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JAMESON GATE

PARK SHOPPING CENTRE,

PRUSSIA STREET,

DUBLIN 7.

REDEVELOPMENT PROPOSAL

OVERALL PLANNING CONTEXT

PREPARED BY

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FOR

THE PARK SHOPPING CENTRE LIMITED

March 2021

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1. Introduction

This report has been prepared on behalf of The Park Shopping Centre Limited, applicants for permission for redevelopment of the district centre.

The purpose of this report is to set out an overview context for the redevelopment of the Park Shopping Centre, Prussia Street, Dublin 7 and to inform An Bord Pleanala in relation to the balance of benefits that can be achieved through the redevelopment.

The report will give an overview of the issues associated with the proposed redevelopment, including information on the planning, architecture, commercial and traffic aspects of the redevelopment.

The proposal is for a revised mixed use redevelopment of an existing District Centre shopping centre, for which permission for redevelopment has previously been granted by Dublin City Council (Ref. 2038/17).

Having reviewed the scheme for which permission was granted in the context of the zoning for District Centre Development and the need for a significant District Centre scale anchor store and taking into account the recent Government policies in relation to the National Planning Framework, EMRA RSES, and other Section 28 Guidelines, a more integrated mixed-use redevelopment is proposed, to receive 'de novo' planning permission.

2. SHD Legislative Context

The previous grant of planning permission confirms that residential development is an acceptable part of a redevelopment scheme in accordance with the provisions of the Dublin City Development Plan (DCDP). The provisions of the Planning and Development (Housing) and Residential Tenancies Act 2016 legislation have been taken into account and the subsection below sets the eligibility for consideration of a mixed-use scheme by application directly to An Bord Pleanala, as follows.

Planning and Development; Strategic Housing Development (SHD); Definitions; Section 3 – Strategic Housing Development means -

(a) the development of 100 or more houses on land zoned for residential use or for a mixture of residential and other uses,

(b) the development of student accommodation units which, when combined, contain 200 or more bed spaces, on land the zoning of which facilitates the provision of student accommodation or a mixture of student accommodation and other uses thereon,

(c) development that includes developments of the type referred to in paragraph (a) and of the type referred to in paragraph (b), or

(d) the alteration of an existing planning permission granted under section 34 (other than under subsection (3A)) where the proposed alteration relates to development specified in paragraph (a), (b) or (c), each of which may include other uses on the land, the zoning of which facilitates such use, but only if—

(i) the cumulative gross floor area of the houses or student accommodation units, or both, as the case may be, comprises not less than 85 per cent, or such other percentage as may be prescribed, of the gross floor space of the proposed development or the number of houses or proposed bed spaces within student accommodation to which the proposed alteration of a planning permission so granted relates, and

(ii) the other uses cumulatively do not exceed—

(I) 15 square metres gross floor space for each house or 7.5 square metres gross floor space for each bed space in student accommodation, or both, as the case may be, in the proposed development or to which the proposed alteration of a planning permission so granted relates, subject to a maximum of 4,500 square metres gross floor space for such other uses in any development, or

(II) such other area as may be prescribed, by reference to the number of houses or bed spaces in student accommodation within the proposed development or to which the proposed alteration of a planning permission so granted relates, which other area shall be subject to such other maximum area in the development as may be prescribed;

The development described in this document fits within these parameters. The student accommodation provides 584 no. bedspaces, which falls within the threshold of SHD (Section 3(b) above). The Build-To-Rent accommodation provides 32 no. residential units.

The gross floor area of the residential accommodation is 21,936m², which equates to 85.2% of the total area of the proposal (25,749m²). This complies with Section 3(d)(i) above.

The commercial element, comprising a supermarket, 11 no. retail/non-retail units and 2 no. licensed café/restaurants, has a gross floor area of 3,813m², which equates to 14.8% of the total development gross floor area. This complies with Section 3(d)(ii) above, which sets out the maximum potential area for non-residential development as follows:-

$$584 \times 7.5\text{m}^2 \text{ per student bedspace} = 4,380\text{m}^2$$

$$32 \times 15\text{m}^2 \text{ per dwelling} = 480\text{m}^2$$

$$\text{Total} = 4,860\text{m}^2, \text{ which exceeds the overall maximum allowance of } 4,500\text{m}^2$$

The proposed commercial floorspace of 3,813m² is below the maximum allowance of 4,500m² set down in the legislation.

The Government has identified student accommodation as a discrete form of residential accommodation and has made specific provision for it in amendments to the Planning Act.¹

3. Previous Permission

Ref. 2038/17

Planning permission was granted by Dublin City Council for the demolition of Park Shopping Centre and nos. 42-45 Prussia Street, Dublin 7 and creation of portal openings in the former boundary wall (Protected Structure).

In summary, the redevelopment of the site consisted of:-

- Construction of new District Shopping Centre with two vehicular entrances from Prussia Street for deliveries and access to undercroft/surface car parking for 117 cars.
- Construction of student residential accommodation overhead the district centre buildings (485 bedspaces granted) in two buildings ranging from 2 to 5 storeys over ground floor commercial north side and 4 to 6 storeys over ground floor

¹ For the purposes of the Planning and Development (Housing) and Residential Tenancies Bill 2016, an Act to amend the Planning and Development Acts 2000 to 2015, the Residential Tenancies Acts 2004 to 2015, the Local Government Act 1998 and the Housing Finance Agency Act 1981, “student accommodation” means non-permanent residential accommodation for students or related to a Higher Education Institute which shall not be used for the purposes of permanent residential accommodation, as a hotel, hostel, apart-hotel or similar but which may be used as tourist/visitor accommodation only during academic holiday periods.

commercial south side of a new pedestrian and bicycle street connecting Prussia Street to the Grangegorman SDZ. The buildings range in height from two-storey over retail (3-storeys) near the existing northern, western and southern boundaries-nearest to Prussia Street-to six-storey over retail (7-storeys) and four-storey over retail (5-storeys) along the new street extending towards the Grangegorman SDZ campus.

