



**Brady Shipman  
Martin.**

**Celebrating.  
50 Years.**

Caoimhe Boland  
Commission for Railway Regulation,  
Temple House,  
Temple Road,  
Blackrock,  
Co. Dublin

**Date:** 4<sup>th</sup> December 2020

**RE:** Proposed Strategic Housing Development Planning Application for a Residential Mixed-Use Development at Castleforbes Business Park, Sheriff Street Upper & East Road, Dublin 1.

**(ABP-306163-19 – Pre-Application Reference)**

Dear Ms. Boland

On behalf of the applicant, Glenveagh Living Ltd., 15 Merrion Square North, Dublin 2, D02 YN15, we hereby submit a Strategic Housing Development Planning Application with An Bord Pleanála in respect of a Strategic Housing Development on a site at Castleforbes Business Park, Sheriff Street Upper & East Road, Dublin 1. This application is made in accordance with the provisions of the Planning and Development (Housing) and Residential Tenancies Act 2016 ('the 2016 Act') and the Planning and Development (Strategic Housing Development) Regulations 2017 ('the 2017 Regulations').

The application is made following Pre-Application Consultation and the receipt of a Notice of Pre-Application Consultation Opinion issued by An Bord Pleanála dated 20<sup>th</sup> February 2020.

Under article 285(5) (a) of the Planning and Development (Strategic Housing Development) Regulations 2017, we have been instructed by An Bord Pleanála to inform you of the aforementioned planning application in accordance with section 8(1) (b) of the Planning and Development (Housing) and Residential Tenancies Act 2016.

### **Proposed Development**

The proposed development consists of (as set out in the statutory notices):

1. *Demolition of all structures on the site (combined gross floor area of c.15,125 sq.m) and the construction of a mixed use residential scheme set out in 9 no. blocks, ranging in height from 1 to 18 storeys, above part basement/upper ground level, containing 702 no. Build to Rent (BTR) residential units, with associated mixed uses including, 3 no. retail/café/restaurant units, cultural/community building, residential tenant amenity, in addition to a standalone three storey childcare facility, all with a total cumulative gross floor area of c.63,025 sq.m (excluding below podium parking and plant areas). The site will accommodate 179 no. car parking spaces, 1,392*



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*total no. bicycle parking spaces, storage, services and plant areas. Landscaping will include a new central public space, residential podium courtyards and upgraded public realm on Sheriff Street Upper and East Road.*

2. *The 8 no. residential blocks range in height from 1 storey to 18 storeys, (including podium and ground floor uses) accommodating 702 no. Build to Rent residential units comprising 100 studios, 406 no. 1 bed units, 8 no. 2 bed duplex units, 169 no. 2 bed units, 15 no. 3 bed units, and 4 no. live-work duplex units. The residential buildings are arranged around a central public plaza (at ground level) and raised residential courtyards at podium level over part basement level car-parking and other uses. Balconies and terraces to be provided on all elevations at all levels for each block. The breakdown of residential accommodation is as follows:*
  - *Block A1 is a 1 to 9 storey building (including podium and ground floor Level 0), including setbacks and balconies, accommodating 82 no. units;*
  - *Block A2 is a 1 to 9 storey building (including podium and ground floor Level 0), including setbacks and balconies, accommodating 136 no. units;*
  - *Block B3 is a 7 to 8 storey building (including podium and ground floor Level 0), including setbacks and balconies, accommodating 94 no. units;*
  - *Block B4 is a 7 to 8 storey building (including podium and ground floor Level 0), including setbacks and balconies, accommodating 49 no. units;*
  - *Block C1 is a 6 to 12 storey building (including podium and ground floor Level 0), including setbacks and balconies, accommodating 107 no. units;*
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  - *Block C4 is a 13 storey building (including podium and ground floor Level 0), including setbacks and balconies, accommodating 62 no. units;*
  - *Residential tenant amenity space is provided in Blocks A1, B3, & C2 to include a total floorspace of c. c.1,263.9 sq.m.*
3. *The residential buildings sit above a part basement and ground level which contains residential car-parking, cycle parking, plant areas and ground floor uses. These ground floor uses located onto Sheriff Street and into the central open space include a 6 storey (incl. plant floor) cultural/community building of c. 2,859.5 sq.m and 3 no. retail/restaurant/cafe units with a total floor area of c.1,154.2 sq.m. The proposed development also includes a standalone three storey (incl. external play area at second floor level) childcare building of c.469.6 sq.m. Total gross floor area of proposed other uses is c.4,483.3.m.*
4. *Two vehicular access points are proposed along Sheriff Street, and the part basement car parking is split into two areas accordingly, accommodating 1,040 residential bicycle parking spaces, 179 car parking spaces, plant, storage areas and other associated facilities. The main pedestrian access is located centrally along Sheriff Street with an additional access point from East Rd across the western podium. The proposed development also includes for upgrades to existing junctions and existing road layout including alterations to existing street parking along Sheriff St Upper.*



