

Planning and Development (Housing) and Residential Tenancies Act 2016
Planning and Development (Strategic Housing Development) Regulations 2017

Notice of Strategic Housing Development
Application to An Bord Pleanála

Glenveagh Living Ltd., intend to apply to An Bord Pleanála (the Board) for permission for a Build to Rent Strategic Housing Development at this site of c.2.44 ha on lands at Castleforbes Business Park, Sheriff Street Upper and East Road, Dublin 1. The site is bounded by East Road to the West, railway tracks to the North and East and Sheriff Street Upper to the South. The development will consist of:

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 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;
 - Block C2 is a 1 to 18 storey building (including podium and ground floor Level 0), including setbacks and balconies, accommodating 98 no. units;
 - 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.
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.

The application contains a statement setting out how the proposal will be consistent with the objectives of the Dublin City Development Plan 2016-2022. 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.

The application, together with an Environmental Impact Assessment Report, may be inspected, or purchased at a fee not exceeding the reasonable cost of making a copy, during public opening hours at the offices of An Bord Pleanála and Dublin City Council. The application may also be inspected online at the following website set up by the applicant: www.castleforbesshd.ie

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:

- 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, and
- c) the reasons, considerations and arguments on which the submission 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 modifications as it specifies in its decision, or may grant permission in part only, with or without any other modifications 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).

A person may question the validity of a decision of An Bord Pleanála by way of an application for judicial review, under Order 84 of the Rules of the Superior Courts (S.I. No. 15 of 1986), in accordance with sections 50 and 50A of the Planning and Development Act 2000 (No. 30 of 2000), as amended. Practical information on the review mechanism can be found in the Judicial Review Notice on the An Bord Pleanála's website: www.pleanala.ie or on the Citizens Information Service website: www.citizensinformation.ie

Signed: 

(Agent: Brady Shipman Martin, Canal House, Canal Road, Dublin 6)

Date of Erection of Site Notice: 4th December 2020