- A new urban plaza designed to provide an appropriate contemporary setting for Jameson House (Protected Structure, located on the opposite side of Prussia Street) and requires insertion of a portal connection through a former boundary wall (Protected Structure) into the development permitted under the approved Grangegorman SDZ Planning Scheme 2012, linking to the permitted Public Realm and Site Infrastructure (DCC Ref. 3373/12), being developed under the auspices of GDA as Development Agency.

4. Pre-Application Consultation

The design team has engaged with the relevant statutory authorities including Dublin City Council (DCC) and the Grangegorman Development Agency (GDA). The statutory consultation with DCC (and with GDA) is described in Appendix 1.

A Tripartite meeting was held with An Bord Pleanála on the 8th October 2020. A record of the meeting was prepared by An Bord Pleanála and a response to the Opinion from ABP is included in the *Statement of Response to ABP Opinion* prepared by DMOD Architects.

5. Development Context

The Park Shopping Centre lies at the north-western access to the GDA campus, which is being progressively redeveloped by the GDA as a multi-purpose institutional campus, in accordance with an approved SDZ Scheme including: -

- Medical – HSE Phoenix Centre (mental health), Primary Care Centre, 120 bed Nursing Home/Residential Care facility;
- DIT – 3rd Level Education accommodating all faculties of the institution on one campus;

- Commercial – 60,000m² offices at Broadstone including enterprise units, incubators and associated services including retail;
- Public Parkland – Pitches facilitating clubs, schools and community use. Children’s playground;
- Built recreation facilities – Gym open to public at discounted rates. Swimming Pool to be operated by DCC and DIT and Sports Centre;
- Primary School – Educate Together school;
- Student Accommodation for c.2,500 students on campus.

All accessible facilities and routes through the campus are open to the public and public realm areas, which are managed by TU Dublin as a vehicle free campus.

GDA is the Development Agency responsible for the delivery of the infrastructure that has been approved under the provisions of the SDZ scheme as described in the approved Planning Scheme. A 3D model of the approved planning scheme sets the context for future approved development within the extensive campus, which will considerably alter the north inner-city skyline and intensity of urban activity throughout the area, creating a new urban quarter in the north-western part of the Dublin Inner City area.

Planning is about establishing the future context and the context indicates that there will be substantial change. Redevelopment is always more complex than green field development. The Park Shopping Centre is currently a viable commercial entity, although dated and car park dominated in its presentation with the anchor store set behind car parking. It has the potential to produce a significant contribution to the evolving urban context by: -

- Opening the GDA campus to public permeability, providing a north-west portal to the campus;
- Removing part of the former boundary wall between Park SC and the GDA Campus, which was previously permitted for removal under planning permission registry reference 3441/13(E – extended duration) granted on 21/05/14 and extended until 2024;
- Integrating into the intra-city movement corridor extending from the city centre to Phoenix Park;

- Providing pedestrian/cycle access from the campus to a high-quality external street network (Objectives 5.1.7 and 5.1.9 of the SDZ Scheme);
- Providing convenient access from the campus to public transport;
- Providing retail and service facilities and servicing demands that cannot be provided within the campus.

Wide ranging consultations for the redevelopment scheme have been conducted with:-

- GDA: - Access, common use of facilities, favoured student accommodation providers status, utility support, accommodation of western access to the campus and vehicle access to the campus energy centre;
- Main Stakeholders within the centre; Tesco main anchor agreement reached 2020;
- Other retail and office businesses within PSC;
- DCC: - Development of design options; Traffic & Transportation and Street Surfaces issues.

With the support of these DCC/GDA, there is no reasonable justification for duplication of open space/sports and other recreational facilities in the redevelopment on lands that are zoned district centre and located immediately beside (and providing access to) the institutional lands that have significant facilities and open spaces that are required to be made available to the public in accordance with the provision of the approved SDZ scheme.

The current use of the land within the Park SC is not an optimum use of the serviced urban land. Redevelopment is complex and expensive. There is an option to stay with the status quo and a balance of advantage must be achieved to encourage the high quality redevelopment proposals.

The proposed redevelopment of the PSC improves the main route and northwestern entrance into the TU Dublin campus resulting in a very significant potential gain to the public realm and to the wider community in this part of the north inner city. The quality of the northwestern entrance is envisaged to be equivalent to the quality of the public realm of the eastern entrance from Broadstone as currently being constructed in 2020.

A balanced overall campus context will result with the development of the eastern and western portals into the core campus area (including a south-western portal as per the SDZ scheme). The overall campus should be dealt as a single urban design solution, including the portals leading into it. Scale in the approved SDZ scheme should continue through the north-western portal, through the redevelopment site.

A significantly positive pro-active approach is required to justify the disruption, logistics and cost that will be incurred in the achievement of a redevelopment of appropriate scale and quality.

