



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

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

Date: 11<sup>th</sup> December 2020

**RE: Proposed Strategic Housing Development Planning Application for Alterations to permitted development at Phibsborough Shopping Centre, Dublin 7.**

**(ABP- 307227-20– Pre-Application Reference)**

Dear Sir / Madam,

On behalf of the applicant, Phibsborough Shopping Centre Ltd, we hereby submit a Planning Application to An Bord Pleanála in respect of a Strategic Housing Development Application for alterations to permitted development at Phibsborough Shopping Centre and 345-349 North Circular Road, Dublin 7. 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 '*development consisting of shared accommodation units that, when combined, contain 200 or more bedspaces*'.

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 (2 no. CD and 1 no USB) 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 (Irish Water, Transport Infrastructure Ireland, National Transport Authority, The Minister of Arts, Heritage, Regional, Rural and Gaeltacht Affairs, The Heritage Council, An Taisce – the National Trust for Ireland), 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 € 10,432.50 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, 10<sup>th</sup> December 2020, including:

- Appendix 1: 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	10/12/2020	A4
Appropriate Assessment Screening Report	08/12/2020	A4
Cover Letter to ABP & Schedule	10/12/2020	A4
Cover Letter to DCC & Schedule	10/12/2020	A4
EIA Screening Information Report	07/12/2020	A4
Letters to Prescribed Bodies	10/12/2020	A4
Material Contravention Statement	07/12/2020	A4
Newspaper Notice	10/12/2020	A3
Planning Report	08/12/2020	A4
Response to ABP Opinion	07/12/2020	A4
Site Notice	11/12/2020	A4
Statement of Consistency	07/12/2020	A4
Planning Justification Report	07/12/2020	A4
Draft BTR Covenant	--	A4
Irish Water Confirmation of Feasibility & Statement of Design Acceptance	Various	A4
Daylight & Sunlight Report	08/12/2020	A4

Brady Shipman Martin – Landscape Architects			
Document No.	Title	Date	Size
RP01	Landscape Design Rationale	01/12/2020	A4
300	Landscape Plan Ground Floor Plan	03/12/2020	A1@1:250
301	Second Floor Amenity Terraces	03/12/2020	A2@1:100
301.1	Second Floor Amenity Terraces Sections	03/12/2020	A1 @ As Shown
302	Fourth Floor Amenity Terraces & Sections	03/12/2020	A2@1:100
303	Sixth Floor Amenity Terraces	03/12/2020	A1 @ 1:100
303.1	Sixth Floor Amenity Terraces Sections	03/12/2020	A2 @ As Shown

Donnelly Turpin Architects			
Document No.	Title	Scale	Size
	Architectural Design Report	-	A3
P01-01	Site Location Map and Site Ownership Plan	1:1000@	A1
P01-02	Existing Permitted and Proposed Site layout Plans	1:500@	A1



