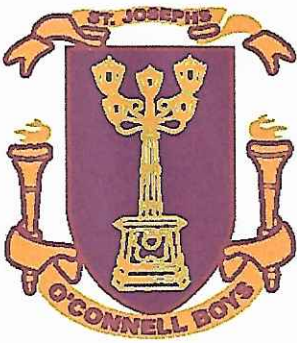
I refer to the proposed planning application for the proposed redevelopment of the Connolly Station Car Park Site and wish to inform you that Dublin Docklands Boxing Club is fully supportive of the application and development.

We believe that it will make a significant contribution to the further regeneration of this area.

Yours Sincerely,

Philip Keogh

On Behalf of **Dublin Docklands Boxing Club**



C.L.G. Naomh Seosamh/
Buachaillí Uí Chonaill

St. Joseph's/O'Connell Boys GAA Club

Arch No. 1, 31A Seville Place, Dublin 1
Fón: 805 4678 Fax: 805 4683 Mobile: 087 9807274

10th October 2019

To whom it may concern,

RE: Proposed redevelopment of the Connolly Station Car Park Site

I refer to the proposed planning application for the proposed redevelopment of the Connolly Station Car Park Site and wish to inform you that St. Joseph's O'Connell Boys GAA Club is fully supportive of the application and development.

We believe that it will make a significant contribution to the further regeneration of this area.

Yours Sincerely,

Declan Hallissey
Honorary Secretary

On Behalf of **St. Joseph's O'Connell Boys GAA Club**



Appendix 4 EIA Portal Notification Confirmation

EIA Portal Confirmation Notice Portal ID 2019168 Oxley Holdings Limited

Description: The development will consist of the construction of 741 no. Build to Rent residential units in 8 no. apartment blocks ranging in height from 4 to 23 storeys with a cumulative gross floor area of 68,535sq.m including residential support amenities, etc.

Linear Development: No

Date Uploaded to Portal: 10/10/2019

Morgan O Reilly

EIA Portal team

An Roinn Tithíochta, Pleanála agus Rialtais Áitiúil
Department of Housing, Planning and Local Government

Teach an Chustaim, Baile Átha Cliath 1. D01 W6X0
Custom House, Custom House Quay, Dublin D01 W6X0

T (+353) 1 8882710

www.tithiocht.gov.ie www.housing.gov.ie