6. Proposed Scheme

The planning permission has been reviewed and a revised proposal has been prepared, as described below. The proposed development shall comprise the following: -

(1) Demolition of the existing Park Shopping Centre and nos. 42-45 Prussia Street, Dublin7 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.

In summary, the proposed scheme involves significant redevelopment and re-ordering of the existing Park Shopping Centre, maintaining existing retail and services (inside and outside of the subject site) and adding a significant quantum of student and residential accommodation. The intention is to improve the presentation of the shopping centre within the District Centre and to create a new western pedestrian/cyclist entrance into the GDA campus as indicated in the SDZ Planning Scheme linkages diagram.

The re-ordering of the District Centre within the subject site envisages:-

- A mixed use District Centre with Student Accommodation, Retail/Non-Retail Services, Café/Restaurants;
- Separate rear access to the anchor unit with self-contained service yard;
- The main retail unit – Tesco moved to the Prussia Street frontage, adding significant scale and active frontage to the street;
- A pedestrian plaza entrance – Jameson Square;
- A pedestrian/cyclist street with a west-east alignment, flanked by overlooking buildings, accessing the west side of the campus;
- A new street frontage to Prussia Street north of the Plaza, composed of active buildings aligning the street and contributing character to the Conservation Area context;
- Student and co-living housing over the retail level – ‘living over the shop’;

- Accommodation for c.584 students in purpose built student accommodation (PBSA) and, separately, 32 build-to-rent units, in buildings ranging from 3 – 8 storeys in height;
- Matching paving surfaces / street furniture / signage with the GDA Campus.

The proposal will provide 2 no. vehicular entrances and 1 no. pedestrian/cyclist new street entrance from Prussia St. The northern vehicular entrance will accommodate undercroft access to car parking, where 111 no. car parking spaces and van servicing will be provided. The second vehicular access, located along the southern boundary of the site is solely for servicing and deliveries for the District Centre. The pedestrian/cyclist entrance is provided in the centre of the site and extends the length of the site providing through access from Prussia Street to the TU Dublin Grangegorman Campus. 546 no. bicycle parking spaces are provided throughout the site, which greatly exceeds the standards of the DCDP.

7. Site Context

In the past the scale, structure and density of the northern city suburbs was strongly influenced by the combination of the lands allocated to the cattle markets, the walled Grangegorman Institution and the extensive Phoenix Park which, combined, militated against the development of a compact urban form well-served by public transport.

The local urban form on the south side of the North Circular Road was influenced by the Grangegorman institution, which will be transformed into a significant 3rd Level educational institution with significant healthcare facilities (including Phoenix Centre and Primary Care Centre) and commercial development set in a public parkland with recreational facilities (indoor and outdoor), primary school and playgrounds. There is significant new development proposed for the Grangegorman Urban Quarter under the provisions of the Grangegorman SDZ Planning Scheme approved by ABP in 2012, as subsequently amended and subject to any future mandatory reviews.

The dominant feature in the adjacent streetscape context is the historic Jameson House, which fronts onto the west side of Prussia Street directly opposite the site. One of the primary design concerns is to formally address Jameson House in an appropriate manner.

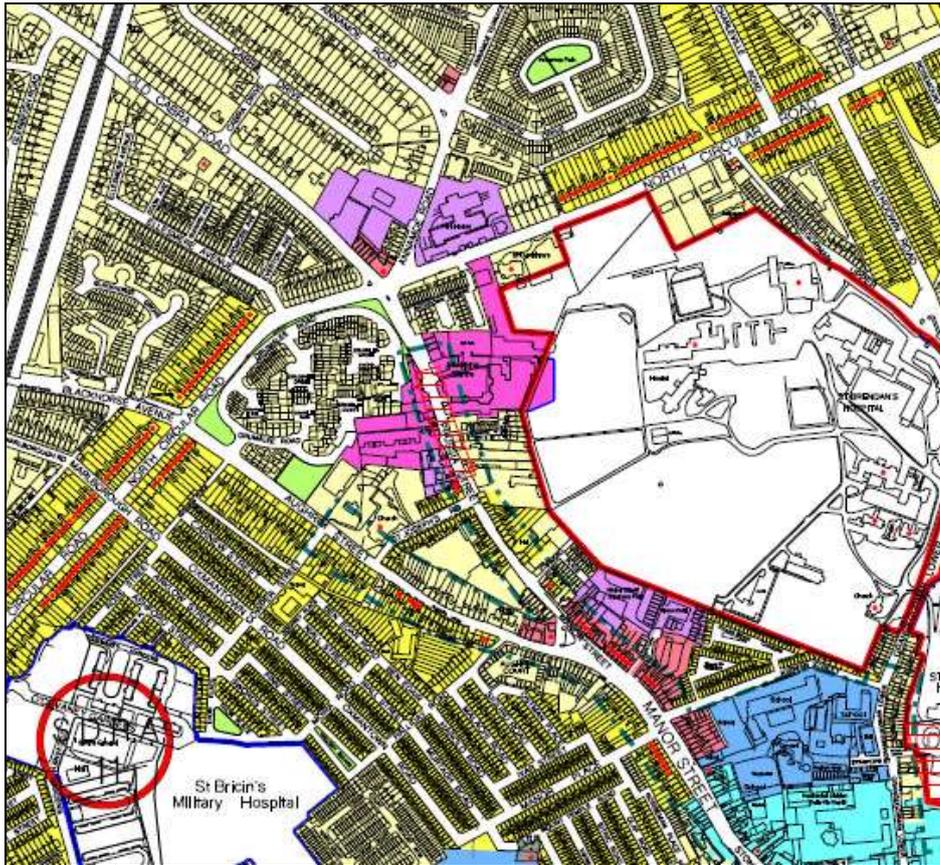
The land use and intensity of activity in the area will be substantially altered by accommodating the substantial 3rd Level institution and facilitating a significant student and academic population in the future.

