

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

We, The Park Shopping Centre Limited, intend to apply to An Bord Pleanála for permission for a strategic housing development at this site at Park Shopping Centre & 42-45 Prussia Street, Dublin 7.

The development will consist of the following:-

- (1) Demolition of the existing Park Shopping Centre and nos. 42-45 Prussia Street, Dublin 7 and creation of portal openings in the former boundary wall (Protected Structure);
- (2) Construction of a new mixed use District Centre, Student Residential Housing and Build-to-Rent Housing development in 2 buildings, a South Building and a North Building, separated by a new pedestrian and bicycle street connecting Prussia Street with the emerging Grangegorman SDZ campus. The buildings will range in height from 3-5 storeys on Prussia Street to 6-storeys (South building) and 8-storeys (North Building) towards to GDA campus.
- (3) District Centre development accommodating: -
 - Part-licensed supermarket, 11 no. retail/non-retail service units and 2 no. licensed café/restaurant units at ground floor;
 - Two vehicular entrances from Prussia Street to provide access for deliveries and services (South entrance) and to provide access to undercroft parking and van deliveries (North entrance);
 - Standing areas for deliveries and waste collection in designated service yards (South Building) and for car parking for 111 no. cars, light van deliveries and bicycle parking (North Building);
 - All associated ancillary facilities, landscaping and boundary treatments including acoustic attenuation measures where required.
- (4) Student residential accommodation overhead the District Centre accommodating 11 no. student houses comprising 143 no. apartments (including 28 no. studios), with a total of 584 bedspaces (556 bedrooms) and associated balconies;
 - The North Building student residential accommodation has reception and student amenities (conciierge, café, lounge areas) at ground, mezzanine and first floor levels, with access to all levels overhead and a first floor level podium garden from which student apartments and student amenity areas (study centre, a recreation centre and laundry) are accessible; 2 no. amenity terraces with pergola structures at fourth floor.
 - The South Building student residential accommodation has ground floor level foyer with access to all levels, staff rooms, fitness centre at ground and mezzanine levels and a first floor level podium garden from which student apartments are directly accessible.
- (5) Build-to-rent residential accommodation overhead the supermarket with lift and stair access from Prussia Street, comprising 29 no. apartments with balconies (28 no. 2 bedroom and 1 no. 3 bedroom units) and 3 no. 2 bedroom townhouses, laundry room, lounge/games room, bicycle store, waste store and podium garden with conservatory allotments.
- 6) The proposed new street will connect to the Grangegorman SDZ campus via a portal connection through a former boundary wall
- 7) The development includes art display along the new street, landscaping, boundary treatments, signage, plant and substations, and all associated site works and services.

The application 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.parkshoppingcentreshd.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 or online at www.pleanala.ie, 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).

Signed: Darran Quail (Agent)

Agents Address: Simon Clear & Associates, 3 Terenure Road West, Terenure, Dublin 6W
Date of erection of site notice 10 March 2021