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E03-00	Existing Permitted basement floor plan	1:200@A0	A0
E03-01	Existing Permitted ground floor plan	1:200@A0	A0
E03-02	Existing Permitted first floor plan	1:200@A0	A0
E03-03	Existing Permitted second floor plan	1:200@A0	A0
E03-04	Existing Permitted third floor plan	1:200@A0	A0
E03-05	Existing Permitted fourth & fifth floor plan	1:200@A0	A0
E03-07	Existing Permitted sixth floor plan	1:200@A0	A0
E03-08	Existing Permitted seventh floor plan	1:200@A0	A0
E03-09	Existing Permitted roof plan	1:200@A0	A0
E03-10	Existing Permitted building uses plans	1:750@A1	A1
E03-20	Existing Permitted sections A-A & B-B	1:200@A0	A0
E03-21	Existing Permitted sections C-C & D-D	1:200@A1	A1
E03-22	Existing Permitted sections E-E & F-F	1:200@A1	A1
E03-23	Existing Permitted sections G-G & H-H	1:200@A1	A1
E03-24	Existing Permitted sections J-J, K-K & L-L	1:200@A0	A0
E03-30	Existing Permitted elevations 1 & 2	1:200@A0	A0
E03-31	Existing Permitted elevations 3 & 4	1:200@A1	A1
E03-32	Existing Permitted elevations 5 & 6	1:200@A1	A1
E03-35	Existing and Permitted – Site levels	1:200@A1	A1
E04-03	Existing Permitted: Part Elevation: Elevation 5 (Plaza)	1:50@A1	A1
E04-04	Existing Permitted: Part Elevation: Section D-D (Courtyard Elevation.)	1:50@A1	A1
P03-01	Proposed ground floor plan	1:200@A0	A0
P03-02	Proposed first floor plan	1:200@A0	A0
P03-03	Proposed second floor plan	1:200@A0	A0
P03-04	Proposed third floor plan	1:200@A0	A0
P03-05	Proposed fourth & fifth floor plan	1:200@A0	A0
P03-07	Proposed sixth floor plan	1:200@A0	A0
P03-08	Proposed seventh floor plan	1:200@A0	A0
P03-09	Proposed roof plan	1:200@A0	A0
P03-10	Proposed building uses plans	1:750@A1	A1
P03-20	Proposed sections A-A & B-B	1:200@A0	A0
P03-21	Proposed sections C-C & D-D	1:200@A1	A1
P03-22	Proposed sections E-E & F-F	1:200@A1	A1
P03-23	Proposed sections G-G & H-H	1:200@A1	A1
P03-24	Proposed sections J-J, K-K & L-L	1:200@A0	A0
P03-30	Proposed elevations 1 & 2	1:200@A0	A0
P03-31	Proposed elevations 3 & 4	1:200@A1	A1
P03-32	Proposed elevations 5 & 6	1:200@A1	A1
P03-35	Existing and Proposed – Site levels	1:200@A1	A1
P04-03	Proposed Part Elevation: Elevation 5 (Plaza)	1:50@A1	A1



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P04-04	Proposed Part Elevation: Section D-D (Courtyard Elev.)	1:50@A1	A1
P04-05	Elevation 5 – Plaza: Proposed Window types	1:200 & 1:50@A1	A1

JJ Campbell & Associates				
Document No.	Title	Date	Scale	Size
C001	Proposed Foul and Storm Sewer Drainage Layout	27/11/2020	1:250	A1
C002	Section Through Attenuation Tanks	27/11/2020	1:100	A1
C003	Drainage Details	27/11/2020	1:20/1:10	A1
C004	Concrete MH Details	27/11/2020	NTS	A1
C005	Green Roof Layout and Catchment Areas	27/11/2020	1:250	A1
C006	Proposed Watermain Layout	27/11/2020	1:250	A1
C007	Watermain Details	27/11/2020	NTS	A1
C008	Foul and StormWater Longitudinal Sections	27/11/2020	As noted	A1
C009	Interception Areas and Permeable Paving Layout	27/11/2020	1:500/1:10	A1
	Engineering Services Report	27/11/2020	-	A4
	Outline Construction Management Plan and Outline Demolition Waste Management Plan	27/11/2020	-	A4

Other Reports		
Title	Date	Size
<b>JBA Consulting</b>		
Flood Risk Assessment	November 2020	A4
<b>NRB Consulting Engineers</b>		
Transport Assessment Including DMURS & Road Safety Audit	02/12/2020	A4
Preliminary Mobility Management Plan	02/12/2020	A4
<b>K8T</b>		
Pedestrian Comfort Wind Study	08/12/2020	A4
<b>Digital Dimensions</b>		
AVR Report	November 2020	A3
<b>Aramark</b>		
Building Life Cycle Report	26/11/2020	A4
<b>Corporate Health Ireland</b>		
Covid-19 Risk Assessment	25/11/2020	A4



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<b>AWN Consulting</b>		
Summary of Potential Noise Impacts on Residential Amenity	2/12/2020	A4
Operational Waste Management Plan	1/12/2020	A4
<b>SQRE Living</b>		
Co-Living Demand & Location Analysis	November 2020	A4
Co-Living Design & Concept Report	November 2020	A4
Co-Living Operational Management Plan	November 2020	A4
<b>Metec</b>		
Energy Statement Sustainability Report	26 <sup>th</sup> Nov 2020	A4
<b>WKN Real Estate Advisors</b>		
Operational Service Management Plan	--	A4