Park Shopping Centre (PSC) was developed more than 30 years ago (1984) as a low-density, car dominated shopping centre in the style that prevailed at the time. PSC is now a designated inner city District Centre in the Dublin City Development Plan.²

Prussia Street is a commercial street and bus corridor extending from Smithfield to the North Circular Road (NCR) at Hanlon's Corner. The surrounding context on the east side of Prussia Street is residential with infill housing to the north (Rathdown Square) and south (St Joseph's). There is some commercial development adjacent to the site on the Prussia Street frontage.

The site currently accommodates the Park Shopping Centre, a largely two-storey development of 14no. retail units, medical centre and office units with single anchor store, Tesco, arranged around a central car park accessed from the northern end of Prussia Street opposite the entrance to Jameson House. It's character is that of a mid-size suburban shopping centre, which may be considered underdeveloped in its current configuration especially given its designation as an inner-city 'District Centre' in the Dublin City Development Plan, located in an expanding area.

² **Inner city:** The inner city is bounded by: on the northside the North Circular Road, Phibsborough Road, The Royal Canal, North Strand Road and East Wall Road, and on the southside by: the South Circular Road, Suir Road, Grand Canal from Dolphin Road to Grand Canal Street Upper, Bath Avenue, Londonbridge Road, Church Avenue and Beach Road



Dublin City Development Plan 2016 – 2022 Zoning Map extract – Z4

The site is located immediately adjacent to SDRA 8, which relates to the 29ha campus subject to redevelopment by the GDA in accordance with the approved SDZ Scheme. The continued implementation of the Grangegorman SDZ is expected and encouraged throughout the life of the current DCDP (15.1.1.11).

PSC can play a significant role in the regeneration of the whole area due to the GDA plans for TU Dublin to centralise its campus on the former Grangegorman institution lands in accordance with the Special Development Zone (SDZ) scheme and now under construction.

The District Centre is located south of the complex, 5-arm junction in Dublin 7 between Prussia Street, leading north from Smithfield to the North Circular Road (NCR) and to the Cabra area and Annamoe Road leading further north, into the north-west inner suburbs of Dublin city.



Site Location Map

Accessibility and permeability of the Grangegorman site was and continues to be of strategic importance for the (GDA) Project. Opening the GDA site to the general public and providing recreational activities have been an important statement of intent. New accesses have been opened, including a pedestrian link facilitated through the subject lands (PSC access). At the forefront of the design is the careful integration of the (GDA) site into Dublin City both physically and socially. This will remain a key priority for GDA.³

The redevelopment can deliver significant improvements to the public realm and provision of modern commercial facilities, student and build-to-rent accommodation, with a new architecturally designed western entrance (portal) to the TU Dublin campus.

³ Gerrard Casey CEO Grangegorman Development Agency, interview Irish Construction Industry Magazine, July/August 2016.



GDA SDZ Originally Approved Scheme Model

The image above is an image grab from the west end of TU Dublin Campus 3D Model. PSC occupies the upper left corner defined by upper side of the curved street and extending to the north-western perimeter of the campus. The tall buildings within the campus will set a context into which future buildings in PSC must fit and they will provide a significant element in the views to the north inner city from the south side of the city and the Dublin Mountains.

As shown in the photograph below, taken from the roof level (7th floor) of student accommodation on the south side of the Liffey (Binary Hub), the original Grangegorman stone buildings are visible in the view from the south. New buildings within the campus are beginning to emerge and a number of other buildings, including higher buildings will be added in accordance with the approved SDZ Scheme. The proposed buildings will sit in the foreground of the tall office building, Park House on North Circular Road and will not have any potential to break the existing or proposed skyline.



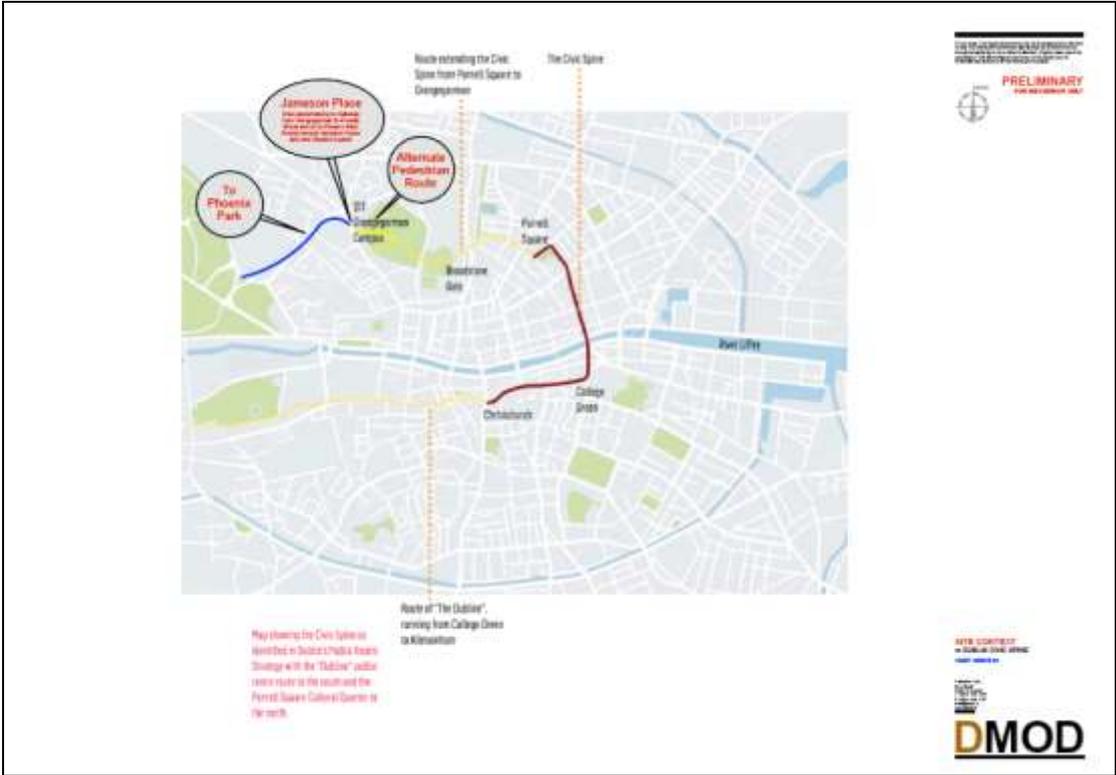
View to northside (zoomed) from student accommodation facility located south of the Liffey



