



**Brady Shipman
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**Celebrating.
50 Years.**

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

Date: 4th 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 Sir / Madam,

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").

This application falls under the definition of Strategic Housing Development as set out under Section 3 of the Planning and Development (Housing) and Residential Tenancies Act 2016 as it is a proposed development *'of 100 or more houses on land zoned for residential use or for a mixture of residential and other uses'*.

We confirm that 8 no. hard copies have been prepared in total.

Two no. copies have been prepared for submission to An Bord Pleanála and six no. copies for Dublin City Council. In addition, 3 no. digital copies (CD) have been prepared for submission to An Bord Pleanála (including a .dwg ITM file) and 3 no. digital copies for Dublin City Council.

1 no. digital copy has been prepared for each of the 7 no. respective statutory consultees (National Transport Authority, Transport Infrastructure Ireland, Irish Rail, Commission for Railway Regulation, Irish Water, Dublin City Council Childcare Committee, Irish Aviation Authority.), as required under the 2016 Act. The Applicant confirmed with each prescribed bodies that a digital copy was the preferred format for receipt of the application.



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Planning Fee

The SHD planning application fee, in the amount of € 80,000 has been paid by EFT (Confirmation attached) and is enclosed in this planning application documentation.

SHD Planning Application Form incl. Appendices

A completed 'Strategic Housing Development - Section 5 Application Form', signed and dated, 4th December 2020, including:

- Appendix 1: Copy of the required Letter of Consent from Dublin City Council

Document and Drawing Schedules

The required drawings and documents have been provided and a full schedule of these are outlined in the table below. An Issue Sheet is attached to each Drawing Pack.

We trust that all relevant documentation has been enclosed but please don't hesitate to contact the undersigned on any issue arising.

If you require any additional information please do not hesitate to contact us.

Yours sincerely,

Sorcha Turnbull

Senior Planner

Brady Shipman Martin



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Document and Drawing Schedules

Brady Shipman Martin- Planning and Environmental Consultants		
Title	Date	Size
Application Form & Appendices	N/A	A4
Appropriate Assessment Screening Report	03/12/2020	A4
Childcare Facilities and Schools Demand Assessment	28/10/2020	A4
Community and Social Infrastructure Audit	28/10/2020	A4
Cover Letter to ABP & Schedule	03/12/2020	A4
Cover Letter to DCC & Schedule	03/12/2020	A4
Draft BTR Covenant	24/11/2020	A4
EIA Portal Confirmation Notification	01/12/2020	A4
Environmental Impact Assessment Report Vol 1 – Vol 3	03/12/2020	A4
Letters to Prescribed Bodies	4/12/2020	A4
Material Contravention Statement	03/12/2020	A4
Newspaper Notice	4/12/2020	A3
Part V Pack	Various	A4/A3
Photomontages	13/11/2020	A3
Planning Report	03/12/2020	A4
Response to An Bord Pleanala Opinion	2/12/2020	A4
Site Notice	4/12/2020	A3
Statement of Consistency	03/12/2020	A4

Brady Shipman Martin Landscape Architects			
Document No.	Title	Date	Size
RP01	Landscape Design Report	16/10/2020	A3
300	Proposed Site Landscape Layout	-	A1 @ 1:500
305	Proposed Detailed Landscape Masterplan	-	A1 @ 1:500
301	Landscape Masterplan	-	A1 @ 1:500
304	Proposed Site Landscape Layout	-	A1 @ 1:500

O'Mahony Pike Architects			
Document No.	Title	Scale	Size
1826-OMP-HQA-ZZ-SA-A-0001	Housing Quality Assessment	-	A3
1826-OMP-XX-XX-PP-A-0001	Architectural Design Statement	-	A3
1826-OMP-MDI-XX-DC-A-0001	Drawing Register	-	A4



