



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

Fáilte Ireland  
88 - 95 Amiens Street  
Dublin 1  
D01 WR86

10 March 2021

Dear Sir / Madam,

**RE: Strategic Housing Development Application made to An Bord Pleanála in respect of proposed Mixed-Use District Centre, Student Residential Housing and Build-to-Rent Housing Development at Park Shopping Centre and No. 42-45 Prussia Street, Dublin 7**

The Park Shopping Centre Limited, Grand Coast Capital, Unit 7 The Plaza, Main Street, Swords, Co. Dublin intend to apply to An Bord Pleanála for planning permission for a proposed development on lands at Park Shopping Centre and 42-45 Prussia St, Dublin 7.

Pursuant to Article 285(5)(a) of the Planning and Development (Strategic Housing Development) Regulations 2017, and Section 8(1)(b) of the Planning and Development (Housing) and Residential Tenancies Act 2016, a soft copy of the application is enclosed for your information.

A dedicated project website has also been established, on which the application details are uploaded, and this website can be viewed at: [www.parkshoppingcentreshd.ie](http://www.parkshoppingcentreshd.ie)



Simon Clear B.A. Dip. T.P. MIPI  
Darran Quaile B.A. MRUP MSc BLUP MIPI  
Paula Shannon B.A. MRUP MIPI

3 TERENCE ROAD WEST,  
TERENURE,  
DUBLIN 6W  
D6W YY79,  
IRELAND.

Phone: 00-353-1-492 5934  
Fax: 00-353-1-492 7617  
E-mail: [admin@clearconsult.ie](mailto:admin@clearconsult.ie)  
Web: [www.clearconsult.ie](http://www.clearconsult.ie)  
Vat No. 9803199H

The proposed development is described in the public notices as follows:

*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 11no. 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.*

If you have any queries please do not hesitate to contact us.

Yours sincerely,

Simon Clear