

Dublin City Council,  
Block 4,  
Floor 3,  
Civic Offices,  
Wood Quay,  
Dublin 8.

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/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,

Under article 285(5)(a) of the Planning and Development (Strategic Housing Development) Regulations 2017, we have been requested by An Bord Pleanála to inform you of a Strategic Housing Development application in accordance with section 8(1)(b) of the Planning and Development (Housing) and Residential Tenancies Act 2016. As required, please find enclosed 6 no. hard copies and 1 no. soft copy (USB) of the relevant documents.

On behalf of the Applicant, Oxley Homes Limited, 138 Robinson Road, Oxley Tower, Singapore, 068 906, please find enclosed an application for a Strategic Housing Development (SHD) that was submitted to An Bord Pleanála for the proposed development of lands of 2.88 hectares to the rear of Connolly Station, Sherriff Street Lower, Dublin 1, D01 V6V6. The site abuts Connolly Rail Station and has frontage onto Sherriff Street Lower, Oriel Street Upper and Seville Place.

The development will consist of:

- i. the demolition of 4 no. structures with a combined gross floor area of 3,028sq.m;
- ii. the construction of 741 no. Build to Rent (BTR) residential units in 8 no. apartment blocks ranging in height from 4 storeys to 23 storeys with lower height buildings located adjacent to the northeast and east site boundaries, with a cumulative gross floor area of 68,535sq.m comprising:
  - a. Block B1 (maximum building height 54.917m, total gross internal floor area 11,260sq.m, Apartment Mix: Studio: 25, 1-bed: 37, 2-bed: 51);
  - b. Block B2 (maximum building height 54.917m, total gross internal floor area 10,831sq.m, Apartment Mix: Studio: 20, 1-bed: 35, 2-bed: 51,);
  - c. Block B3 (maximum building height 51.767m, total gross internal floor area 9,766sq.m, Apartment Mix: Studio: 22, 1-bed: 60, 2-bed: 27, 3-Bed: 1);
  - d. Block C1 (maximum building height 79.450m, total gross internal floor area 12,705sq.m, Apartment Mix: Studio: 84, 1-bed: 40, 2-bed: 41);
  - e. Block C2 (maximum building height 39.615 m, total gross internal floor area 4,890 sq.m, Apartment Mix: Studio: 9, 1-bed: 33, 2-bed: 3, 3-Bed: 4);

[www.mhplanning.ie](http://www.mhplanning.ie)

- f. Block C3 (maximum building height 39.650 m, total gross internal floor area 6,775sq.m, Apartment Mix: Studio: 40, 1-bed: 18, 2-bed: 23);
- g. Block D1 (maximum building height 53.392 m, total gross internal floor area 8,418 sq.m, Apartment Mix: Studio: 10, 1-bed: 25, 2-bed: 44, 3-Bed: 1);
- h. Block D2 (maximum building height 30.950 m, total gross internal floor area 3,890 sq.m, Apartment Mix: Studio: 18, 1-bed: 8, 2-bed: 11);
- iii. residential support amenities including 1 no. gym, a resident's lounge, work areas, meeting rooms, dining rooms, recreational areas with a combined GFA of 1,444 sq.m;
- iv. change of use from club house to pedestrian passageway of the existing vault (137sq.m GFA) fronting Seville Place, a Protected Structure (RPS No. 130);
- v. a basement of 7,253.4 sq.m with a new vehicular access from Oriel Street Upper incorporating residents' car parking (58 no. spaces), residents cycle parking (640 no. spaces) 7 no. plant rooms (combined 2,228sq.m), waste management facilities (393 sq.m)
- vi. 766 no. covered cycle parking spaces for residents and visitors, concierge office (233 sq.m) and waste management facilities (126 sq.m);
- vii. 'other uses' including 10 no. units providing retail, commercial, and community use with a combined GFA of 3,142 sq.m;
- viii. A total of 18,562 sq.m of hard and soft landscaping comprising a c.2,000 sq.m public plaza and other public / communal and private open space located throughout the development;
- ix. A service and emergency vehicle only access ramp from the Oriel Street Upper site entrance to serve CIE's transport needs at Connolly Station;
- x. Enabling works of a non-material nature to safeguard the existing vaults (Protected Structures - RPS No. 130) that form part of the subject site fronting Sheriff Street Lower, Oriel Street Upper, and Seville Place during the construction phase;
- xi. All associated ancillary development works including drainage, 6 no. electricity substations, pedestrian access; and
- xii. Works to the Masonry wall fronting Oriel Street and the Vaults fronting Seville Place (both a Protected Structure) consisting of the creation of a new vehicular and pedestrian entrance.