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1826-OMP-ST-ST-DR-A-1000	Site Location Map	1:1000	A1
1826-OMP-ST-ST-DR-A-1001	Existing Site Layout Plan	1:500	A1
1826-OMP-ST-ST-DR-A-1002	Site Ownership Map	1:1000	A1
1826-OMP-ST-ST-DR-A-1005	Proposed Site Layout	1/500	A1
1826-OMP-ST-ST-DR-A-1006	Site Wide Masterplan	1/500	A1
1826-OMP-A1-00-DR-A-1000	Block A1-Level 00	1/100	A1
1826-OMP-A1-01-DR-A-1001	Block A1-Level 01	1/100	A1
1826-OMP-A1-02-DR-A-1002	Block A1-Level 02	1/100	A1
1826-OMP-A1-03-DR-A-1003	Block A1-Level 03	1/100	A1
1826-OMP-A1-04-DR-A-1004	Block A1-Level 04	1/100	A1
1826-OMP-A1-05-DR-A-1005	Block A1-Level 05	1/100	A1
1826-OMP-A1-06-DR-A-1006	Block A1-Level 06	1/100	A1
1826-OMP-A1-07-DR-A-1007	Block A1-Level 07	1/100	A1
1826-OMP-A1-08-DR-A-1008	Block A1-Level 08	1/100	A1
1826-OMP-A1-09-DR-A-1009	Block A1-Level 09	1/100	A1
1826-OMP-A1-ZZ-DR-A-2000	Block A1 Elevations	1/200	A1
1826-OMP-A1-ZZ-DR-A-3000	Block A1 Sections	1/200	A1
1826-OMP-A2-00-DR-A-1000	Block A2-Level 00	1/100	A0
1826-OMP-A2-01-DR-A-1001	Block A2-Level 01	1/100	A0
1826-OMP-A2-02-DR-A-1002	Block A2-Level 02	1/100	A0
1826-OMP-A2-03-DR-A-1003	Block A2-Level 03	1/100	A0
1826-OMP-A2-04-DR-A-1004	Block A2-Level 04	1/100	A0
1826-OMP-A2-05-DR-A-1005	Block A2-Level 05	1/100	A0
1826-OMP-A2-06-DR-A-1006	Block A2-Level 06	1/100	A0
1826-OMP-A2-07-DR-A-1007	Block A2-Level 07	1/100	A0
1826-OMP-A2-08-DR-A-1008	Block A2-Level 08	1/100	A0
1826-OMP-A2-09-DR-A-1009	Block A2-Level 09	1/100	A0
1826-OMP-A2-ZZ-DR-A-2000	Block A2 Elevations	1/200	A1
1826-OMP-A2-ZZ-DR-A-3000	Block A2 Sections	1/200	A1
1826-OMP-B3C3-00-DR-A-1000	Block B3C3-Level 00	1/100	A0
1826-OMP-B3C3-01-DR-A-1001	Block B3C3-Level 01	1/100	A0
1826-OMP-B3C3-02-DR-A-1002	Block B3C3-Level 02	1/100	A0
1826-OMP-B3C3-03-DR-A-1003	Block B3C3-Level 03	1/100	A0
1826-OMP-B3C3-04-DR-A-1004	Block B3C3-Level 04	1/100	A0
1826-OMP-B3C3-05-DR-A-1005	Block B3C3-Level 05	1/100	A0
1826-OMP-B3C3-06-DR-A-1006	Block B3C3-Level 06	1/100	A0
1826-OMP-B3C3-07-DR-A-1007	Block B3C3-Level 07	1/100	A0
1826-OMP-B3C3-08-DR-A-1008	Block B3C3-Level 08	1/100	A0
1826-OMP-B3C3-09-DR-A-1009	Block B3C3-Level 09	1/100	A0
1826-OMP-B3C3-10-DR-A-1010	Block B3C3-Level 10	1/100	A0
1826-OMP-B3/C3-11-DR-A-1011	Block B3C3-Level 11	1/100	A0
1826-OMP-B3C3-12-DR-A-1012	Block B3C3-Level 12	1/100	A0
1826-OMP-B3C3-13-DR-A-1013	Block B3C3-Level 13	1/100	A0
1826-OMP-B3C3-14-DR-A-1014	Block B3C3-Level 14	1/100	A0