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5. *The development also includes for a new landscaped central open space opening onto Sheriff Street Upper. External residential amenity space is provided in two podium courtyards and external roof terraces throughout the scheme. The application also includes for an interim pocket park on the corner of Sheriff Street and East Rd to be provided as a temporary park prior to the delivery of the permitted hotel on this part of the site.*
6. *The proposed application includes all site landscaping works, green roofs, boundary treatments, lighting, servicing, signage, and associated and ancillary works, including site development works above and below ground.*

### **Submission Procedure**

Any person may, within the 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 certain prescribed bodies), make a submission or observations in writing to An Bord Pleanála, 64 Marlborough Street, Dublin 1, relating to the implications of the proposed development, if carried out, for proper planning and sustainable development in the area or areas 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 duly made will be considered by An Bord Pleanála in making a decision on the application. Such submissions or observations must also include the following information:

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Please note that the application contains a statement indicating why permission should be granted for the proposed development, having regard to a consideration specified in section 37(2) (b) of the Planning and Development Act 2000, notwithstanding that the proposed development materially contravenes a relevant development plan or local area plan other than in relation to the zoning of the land.

An Environmental Impact Assessment Report has been prepared in respect of the proposed development.



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A copy of the application may also be inspected online at the following website set up by the applicant: [www.castleforbesshd.ie](http://www.castleforbesshd.ie)

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 us if you require any further information.

Yours sincerely,

Sorcha Turnbull  
Senior Planner  
**Brady Shipman Martin**



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Kathleen Sullivan  
Development Officer  
Dublin City Childcare Committee Limited  
Ocean House,  
Arran Quay,  
Dublin 7

**Date:** 4<sup>th</sup> December 2020

**RE:** Proposed Strategic Housing Development Planning Application for a Residential Mixed-Use Development at Castleforbes Business Park, Sheriff Street Upper & East Road, Dublin 1.

**(ABP-306163-19 – Pre-Application Reference)**

Dear Ms. Sullivan

On behalf of the applicant, Glenveagh Living Ltd., 15 Merrion Square North, Dublin 2, D02 YN15, we hereby submit a Strategic Housing Development Planning Application with An Bord Pleanála in respect of a Strategic Housing Development on a site at Castleforbes Business Park, Sheriff Street Upper & East Road, Dublin 1. This application is made in accordance with the provisions of the Planning and Development (Housing) and Residential Tenancies Act 2016 ('the 2016 Act') and the Planning and Development (Strategic Housing Development) Regulations 2017 ('the 2017 Regulations').

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Yours sincerely,

Sorcha Turnbull  
Senior Planner  
**Brady Shipman Martin**





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Audrey Rafferty  
Irish Aviation Authority,  
The Times Building,  
11-12 D'Olier Street,  
Dublin 2.

**Date:** 4<sup>th</sup> December 2020

**RE:** Proposed Strategic Housing Development Planning Application for a Residential Mixed-Use Development at Castleforbes Business Park, Sheriff Street Upper & East Road, Dublin 1.

**(ABP-306163-19 – Pre-Application Reference)**

Dear Ms. Rafferty

On behalf of the applicant, Glenveagh Living Ltd., 15 Merrion Square North, Dublin 2, D02 YN15, we hereby submit a Strategic Housing Development Planning Application with An Bord Pleanála in respect of a Strategic Housing Development on a site at Castleforbes Business Park, Sheriff Street Upper & East Road, Dublin 1. This application is made in accordance with the provisions of the Planning and Development (Housing) and Residential Tenancies Act 2016 ('the 2016 Act') and the Planning and Development (Strategic Housing Development) Regulations 2017 ("the 2017 Regulations").