Site in context of future Grangegorman Masterplan; provided by DMOD

In the Dublin City context, the redevelopment lands have the potential to contribute significantly to the further development of the compact city concept and the developing civic spine opening up the north west suburbs. This can be understood in the context of the Dublin City Public Realm Strategy, which identifies character areas and emphasises interconnection, preferably by foot and cycling. The contribution can be delivered under the following headings taken from the DCDP 2016 – 2022, including: -

- Urban Regeneration – facilitating the implementation of the Grangegorman SDZ, whereby the relocation of the DIT to this area and the provision of other services and facilities connect directly to its surrounding area and will anchor regeneration of this part of the inner city;
- Strengthen Place Making – in order to consolidate and enhance the city centre, at the heart of the city region;
- Extend the Dublin City Public Realm Network – into adjacent regeneration areas, including Grangegorman;
- Extending Retail from the City Core – Grangegorman is identified as an area for extending retail from the city core (7.6.2) to service consolidation of the TU Dublin campus.



8 Integration

The proposed development is intended to be complementary to the massive development and intensification of use of the adjacent GDA/TU Dublin campus where the following is envisaged in the foreseeable future: -

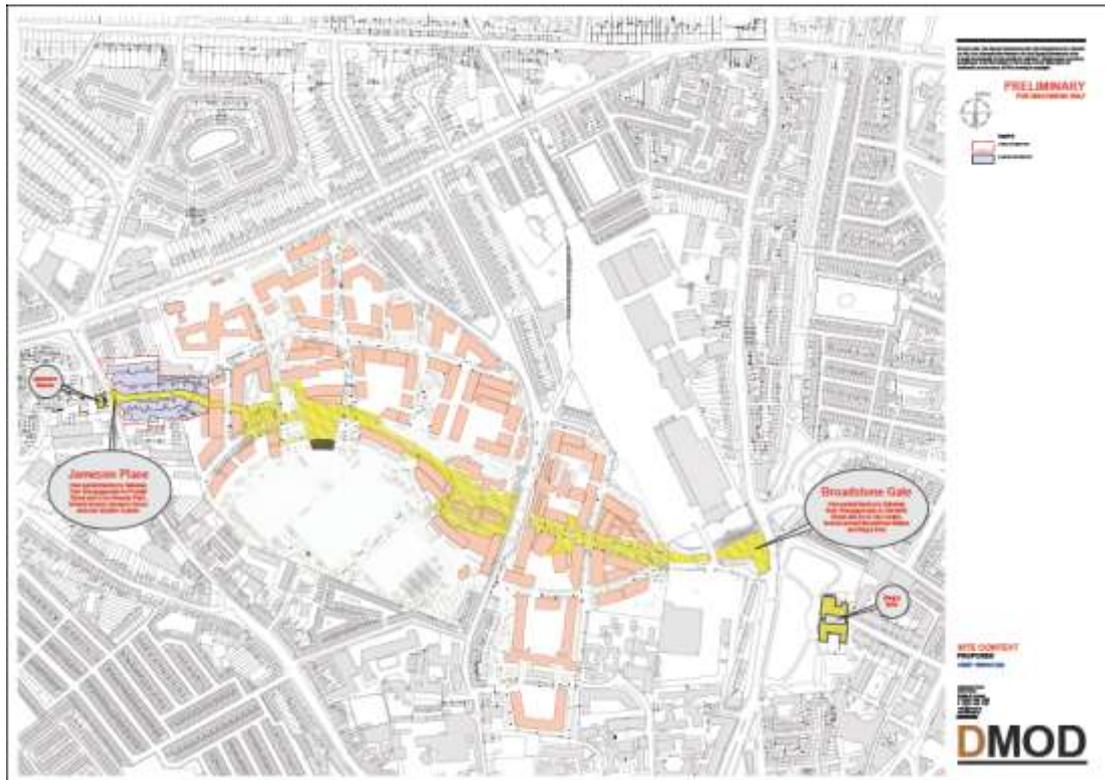
- The current (albeit delayed due to Covid-19 suspensions) timetable for the buildings under construction in the campus is that the Quad building (20,000sq. m) will be completed in October 2020;
- The plan is that TU Dublin will have 10,000 students on campus by September 2020 and 15,000 by early 2023;
- When the campus is fully built out with c.400,000 sq.m. in buildings, there will be c. 30,000 people using the site, including students and staff;
- TU Dublin is aiming to have 2K overseas students on campus in the next 5 years.