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1826-OMP-B3C3-15-DR-A-1015	Block B3C3-Level 15	1/100	A0
1826-OMP-B3C3-ZZ-DR-A-2000	Block B3C3 Elevations - North & East	1/200	A1
1826-OMP-B3C3-ZZ-DR-A-2001	Block B3C3 Elevations - South & West	1/200	A1
1826-OMP-B3C3-ZZ-DR-A-3000	Block B3C3 Sections	1/200	A1
1826-OMP-B4C4-00-DR-A-1000	Block B4C4-Level 00	1/100	A1
1826-OMP-B4C4-01-DR-A-1001	Block B4C4-Level 01	1/100	A1
1826-OMP-B4C4-02-DR-A-1002	Block B4C4-Level 02	1/100	A1
1826-OMP-B4C4-03-DR-A-1003	Block B4C4-Level 03	1/100	A1
1826-OMP-B4C4-04-DR-A-1004	Block B4C4-Level 04	1/100	A1
1826-OMP-B4C4-05-DR-A-1005	Block B4C4-Level 05	1/100	A1
1826-OMP-B4C4-06-DR-A-1006	Block B4C4-Level 06	1/100	A1
1826-OMP-B4C4-07-DR-A-1007	Block B4C4-Level 07	1/100	A1
1826-OMP-B4C4-08-DR-A-1008	Block B4C4-Level 08	1/100	A1
1826-OMP-B4C4-09-DR-A-1009	Block B4C4-Level 09	1/100	A1
1826-OMP-B4C4-10-DR-A-1010	Block B4C4-Level 10	1/100	A1
1826-OMP-B4C4-11-DR-A-1011	Block B4C4-Level 11	1/100	A1
1826-OMP-B4C4-12-DR-A-1012	Block B4C4-Level 12	1/100	A1
1826-OMP-B4C4-13-DR-A-1013	Block BC4-Level 13	1/100	A1
1826-OMP-B4C4-ZZ-DR-A-2000	Block B4C4 Elevations - North & East	1/200	A1
1826-OMP-B4C4-ZZ-DR-A-2001	Block B4C4 Elevations - South & West	1/200	A1
1826-OMP-B4C4-ZZ-DR-A-3000	Block B4C4 Sections	1/200	A1
1826-OMP-C1-00-DR-A-1000	Block C1-Level 00	1/100	A1
1826-OMP-C1-01-DR-A-1001	Block C1-Level 01	1/100	A1
1826-OMP-C1-02-DR-A-1002	Block C1-Level 02	1/100	A1
1826-OMP-C1-03-DR-A-1003	Block C1-Level 03	1/100	A1
1826-OMP-C1-04-DR-A-1004	Block C1-Level 04	1/100	A1
1826-OMP-C1-05-DR-A-1005	Block C1-Level 05	1/100	A1
1826-OMP-C1-06-DR-A-1006	Block C1-Level 06	1/100	A1
1826-OMP-C1-07-DR-A-1007	Block C1-Level 07	1/100	A1
1826-OMP-C1-09-DR-A-1008	Block C1-Level 08	1/100	A1
1826-OMP-C1-08-DR-A-1009	Block C1-Level 09	1/100	A1
1826-OMP-C1-10-DR-A-1010	Block C1-Level 10	1/100	A1
1826-OMP-C1-11-DR-A-1011	Block C1-Level 11	1/100	A1
1826-OMP-C1-12-DR-A-1012	Block C1-Level 12	1/100	A1
1826-OMP-C1-ZZ-DR-A-2000	Block C1 Elevations	1/200	A1
1826-OMP-C1-ZZ-DR-A-3000	Block C1 Sections	1/200	A1
1826-OMP-C2-00-DR-A-1000	Block C2-Level 00	1/100	A1
1826-OMP-C2-01-DR-A-1001	Block C2-Level 01	1/100	A1
1826-OMP-C2-02-DR-A-1002	Block C2-Level 02	1/100	A1
1826-OMP-C2-03-DR-A-1003	Block C2-Level 03	1/100	A1
1826-OMP-C2-04-DR-A-1004	Block C2-Level 04	1/100	A1
1826-OMP-C2-05-DR-A-1005	Block C2-Level 05	1/100	A1
1826-OMP-C2-06-DR-A-1006	Block C2-Level 06	1/100	A1
1826-OMP-C2-07-DR-A-1007	Block C2-Level 07	1/100	A1