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*external roof terraces throughout the scheme. The application also includes for an interim pocket park on the corner of Sheriff Street and East Rd to be provided as a temporary park prior to the delivery of the permitted hotel on this part of the site.*

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Please do not hesitate to contact us if you require any further information.

Yours sincerely,

A handwritten signature in black ink that reads 'Sorcha Turnbull'. The script is fluid and cursive.

Sorcha Turnbull  
Senior Planner  
**Brady Shipman Martin**



**Brady Shipman  
Martin.**

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50 Years.**

Nick West  
Senior Track and Structures Engineer,  
Iarnrod Eireann  
Pearse Station  
Westland Row  
Dublin 2  
D02 RV00

**Date:** 4<sup>th</sup> December 2020

**RE:** Proposed Strategic Housing Development Planning Application for a Residential Mixed-Use Development at Castleforbes Business Park, Sheriff Street Upper & East Road, Dublin 1.

**(ABP-306163-19 – Pre-Application Reference)**

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An Environmental Impact Assessment Report has been prepared in respect of the proposed development.



**Brady Shipman  
Martin.**

**Built.  
Environment.**

A copy of the application may also be inspected online at the following website set up by the applicant: [www.castleforbesshd.ie](http://www.castleforbesshd.ie)

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 us if you require any further information.

Yours sincerely,

Sorcha Turnbull  
Senior Planner  
**Brady Shipman Martin**





**Brady Shipman  
Martin.**

**Celebrating.  
50 Years.**

Maria O'Dwyer  
Irish Water Planning Department  
Colvill House  
24-26 Talbot Street  
Dublin 1  
D01 NP86

**Date:** 4<sup>th</sup> December 2020

**RE:** Proposed Strategic Housing Development Planning Application for a Residential Mixed-Use Development at Castleforbes Business Park, Sheriff Street Upper & East Road, Dublin 1.

**(ABP-306163-19 – Pre-Application Reference)**

Dear Ms. O'Dwyer

On behalf of the applicant, Glenveagh Living Ltd., 15 Merrion Square North, Dublin 2, D02 YN15, we hereby submit a Strategic Housing Development Planning Application with An Bord Pleanála in respect of a Strategic Housing Development on a site at Castleforbes Business Park, Sheriff Street Upper & East Road, Dublin 1. This application is made in accordance with the provisions of the Planning and Development (Housing) and Residential Tenancies Act 2016 ('the 2016 Act') and the Planning and Development (Strategic Housing Development) Regulations 2017 ('the 2017 Regulations').

The application is made following Pre-Application Consultation and the receipt of a Notice of Pre-Application Consultation Opinion issued by An Bord Pleanála dated 20<sup>th</sup> February 2020.

Under article 285(5) (a) of the Planning and Development (Strategic Housing Development) Regulations 2017, we have been instructed by An Bord Pleanála to inform you of the aforementioned planning application in accordance with section 8(1) (b) of the Planning and Development (Housing) and Residential Tenancies Act 2016.

### **Proposed Development**

The proposed development consists of (as set out in the statutory notices):

1. *Demolition of all structures on the site (combined gross floor area of c.15,125 sq.m) and the construction of a mixed use residential scheme set out in 9 no. blocks, ranging in height from 1 to 18 storeys, above part basement/upper ground level, containing 702 no. Build to Rent (BTR) residential units, with associated mixed uses including, 3 no. retail/café/restaurant units, cultural/community building, residential tenant amenity, in addition to a standalone three storey childcare facility, all with a total cumulative gross floor area of c.63,025 sq.m (excluding below podium parking and plant areas). The site will accommodate 179 no. car parking spaces, 1,392*



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*total no. bicycle parking spaces, storage, services and plant areas. Landscaping will include a new central public space, residential podium courtyards and upgraded public realm on Sheriff Street Upper and East Road.*