The proposed development will provide an impressive entrance for the public via a new commercial street from the northwest side, with improved District Centre facilities to serve the increased customer base and resident population in the north west inner city and provide residential accommodation specifically suited to the locality.

9. DMOD Annotated Site Context – Dublin Civic Spine

The proposed redevelopment site can contribute to the development of a conducive link extending the civic spine across the TU Dublin campus to NCR and thence to the Phoenix Park, the largest urban park in Europe.

The urban form envisaged is a continuation of the architectural form approved in the Grangegorman Development SDZ Scheme 2012, approved by ABP.



Overall public realm context drawing , Broadstone to Prussia Street, prepared by DMOD

In the SDZ Scheme there is an indicative quality connection through the campus linking Broadstone east of the campus with Prussia Street to the west. The PSC connection has already been established in a temporary, transitional gated way and is in use during daytimes. The Broadstone entrance plaza has been constructed as required by ABP in the approved SDZ scheme, and it signifies what can be achieved at the north-western portal. The Jameson Gate portal redevelopment makes provision for a pedestrian and cyclist street between Prussia Street and Grangegorman, a gateway and threshold of the highest quality.

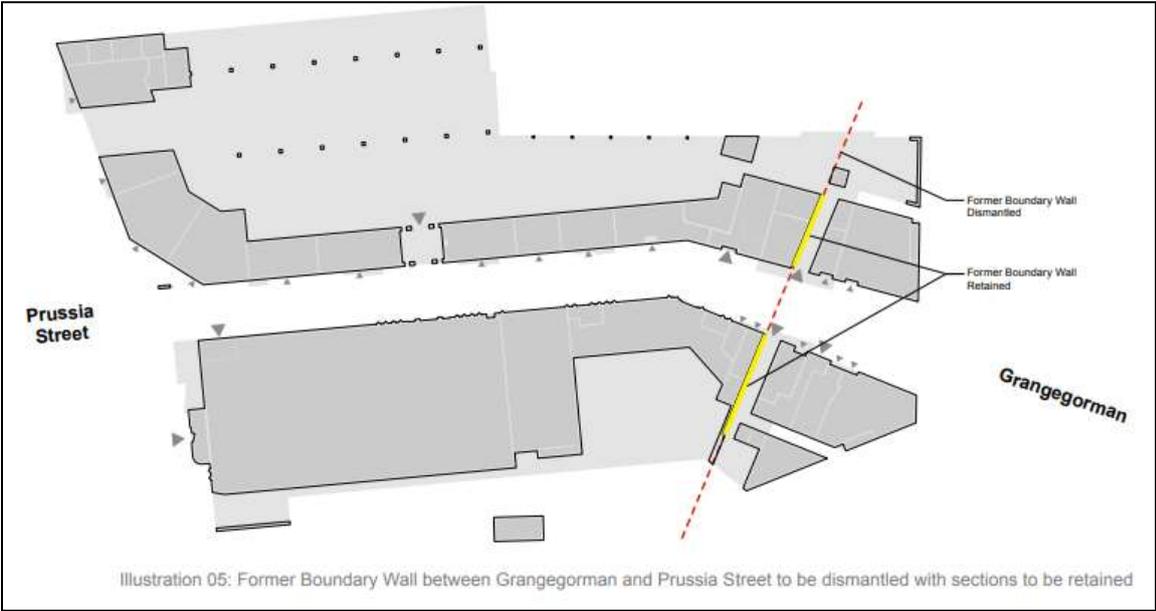
10. Protected Structure – Boundary Wall

The site includes part of the former boundary wall of the St. Brendan’s hospital complex, which is a Protected Structure (RPS Ref. 3281).

The proposed development involves creating a gateway through the former boundary wall to St Brendan’s Hospital by means of a new street to connect the city either side of the site.

Dublin City Council granted planning permission for dismantling the entire wall on this site under Ref. 3441/13. The duration of that permission was extended to September 2024 under Ref. 3441/13/X1.

Under Ref. 2038/17 permission was granted to remove parts of the wall only to facilitate connections to the Grangegorman campus. The current proposal provides for similar parts of the wall to be removed.



Extract from DMOD Design Statement

Remnant sections to be retained will provide landmark registers and material richness to the public realm subject to best conservation practice. The extent of wall to be removed is shown on plan and elevation DMOD Dwg. Nos. 003 and 007.

A *Cultural Heritage Report* is enclosed with the application. The report includes an assessment of impact on built heritage including the Grangegorman boundary wall. Breaches of the wall are necessary to integrate the site and create the new E-W street. The retention of stretches of the wall will mark the former boundary of the Grangegorman institution. This response to the existing built heritage on the site retains a key part of the cultural contribution of the wall to the overall Grangegorman cultural landscape.