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1826-OMP-C2-08-DR-A-1008	Block C2-Level 08	1/100	A1
1826-OMP-C2-09-DR-A-1009	Block C2-Level 09	1/100	A1
1826-OMP-C2-10-DR-A-1010	Block C2-Level 10	1/100	A1
1826-OMP-C2-11-DR-A-1011	Block C2-Level 11	1/100	A1
1826-OMP-C2-12-DR-A-1012	Block C2-Level 12	1/100	A1
1826-OMP-C2-13-DR-A-1013	Block C2-Level 13	1/100	A1
1826-OMP-C2-14-DR-A-1014	Block C2-Level 14	1/100	A1
1826-OMP-C2-15-DR-A-1015	Block C2-Level 15	1/100	A1
1826-OMP-C2-16-DR-A-1016	Block C2-Level 16	1/100	A1
1826-OMP-C2-17-DR-A-1017	Block C2-Level 17	1/100	A1
1826-OMP-C2-18-DR-A-1018	Block C2-Level 18	1/100	A1
1826-OMP-C2-ZZ-DR-A-2000	Block C2 Elevations - North & East	1/200	A1
1826-OMP-C2-ZZ-DR-A-2001	Block C2 Elevations - South & West	1/200	A1
1826-OMP-C2-ZZ-DR-A-3000	Block C2 Sections	1/200	A1
1826-OMP-CB-00-DR-A-1000	Cultural Block-Level 00	1/100	A1
1826-OMP-CB-01-DR-A-1001	Cultural Block-Level 01	1/100	A1
1826-OMP-CB-02-DR-A-1002	Cultural Block-Level 02	1/100	A1
1826-OMP-CB-03-DR-A-1003	Cultural Block-Level 03	1/100	A1
1826-OMP-CB-04-DR-A-1004	Cultural Block-Level 04	1/100	A1
1826-OMP-CB-05-DR-A-1005	Cultural Block-Level 05	1/100	A1
1826-OMP-CB-06-DR-A-1006	Cultural Block-Level 06	1/100	A1
1826-OMP-CB-ZZ-DR-A-2000	Cultural Block Elevations	1/200	A1
1826-OMP-CB-ZZ-DR-A-3000	Cultural Block Sections	1/200	A1
1826-OMP-CR-ZZ-DR-A-1000	Child Care Facility Plans	1/100	A1
1826-OMP-CR-ZZ-DR-A-2000	Child Care Facility Elevations	1/200	A1
1826-OMP-CR-ZZ-DR-A-3000	Child Care Facility Sections	1/200	A1
1826-OMP-ZZ-00-DR-A-1100	Site Layout-Ground Level	1/500	A1
1826-OMP-ZZ-01-DR-A-1101	Site Layout-Level 01	1/500	A1
1826-OMP-ZZ-02-DR-A-1102	Site Layout-Level 02	1/500	A1
1826-OMP-ZZ-03-DR-A-1103	Site Layout-Level 03	1/500	A1
1826-OMP-ZZ-04-DR-A-1104	Site Layout-Level 04	1/500	A1
1826-OMP-ZZ-05-DR-A-1105	Site Layout-Level 05	1/500	A1
1826-OMP-ZZ-06-DR-A-1106	Site Layout-Level 06	1/500	A1
1826-OMP-ZZ-07-DR-A-1107	Site Layout-Level 07	1/500	A1
1826-OMP-ZZ-08-DR-A-1108	Site Layout-Level 08	1/500	A1
1826-OMP-ZZ-09-DR-A-1109	Site Layout-Level 09	1/500	A1
1826-OMP-ZZ-10-DR-A-1110	Site Layout-Level 10	1/500	A1
1826-OMP-ZZ-11-DR-A-1111	Site Layout-Level 11	1/500	A1
1826-OMP-ZZ-12-DR-A-1112	Site Layout-Level 12	1/500	A1
1826-OMP-ZZ-13-DR-A-1113	Site Layout-Level 13	1/500	A1