2. *The 8 no. residential blocks range in height from 1 storey to 18 storeys, (including podium and ground floor uses) accommodating 702 no. Build to Rent residential units comprising 100 studios, 406 no. 1 bed units, 8 no. 2 bed duplex units, 169 no. 2 bed units, 15 no. 3 bed units, and 4 no. live-work duplex units. The residential buildings are arranged around a central public plaza (at ground level) and raised residential courtyards at podium level over part basement level car-parking and other uses. Balconies and terraces to be provided on all elevations at all levels for each block. The breakdown of residential accommodation is as follows:*
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  - *Block B4 is a 7 to 8 storey building (including podium and ground floor Level 0), including setbacks and balconies, accommodating 49 no. units;*
  - *Block C1 is a 6 to 12 storey building (including podium and ground floor Level 0), including setbacks and balconies, accommodating 107 no. units;*
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  - *Block C3 is a 15 storey building (including podium and ground floor Level 0), including setbacks and balconies, accommodating 74 no. units;*
  - *Block C4 is a 13 storey building (including podium and ground floor Level 0), including setbacks and balconies, accommodating 62 no. units;*
  - *Residential tenant amenity space is provided in Blocks A1, B3, & C2 to include a total floorspace of c. c.1,263.9 sq.m.*
3. *The residential buildings sit above a part basement and ground level which contains residential car-parking, cycle parking, plant areas and ground floor uses. These ground floor uses located onto Sheriff Street and into the central open space include a 6 storey (incl. plant floor) cultural/community building of c. 2,859.5 sq.m and 3 no. retail/restaurant/cafe units with a total floor area of c.1,154.2 sq.m. The proposed development also includes a standalone three storey (incl. external play area at second floor level) childcare building of c.469.6 sq.m. Total gross floor area of proposed other uses is c.4,483.3.m.*
4. *Two vehicular access points are proposed along Sheriff Street, and the part basement car parking is split into two areas accordingly, accommodating 1,040 residential bicycle parking spaces, 179 car parking spaces, plant, storage areas and other associated facilities. The main pedestrian access is located centrally along Sheriff Street with an additional access point from East Rd across the western podium. The proposed development also includes for upgrades to existing junctions and existing road layout including alterations to existing street parking along Sheriff St Upper.*



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5. *The development also includes for a new landscaped central open space opening onto Sheriff Street Upper. External residential amenity space is provided in two podium courtyards and external roof terraces throughout the scheme. The application also includes for an interim pocket park on the corner of Sheriff Street and East Rd to be provided as a temporary park prior to the delivery of the permitted hotel on this part of the site.*
6. *The proposed application includes all site landscaping works, green roofs, boundary treatments, lighting, servicing, signage, and associated and ancillary works, including site development works above and below ground.*

### **Submission Procedure**

Any person may, within the 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 certain prescribed bodies), make a submission or observations in writing to An Bord Pleanála, 64 Marlborough Street, Dublin 1, relating to the implications of the proposed development, if carried out, for proper planning and sustainable development in the area or areas 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 duly made will be considered by An Bord Pleanála in making a decision on the application. Such submissions or observations must also include the following information:

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An Environmental Impact Assessment Report has been prepared in respect of the proposed development.



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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 us if you require any further information.

Yours sincerely,

A handwritten signature in cursive script that reads 'Sorcha Turnbull'.

Sorcha Turnbull  
Senior Planner  
**Brady Shipman Martin**



**Brady Shipman  
Martin.**

**Celebrating.  
50 Years.**

Michael MacAree  
National Transport Authority,  
Dún Scéine,  
Iveagh Court,  
Harcourt Lane,  
Dublin 2

**Date:** 4<sup>th</sup> December 2020

**RE:** Proposed Strategic Housing Development Planning Application for a Residential Mixed-Use Development at Castleforbes Business Park, Sheriff Street Upper & East Road, Dublin 1.

**(ABP-306163-19 – Pre-Application Reference)**

Dear Mr. MacAree

On behalf of the applicant, Glenveagh Living Ltd., 15 Merrion Square North, Dublin 2, D02 YN15, we hereby submit a Strategic Housing Development Planning Application with An Bord Pleanála in respect of a Strategic Housing Development on a site at Castleforbes Business Park, Sheriff Street Upper & East Road, Dublin 1. This application is made in accordance with the provisions of the Planning and Development (Housing) and Residential Tenancies Act 2016 ('the 2016 Act') and the Planning and Development (Strategic Housing Development) Regulations 2017 ('the 2017 Regulations').