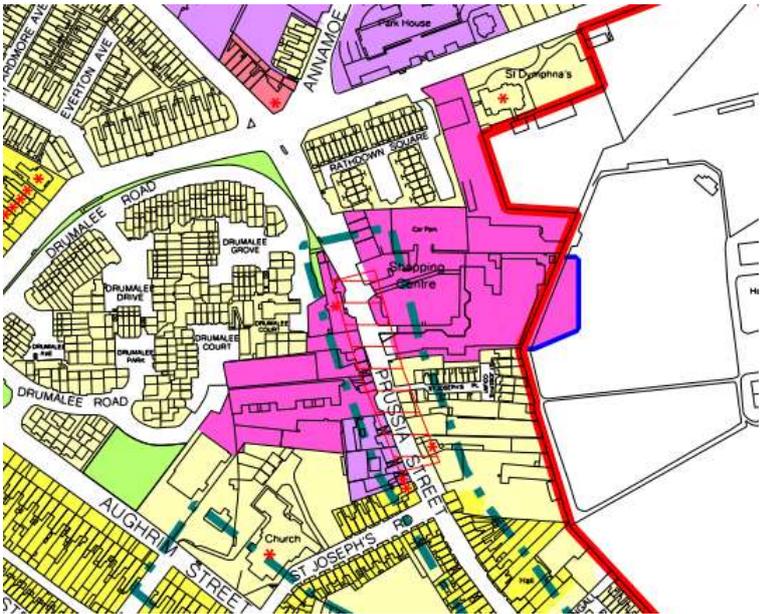
11. Archaeology

It is noted that the proposed development is partially within the Zone of Archaeological Constraint for the Recorded Monument DU018-020 (Dublin City), and DU018-020251 (Dwellings Site) which are subject to statutory protection under Section 12 of the National Monuments (Amendment) Act 1994.



RMP ref. DU018-020251 indicated in red

Further, the site in question is located partially within the Zone of Archaeological Interest in the Dublin City Development 2016-2022.



DCDP Zoning Map Extract – Zone of Archaeological Interest shown in dashed line

The *Cultural Heritage Report* submitted with the application includes commentary on the archaeological significance of the site and recommendations for archaeological testing.

12. Daylight and Sunlight Report

The *Daylight and Sunlight Assessment* prepared by Digital Dimensions enclosed assesses the impact of the proposed development for Daylight and Sunlight on the neighbouring buildings and the quality of daylight and sunlight to within the proposed development.

There will be a reduction to the daylight availability to a minority of the adjacent dwellings below the recommendations but this is considered reasonable in the urban context, considering extension windows in St. Joseph's Place have been constructed onto the northern boundary adjacent to the subject site. The scale of development will not alter impact, as any development will affect daylight availability to the windows.

Sunlight available to gardens and open spaces surrounding the proposed development will not be impacted with the report concluding that there will be no reduction in the available sunlight on the ground to any adjacent residences. The proposed development would meet the recommendations of the BRE guidelines for Gardens & Open Spaces.

99% the proposed units within the development will exceed the recommendations of the BRE guidelines for quality of Daylight. The bedroom and living space layouts have been optimised for daylight and sunlight.

The results find that any impact on the adjacent residential structures would be minimal in the overall context of an urban setting. There would be a good quality of daylight in the apartments analysed and the amenity areas would have sufficient sunlight to be bright and a pleasant spaces.

In relation to the shadow assessment included, there is no shadow from the proposed development to St. Joseph's Place, St. Joseph's Court or the residential terrace on Prussia Street, of which No.56 is the closest property. On the 21st of March, which is recommended in the BRE Guidelines for assessment, some shading is noted to a small

area of Rathdown Square, along the boundary. The modelling software calculates without trees, but this area does have a substantial band of tree growth, creating its own shadow. Any extra shading from the proposed development would not be perceptible for much of the year. Please refer to Section 7 of the *Daylight and Sunlight Assessment* for the full shadow analysis.

13. Landscape

A *Landscape Design Statement* and Landscape Plans have been prepared by Mitchell & Associates Landscape Architects for ground level and first floor level, where the communal amenity spaces for the student accommodation and build-to-rent accommodation are located. Landscaping at ground level includes tree planting and various paving materials to distinguish the pedestrian/cyclist only access route through the centre of the development.

14. Visual Impact Assessment

A set of Photomontages prepared by Digital Dimensions is enclosed. The images are assessed in the *Landscape & Visual Appraisal* prepared by Mitchell & Associates. The appraisal concludes that the increased scale of development proposed is entirely appropriate. The design of the buildings has been carefully crafted to respond to a range of sensitivities. Their form, arrangement, massing, articulation and detail are combined to integrate with the existing buildings on and off Prussia Street, but also to sit comfortably with the permitted development in Grangegorman.

15. Drainage

The *Engineering Planning Report* prepared by Pinnacle Engineering provides details of proposed foul and surface water drainage (including SUDs) and water supply. The report includes a Confirmation of Feasibility Letter from Irish Water.

16. Flood Risk Assessment

The *Flood Risk Assessment* concludes that the site is located within Flood Zone C “Low Probability”, which is classified as “Less Vulnerable” and therefore the development is deemed appropriate.

17. Transport & Access

The application includes the following documents prepared by Pinnacle Consulting Engineers:-

- Traffic & Transport Assessment
- Outline Construction Traffic Management Plan
- Statement of Compliance with DMURs
- Travel Plan

The traffic assessment confirms that the proposed access arrangements would adequately accommodate anticipated levels of traffic visitation and that as such the traffic generated by the development would have no material adverse impact on the operation of all junctions modelled. It has been shown by the application of recognised assessment techniques that there is a reduction in traffic levels arising from the development and the distribution of resultant flows around the adjacent road network.

