

An Bord Pleanála  
64 Marlborough Street  
Rotunda  
Dublin 1

DO1 V902

30 November 2020

Re; Letter of Support  
The Steel Works – James Street, Dublin 8 (“The Property”)

Dear Sirs

We are writing to you in connection with the proposed Strategic Housing Development (“SHD”) Planning application for the above referenced Property.

Oaklee Housing is an Approved Housing Body and a leading provider of social and affordable housing in Ireland. Our building at 36 James’s St is an immediate neighbour to the proposed development at James’s St Steelworks.

The Developer of the Property has kept us apprised of the project during the design evolution of the proposed scheme through the SHD process and we have welcomed the opportunity that the Developer has provided to us, to provide constructive feedback on the design, configuration and operation of the Social component of the buildings proposed. We are confident that the Developer’s early engagement with us as a potential end user will facilitate the delivery of a high-quality residential scheme on this important infill site in Dublin 8.

We note that the original scheme proposed by the Developer has been significantly amended between Stage 2 and Stage 3 of the SHD process and that changes have been made to Block A in particular. We welcome these changes as they are constructive and they enhance the way that the proposed development interacts with our building at 36 James Street.

We wish to confirm that the Developer has also offered to undertake works to the balconies on the western flank of our building at 36 James Street, aimed at enhancing the functionality of those balconies, particularly from a sunlight/daylight perspective since the historic design of the balconies in our building is not ideal. Whilst this constructive offer from the Developer is welcomed and is being considered in the context of internal asset management of No.36 James Street, we are not currently in a position to take up the Developer’s offer.

**Chief Executive Officer:** Sharon Cosgrove

**Directors:** Ken Slattery (Chairman), Edward Breen, John Buckley, Ronan Headdon, Evelyn Hempenstall, Colette Kelleher, Claran McAreavey, Brian McCormick, Thomas Mackey, Deirdre Owens, Patricia Ward, Alan Whelan.  
**Company Secretary:** Sharon Cosgrove.

Oaklee Housing Company Number 337270 registered in Ireland

Approved status for Voluntary Housing under Section 6 of the (Housing Miscellaneous) Provisions Act 1992

Registered with charitable status (CHY 13922)

 **Oaklee Housing**  
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We wish to confirm that Oaklee Housing is supportive of the proposed development of the former James Street Steelworks site. We believe the redevelopment of what is currently an industrial site, littered with unsightly industrial sheds, will be a significant enhancement that will improve the local area, to include the westerly aspects and vistas from our building, subject to satisfying all usual requirements of the planning process through which our tenants can make submissions if required.

We wish to confirm our support of the planning application for the proposed development we look forward to the opportunity of working with the Developer to facilitate the provision of additional much needed housing in Dublin 8.

We are also happy to confirm that we have expressed our interest to manage the Part-V units in the development upon their completion, subject to a grant of planning permission and subject to the support of Dublin City Council. We look forward to the opportunity of working with the Developer and Dublin City Council with a view to us operating and managing the social housing allocation within new residential complex post construction and handover. We are confident that the Developer's early engagement with us as an end user, will facilitate the delivery of a high-quality residential scheme on this important infill site in Dublin 8.

Yours sincerely,



Sharon Cosgrove  
Chief Executive  
Oaklee Housing

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