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1826-OMP-ZZ-14-DR-A-1114	Site Layout-Level 14	1/500	A1
1826-OMP-ZZ-15-DR-A-1115	Site Layout-Level 15	1/500	A1
1826-OMP-ZZ-16-DR-A-1116	Site Layout-Level 16	1/500	A1
1826-OMP-ZZ-17-DR-A-1117	Site Layout-Level 17	1/500	A1
1826-OMP-ZZ-18-DR-A-1118	Site Layout-Level 18	1/500	A1
1826-OMP-ZZ-B1-DR-A-1000	Site Layout-Level B1	1/500	A1
1826-OMP-B1-B1-DR-A-1000	Basement -Level B1	1/200	A0
1826-OMP-ZZ-ZZ-DR-A-2000	North & East Site Elevation	1/500	A1
1826-OMP-ZZ-ZZ-DR-A-2001	South & West Site Elevation	1/500	A1
1826-OMP-ZZ-ZZ-DR-A-3000	Site Section A-A & B-B	1/500	A1
1826-OMP-ZZ-ZZ-DR-A-3001	Site Section C-C & D-D	1/500	A1
1826-OMP-ZZ-ZZ-DR-A-3002	Site Section E-E & F-F	1/500	A1
1826-OMP-ZZ-ZZ-DR-A-3003	Site Section G-G & H-H	1/500	A1
1826-OMP-ZZ-ZZ-DR-A-3100	Master Plan - Site Section A-A & B-B	1/500	A1
1826-OMP-DW-ST-DR-A-1000	Demolition Works - Site Plan	1:500	A1
1826-OMP-DW-ST-DR-A-2000	Demolition Works - Elevations (Building 3 & 4)	1:200	A1
1826-OMP-DW-ST-DR-A-2001	Demolition Works - Elevations (Building 7)	1:200	A1
1826-OMP-DW-ST-DR-A-2002	Demolition Works - Elevations (Building 8)	1:200	A1
1826-OMP-DW-ST-DR-A-2003	Demolition Works - Elevations (Building 9)	1:200	A1
1826-OMP-DW-ST-DR-A-2004	Demolition Works - Elevations (Building 10)	1:200	A1
1826-OMP-DW-ST-DR-A-2005	Demolition Works - Elevations (Buildings 11 & 13)	1:200	A1

DBFL Consulting Engineers

Document No.	Title	Date	Size	Scale
180159-REP-101	Infrastructure Design Report	01/12/2020	A4	-
180159-REP-102	Traffic and Transport Report	01/12/2020	A4	-
180159-REP-103	Parking Strategy	01/12/2020	A4	-
180159-REP-104	DMURS Compliance Statement	01/12/2020	A4	-
180159-REP-105	Site Specific Flood Risk Assessment	01/12/2020	A4	-
180159-REP-106	Preliminary Construction Management Plan	01/12/2020	A4	-
180159-TN-101	Mobility Management Plan	01/12/2020	A4	-
180159-REP-101	Quality Audit	November 2020	A4	-
180159-2100	Roads Layout	-	A1	1:500
180159-2101	Western Basement Layout	-	A1	1:200
180159-2102	Eastern Basement Layout	-	A1	1:200
180159-2103	Roads Layout For Cross-Sections	-	A1	1:250
180159-2104	Taken In Charge Extents	-	A1	1:500
180159-2105	Vehicle Tracking	-	A1	1:500
180159-2110	Typical Roads Construction Details	-	A1	As Noted
180159-2120	Proposed Roadworks Cross-Sections	-	A1	As Noted



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180159-3100	Basement Services Layout	-	A1	1:250
180159-3101	Ground Level Services Layout	-	A1	1:250
180159-3102	Foul Rising Main Diversion Route	-	A1	1:500
180159-3103	SUDs Strategy	-	A1	1:500
180159-3104	Watermain Layout	-	A1	1:500
180159-3110	Typical Drainage Details Sheet 1	-	A1	As Noted
180159-3111	Typical Drainage Details Sheet 2	-	A1	As Noted
180159-3112	Attenuation Tank Details	-	A1	As Noted
180159-3120	Surface Water Drainage Longitudinal Sections	-	A1	As Noted
180159-3130	Foul Drainage Longitudinal Sections	-	A1	As Noted
180159-9003	Sheriff Street Master Plan	-	A1	1:500
180159-9004	Sheriff Street Existing	-	A1	1:500

Other Reports		
Title	Date	Size
ARC		
Sunlight and Daylight Access Analysis	<i>November 2020</i>	A3
Irish Water Pack		
Irish Water CoF and Statement of Design Acceptance	Various	A4
Urban Initiatives Studio		
Tall Building Statement	<i>November 2020</i>	A3
ARUP		
Wind Microclimate Study	30/10/2020	A4
Ethos Engineering		
Commercial Energy Statement	10/11/2020	A4
Castleforbes Residential Sustainability & Energy Statement	October 2020	A4
Site Lighting Report	10/11/2020	A4
Electrical Services External Lighting Services Site Layout	August 2020	1:500 @A1
Aramark		
Building Life Cycle Report	01/12/2020	A4
Property Management Strategy Report	November 2020	A4
AWN		
Construction & Demolition Waste Management Plan	23/10/2020	A4
Operational Waste Management Plan	23/10/2020	A4