18. Operational Management

An operational management report has been prepared by CRM, an experienced operator of PBSA and BTR development. The comprehensive management plan outlines the full-time management of all residential facilities and describes control of arrivals and departures, behaviour of residents, liaison and integration with the local community.

Please refer to the enclosed *Estate Management Plan*.

19. Noise Assessment

The application is supported by a *Noise Impact Assessment* prepared by AWN. An environmental noise survey has been carried out to assess the existing noise environment. Calculations have been carried out to predict the noise level associated with the development. Based on the results of the predictions it can be concluded that once suitable mitigation is implemented, the noise emissions from the operation of the development are unlikely to injure the residential amenity of the neighbouring properties and will be within best practice international noise guidelines.

19. Part V

Please refer to the enclosed Part V booklet, which provides details of proposed compliance with Part V for the 32 no. build-to-rent units.

Conclusion

This Planning Report has been prepared to accompany a planning application to An Bord Pleanála for a strategic housing development consisting of a new mixed use District Centre, Student Residential Housing and Build-to-Rent development in 2 buildings, a South Building and a North Building, separated by a new pedestrian and bicycle street connecting Prussia Street to the Grangegorman SDZ campus and urban quarter. The buildings range in height from 3-5 storeys on Prussia Street to 7-storeys (South building) and 8-storeys (North Building) towards to GDA campus.

The enclosed Statements of Consistency accompanying this submission demonstrate that the proposed development complies with the relevant national, regional and local planning guidelines and objectives and that the proposal will provide for a sustainable and efficient use of this brownfield site.

In conclusion, it is submitted that the proposed development sets out to rehabilitate, regenerate and enhance the district centre that serves an inner city community in a location subject to significant change. It is consistent with the proper planning and sustainable development for the area and complies with all relevant national, regional and

local planning policies and guidelines. It is requested that permission be granted subject to the attachment of appropriate conditions.

Simon Clear

Appendix 1 – Pre-Application Consultations

Pre-Application Consultations

A pre-application meeting was held at Dublin City Council offices on 26th November 2019, attended by Mary Conway, Deputy City Planner.

It was explained that: -

- The proposed development does not exceed any SHD commercial limits for planning permission proposals for mixed-use development;
- The Z4 District Centre zoning would allow for a larger format supermarket that was required by the anchor tenant, Tesco, which would engender modifications particularly to the southern block as permitted;
- The streetfront presentation on the south side of the supermarket, the north facing side, of the new street would not have shopfronts and would feature an Art wall presentation.

The extant grant of permission for redevelopment of the Park Shopping Centre was used as the basis for the revised redevelopment proposal. An increase in student accommodation overhead the street level was indicated by reference to colour-coded drawings presented by the design architects, DMOD, showing locations where increased scale and height would occur.

The DCC response to increased density included a request that further information should be provided to demonstrate that - the on-site amenity space ratio for resident students, aspect ratios; accommodation mix ratios, would meet DCDP standards.

In relation to the added height, information was required to show the proposed development in relation to Prussia Street, acknowledging that other significant developments are being progressed to the south along this section of the street; the relationship to Jameson House; and the relationship to the scale and mass of building intended for construction in the TU Dublin campus adjoining.

Visual Impact Assessment; daylight and sunlight assessments would be required in conjunction with planning procurement.

Information was required in relation to the curation of the Art Wall.

A query was posed by DCC in relation to the preparation of a justification for added student accommodation and to investigate the possibility of provision of other residential accommodation in the context of a current residential accommodation shortage.

Second Pre-application meeting

A second pre-application meeting was held on 5th February 2020, at which a detailed response was provided to each issue, as explained in a brochure prepared by DMOD architects.

Park SC management is already engaged in collaboration with the community and GDA. The management arrangements for the Bow Lane Art Wall, a collaboration between the applicants/developers and TU Dublin, was explained - an existing exhibition of TU Dublin art work is a feature of the existing pathway from TU Dublin campus into Park SC. An official arrangement similar to the current access management protocols and art curation can be put into effect.

Verified images were exhibited, which allowed commentary on appropriate finishes to buildings.

A co-living element was introduced in response to the earlier DCC request/suggestion for more tenure options. This was shown to have use of common access areas. It was requested that more information be provided providing for discrete access and amenities for the separate accommodation modes.

It was confirmed that the ratio of studio units had been reduced. Adjustments were requested to minimise or eliminate north-only aspect in 'houses'.

A noise report dealing with supermarket servicing arrangements was suggested at the planning application stage.

Post Consultation

DMOD prepared a package of drawings demonstrating compliance with the suggestions from the second pre-application meeting and provided confirmation of correspondence with the GDA/TU Dublin in relation to the Bow Lane Art Wall. This was submitted to the Deputy City Planning Officer by email prior to progression to Tripartite consultation.

Grangegorman Development Agency

The design team also met with the GDA executive at the Grangegorman offices on 27th November 2019. The proposed development was well received as potentially complementing the significant future development planned for the campus. In the context of future progress it was indicated that: -

- The current (albeit delayed due to Covid-19 suspensions) timetable for the buildings under construction in the campus is that the Quad building (20,000sq. m) will be completed in October 2020;
- The plan is that TU Dublin will have 10,000 students on campus by September 2020 and 15,000 by early 2023;
- When the campus is fully built out with c.400,000 sq.m. of buildings, there will be c.30,000 people using the site.

TU Dublin is aiming to have 2K overseas students on campus in the next 5 years, which will need supporting student accommodation in the area.