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Under article 285(5) (a) of the Planning and Development (Strategic Housing Development) Regulations 2017, we have been instructed by An Bord Pleanála to inform you of the aforementioned planning application in accordance with section 8(1) (b) of the Planning and Development (Housing) and Residential Tenancies Act 2016.

### **Proposed Development**

The proposed development consists of (as set out in the statutory notices):

1. *Demolition of all structures on the site (combined gross floor area of c.15,125 sq.m) and the construction of a mixed use residential scheme set out in 9 no. blocks, ranging in height from 1 to 18 storeys, above part basement/upper ground level, containing 702 no. Build to Rent (BTR) residential units, with associated mixed uses including, 3 no. retail/café/restaurant units, cultural/community building, residential tenant amenity, in addition to a standalone three storey childcare facility, all with a total cumulative gross floor area of c.63,025 sq.m (excluding below podium parking and plant areas). The site will accommodate 179 no. car parking spaces, 1,392*



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*total no. bicycle parking spaces, storage, services and plant areas. Landscaping will include a new central public space, residential podium courtyards and upgraded public realm on Sheriff Street Upper and East Road.*

2. *The 8 no. residential blocks range in height from 1 storey to 18 storeys, (including podium and ground floor uses) accommodating 702 no. Build to Rent residential units comprising 100 studios, 406 no. 1 bed units, 8 no. 2 bed duplex units, 169 no. 2 bed units, 15 no. 3 bed units, and 4 no. live-work duplex units. The residential buildings are arranged around a central public plaza (at ground level) and raised residential courtyards at podium level over part basement level car-parking and other uses. Balconies and terraces to be provided on all elevations at all levels for each block. The breakdown of residential accommodation is as follows:*
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3. *The residential buildings sit above a part basement and ground level which contains residential car-parking, cycle parking, plant areas and ground floor uses. These ground floor uses located onto Sheriff Street and into the central open space include a 6 storey (incl. plant floor) cultural/community building of c. 2,859.5 sq.m and 3 no. retail/restaurant/cafe units with a total floor area of c.1,154.2 sq.m. The proposed development also includes a standalone three storey (incl. external play area at second floor level) childcare building of c.469.6 sq.m. Total gross floor area of proposed other uses is c.4,483.3.m.*
4. *Two vehicular access points are proposed along Sheriff Street, and the part basement car parking is split into two areas accordingly, accommodating 1,040 residential bicycle parking spaces, 179 car parking spaces, plant, storage areas and other associated facilities. The main pedestrian access is located centrally along Sheriff Street with an additional access point from East Rd across the western podium. The proposed development also includes for upgrades to existing junctions and existing road layout including alterations to existing street parking along Sheriff St Upper.*



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5. *The development also includes for a new landscaped central open space opening onto Sheriff Street Upper. External residential amenity space is provided in two podium courtyards and external roof terraces throughout the scheme. The application also includes for an interim pocket park on the corner of Sheriff Street and East Rd to be provided as a temporary park prior to the delivery of the permitted hotel on this part of the site.*
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Please do not hesitate to contact us if you require any further information.

Yours sincerely,

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Sorcha Turnbull  
Senior Planner  
**Brady Shipman Martin**





**Brady Shipman  
Martin.**

**Celebrating.  
50 Years.**

Michael McCormack  
Land-Use Planning Section  
Transport Infrastructure Ireland  
Parkgate Business Centre  
Parkgate Street Dublin 8  
D08 DK10

**Date:** 4<sup>th</sup> December 2020

**RE:** Proposed Strategic Housing Development Planning Application for a Residential Mixed-Use Development at Castleforbes Business Park, Sheriff Street Upper & East Road, Dublin 1.

**(ABP-306163-19 – Pre-Application Reference)**

Dear Mr. Mc Cormack

On behalf of the applicant, Glenveagh Living Ltd., 15 Merrion Square North, Dublin 2, D02 YN15, we hereby submit a Strategic Housing Development Planning Application with An Bord Pleanála in respect of a Strategic Housing Development on a site at Castleforbes Business Park, Sheriff Street Upper & East Road, Dublin 1. This application is made in accordance with the provisions of the Planning and Development (Housing) and Residential Tenancies Act 2016 ('the 2016 Act') and the Planning and Development (Strategic Housing Development) Regulations 2017 ('the 2017 Regulations').

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Senior Planner  
**Brady Shipman Martin**