



**SIMON CLEAR & ASSOCIATES
PLANNING AND DEVELOPMENT
CONSULTANTS**

The Secretary
An Bord Pleanála
64 Marlborough St
Dublin 1

10 March 2021

Re:- Strategic Housing Development for a Mixed-Use Development including Student Accommodation, Build-to-Rent Residential Accommodation and District Centre Accommodation on lands at Park Shopping Centre and 42-45 Prussia Street, Dublin 7.

Dear Secretary,

On behalf of The Park Shopping Centre Limited we wish to apply for planning permission for a Mixed-Use Development including Student Accommodation, Residential Accommodation and District Centre on lands at Park Shopping Centre and 42-45 Prussia Street, Dublin 7.

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 *'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'*

The applicant team has endeavoured to meet all of the requirements stipulated in the legislation.

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The application is supported by the following plans and particulars:-

Application Form

Copy of Newspaper Notice

Copy of Site Notice

Letters to Prescribed Bodies

Letter from Grangegorman Development Agency

Letter from TU Dublin

Letter of Consent Mankato Limited

Letter of Consent Tesco Ireland

Planning Fee Transmittal Sheet (€69,573.60)

Schedule of Reports

Title	Prepared by:
Planning Context Report	Simon Clear & Associates
Statement of Consistency	Simon Clear & Associates
Material Contravention Statement	Simon Clear & Associates
Student Accommodation Concentration Report	Simon Clear & Associates
AA Screening Statement	Simon Clear & Associates
EIA Screening Statement	Simon Clear & Associates
Part V Booklet	Simon Clear & Associates
Statement of Response to ABP Opinion	DMOD Architects
Architectural Design Statement	DMOD Architects
Building Lifecycle Report	DMOD Architects
Universal Access Statement	DMOD Architects
Operations Plan	DMOD Architects
Landscape Design Statement	Mitchell & Associates
Landscape & Visual Impact Assessment	Mitchell & Associates
Engineering Planning Report	Pinnacle Consulting Engineers
Flood Risk Assessment	Pinnacle Consulting Engineers
Traffic and Transport Assessment	Pinnacle Consulting Engineers
Travel Plan	Pinnacle Consulting Engineers
Statement of Compliance with DMURS	Pinnacle Consulting Engineers
Outline Construction Traffic Management Plan	Pinnacle Consulting Engineers
Outline Construction & Demolition Waste Management Plan	Pinnacle Consulting Engineers
Road Quality Audit	PCME Consultants
Daylight & Sunlight Assessment	Digital Dimensions
Photomontage Booklet	Digital Dimensions
3D Animation	Digital Dimensions (CD)
External Lighting Report	JV Tierney
Sustainability & Energy Report	JV Tierney

Noise Impact Assessment	AWN
Operational Waste Management Plan	AWN
Estate Management Plan	CRM
Cultural Heritage Report	Archaeology Plan

Architectural Drawings – DMOD Architects

Dwg No.	Size	Scale	Drawing Title
AP001	A0	NTS	Site Location and Title Sheet
AP002	A0	1:200	Existing Site Layout
AP003	A0	1:200	Proposed Site Layout
AP004	A0	1:200	Existing Ground Floor Level
AP005	A0	1:200	Existing First Floor Level
AP006	A0	1:200	Existing Roof Level
AP007	A0	1:200	Existing Elevations and Sections
AP010	A0	1:200	Ground Floor Level Plan
AP011	A0	1:200	Mezzanine Level Plan
AP012	A0	1:200	First Floor Level Plan
AP013	A0	1:200	Second Floor Level Plan
AP014	A0	1:200	Third Floor Level Plan
AP015	A0	1:200	Fourth Floor Level Plan
AP016	A0	1:200	Fifth Floor Level Plan
AP017	A0	1:200	Sixth Floor Level Plan
AP018	A0	1:200	Seventh Floor Level Plan
AP019	A0	1:200	Roof Level Plan
AP020	A1	1:200	Sections Elevations AA FF GG
AP021	A1	1:200	Sections Elevations BB CC EE
AP022	A1	1:200	Sections Elevations RR SS DD
AP023	A1	1:200	Sections Elevations WW XX
AP024	A1	1:200	Sections Elevations YY ZZ
AP025	A1	1:200	Sections Elevations HH VV
AP028	A1	1:200	Sections Elevations PSt AA BB CC
AP029	A1	1:200	Sections Elevations PSt DD EE FF

Engineering Drawings – Pinnacle Consulting Engineers

Dwg No.	Drawing Title	Revision
200101-PIN-XX-XX-DR-C-0200-S2	Foul Sewer & Surface Water Layout	Rev D
200101-PIN-XX-XX-DR-C-0201-S2	Levels and Water Mains Layout	Rev D
200101-PIN-XX-XX-DR-C-0204-S2	Standard Wastewater Infrastructure Details	Rev B
200101-PIN-XX-XX-DR-C-0205-S2	Standard Water Infrastructure Details	Rev B

Dwg No.	Drawing Title	Revision
P200101-PIN-ZZ-ZZ-DR-D-100-S2	General Layout	P07
P200101-PIN-ZZ-ZZ-DR-D-101-S2	General Layout - Customer Car Park	P07
P200101-PIN-ZZ-ZZ-DR-D-102-S2	General Layout - Service Yard	P07
P200101-PIN-ZZ-ZZ-DR-D-110-S2	Sight Lines	P07
P200101-PIN-ZZ-ZZ-DR-D-120-S2	Road Markings, Signage and Road Construction Details	P07
P200101-PIN-ZZ-ZZ-DR-D-121-S2	Road Markings & Signage Layout	P07
P200101-PIN-ZZ-ZZ-DR-D-130-S2	AutoTrack Layout (Service Yard HGV)	P07
P200101-PIN-ZZ-ZZ-DR-D-132-S2	AutoTrack Layout (Car Park Customer)	P07
P200101-PIN-ZZ-ZZ-DR-D-133-S2	AutoTrack Layout (Car Park Deliveries)	P07
P200101-PIN-ZZ-ZZ-DR-D-134-S2	AutoTrack Layout (Service Yard RC)	P03
P200101-PIN-ZZ-ZZ-DR-D-135-S2	Autotrack Layout (Fire Tender)	P03
P200101-PIN-ZZ-ZZ-DR-D-136-S2	Autotrack Layout (Concrete Truck)	P01
P200101-PIN-ZZ-ZZ-DR-D-137-S2	Autotrack Layout (Concrete Truck)	P01
P200101-PIN-ZZ-ZZ-DR-D-140-S2	RSA Review	P02
P200101-PIN-ZZ-ZZ-DR-D-103-S2	GA Bus Connects	P02
P200101-PIN-ZZ-ZZ-DR-D-111-S2	Sight Lines	P02
P200101-PIN-ZZ-ZZ-DR-D-104-S2	Bus Connects Review	P01

Landscape Drawing – Mitchell & Associates Landscape Architects

Drawing Title	Dwg.No.	Scale	Size
Landscape Masterplan	100	1:250	A1
Landscape Masterplan - First Floor Plan	101	1:250	A1
Planting Details	102	1:20	A1
Landscape Design Statement	Doc	NA	A4

The enclosures include 2 hard copies of the foregoing reports, other than fees and forms, and 3 soft copies (CDs). Copy information has been submitted to Dublin City Council, as the relevant Planning Authority.

Request

I trust the enclosed information is adequate for your purposes. Should you have any queries, please do not hesitate to contact the undersigned.

Yours sincerely,

Simon Clear