The following documents were submitted to An Bord Pleanála as part of the SHD application.

Document	Prepared by
Copy of Site Notice	McCutcheon Halley Planning Consultants
Copy of Press Notice	
Application Form	
Letter of Consent from CIE (included as <b>Appendix 1</b> to this cover letter)	CIE
Irish Water Confirmation of Feasibility & Statement of Design Acceptance (included as <b>Appendix 2</b> to this cover letter)	Irish Water
Letters of Support x 2 (included as <b>Appendix 3</b> 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 <b>Appendix 4</b> to this cover letter)	
Schedule of Drawings (Architectural)	RKD Architects
Architectural Drawings	
Masterplan	
Architectural Design Statement	
Housing Quality Audit	
Photomontages	
Engineering Schedule of Drawings	Model Works
Engineering Services Report	
Traffic Impact Assessment	
Site Specific Flood Risk Assessment	
Environmental Site Assessment and Generic Quantitative Risk Assessment	
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	
Landscape Schedule of Drawings	
Landscape Drawings	
Landscape Design Report	
Appropriate Assessment Screening Report	Bernard Seymour
Site Lighting Report	Openfield
Building Life Cycle Report	
Sustainability and TGD L Report	
Meeting with ESNB Notes	
Wind: Pedestrian Wind Comfort CFD Report	Homan O' Brien
Daylight, Sunlight & Overshadowing Report	
Architectural Heritage Assessment	Integrated Environmental Solutions
	Clare Hogan Conservation Architect

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

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>.

Any person may, within a period of 5 weeks beginning on the date of receipt by An Bord Pleanála of the application and on payment of the prescribed fee of €20 (except for prescribed bodies), make a submission or observations in writing to An Bord Pleanála, 64 Marlborough Street, Dublin 1, relating to any concerns or implications of the development, if carried out, for proper planning and sustainable development in the area or area's concerned, and the likely effects on the environment or the likely effects on a European site, as the case may be, of the proposed development, if carried out. Submissions or observations must include the following information:

- a) the name of the person, authority or body making the submission or observations, the name of the person, if any acting on behalf of that person, authority or body, and the address to which any correspondence relating to the application should be sent,
- b) the subject matter of the submission or observations,
- c) and the reasons, considerations and arguments on which the submissions or observations is or are based.

An Bord Pleanála may grant permission for the strategic housing development as proposed, or may grant permission subject to such condition as it specified in its decision, or may grant permission in part only, with or without any other conditions it may specify in its decision, or may refuse to grant permission for the proposed development. An Bord Pleanála may attach to a grant of permission such conditions as it considers appropriate.

Any enquiries relating to the application process should be directed to the Strategic Housing Development Section of An Bord Pleanála (Tel. 01-8588100).

Please do not hesitate to contact use should you require any further information.

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](http://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](http://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](http://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](mailto:paulowr@water.ie). For further information, visit [www.water.ie/connections](http://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  
EW-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](http://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](http://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/](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](mailto: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](http://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



10<sup>th</sup> October 2019

To whom it may concern,

**RE: Proposed redevelopment of the Connolly Station Car Park Site**

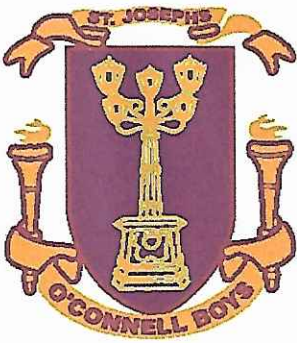
I refer to the proposed planning application for the proposed redevelopment of the Connolly Station Car Park Site and wish to inform you that Dublin Docklands Boxing Club is fully supportive of the application and development.

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

10<sup>th</sup> 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*

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**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

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T (+353) 1 8882710

[www.tithiocht.gov.ie](http://www.tithiocht.gov.ie) [www.housing.gov.ie](http://www.housing.gov.ie)