

Planning Department  
Dublin City Council  
Civic Offices  
Wood Quay  
Dublin 8  
D08 RF3F  
Ireland

26<sup>th</sup> August 2022  
Our Ref 21021 BC

Dear Sir or Madam,

**RE: SHD APPLICATION IN RESPECT OF A PROPOSED STRATEGIC HOUSING DEVELOPMENT CONSISTING OF 457 NO. RESIDENTIAL UNITS, 2 NO. RETAIL/CAFÉ/RESTAURANT UNITS, A CRECHE FACILITY, OPEN SPACE AND ALL ASSOCIATED SITE WORKS AT A SITE LOCATED TO THE NORTH WEST CORNER OF THE OMNI PARK SHOPPING CENTRE, SANTRY AND AT SANTRY HALL INDUSTRIAL ESTATE, SANTRY, DUBLIN 9.**

On behalf of the applicant, Serendale Limited, we hereby submit this Strategic Housing Development application to An Bord Pleanála in respect of a proposed SHD residential development on lands at a Site Located to the North West Corner of The Omni Park Shopping Centre, Santry and at Santry Hall Industrial Estate, Santry, Dublin 9..

Please find the following enclosed with this application:

- Application Form in respect of a Strategic Housing Development and attachments (Letters of Consent, Correspondence from Irish Water, EIAR Portal Receipt and Correspondence from IAA);
- Copy of Site Notice prepared by John Spain Associates;
- Original Newspaper notice prepared by John Spain Associates;
- Letters to Prescribed Bodies prepared by John Spain Associates;
- Soft copy of application documentation (disc);
- Site Boundary DWG file (on disc);
- Cover Letter to ABP prepared by John Spain Associates (JSA)
- Cover Letter to DCC prepared by John Spain Associates (JSA);
- Part V Pack prepared by the Applicant
- Planning Report and Statement of Consistency prepared by John Spain Associates (JSA);
- Statement of Consistency with the Draft Dublin City Development Plan 2022-2028 prepared by John Spain Associates (JSA);
- Statement of Material Contravention prepared by John Spain Associates (JSA);
- Statement of Material Contravention with the Draft Dublin City Development Plan 2022-2028 prepared by John Spain Associates (JSA);

Managing Director: John P. Spain BBS MRUP MRICS ASCS MRTPI MIPI

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John Spain Associates Ltd. trading as John Spain Associates. Directors: J. Spain, S. Spain.

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- Statement of Response to An Bord Pleanála's Opinion, prepared by John Spain Associates (JSA);
- Santry Community and Local Needs Audit prepared by John Spain Associates (JSA);
- Environmental Impact Assessment Report and Non Technical Summary prepared by AWN and other consultants;
- Basement Impact Assessment (BIA) Report prepared by AWN
- Construction and Environmental Management Plan prepared by AWN;
- Architectural Drawings, Schedule of Accommodation, Urban Design & Architectural Design Statement, HQA, Part V Unit Schedule and Drawing Register prepared by John Fleming Architects;
- Universal Design Statement prepared by John Fleming Architects;
- Omni District Centre Land Use Analysis prepared by John Fleming Architects;
- Building Lifecycle Report prepared by John Fleming Architects;
- Landscape Design Report and drawings prepared by Murray & Associates;
- Landscape and Visual Impact Assessment prepared by Murray & Associates;
- Arboricultural Inventory and Impact Assessment including Tree Protection Strategy prepared by Murray & Associates;
- Engineering Planning Report, issue sheet and associated drawings prepared by Eireng Consulting Engineers;
- Site Specific Flood Risk Assessment prepared by Eireng Consulting Engineers;
- Operational Waste Management Plan prepared by Eireng Consulting Engineers;
- Resource and Waste Management Plan prepared by Eireng Consulting Engineers;
- Planning Structural Design Report, drawings and issue sheet prepared by Eireng Consulting Engineers;
- Transportation Assessment Report prepared by NRB Consulting Engineers including the following Appendices (G-J):
  - Preliminary Mobility Management Plan/Travel Plan
  - DMURS Statement of Consistency
  - Stage 1 Independent Road Safety Audit
  - Bus Capacity/Demand Study
- Report on the impact of the proposed development of Omni Plaza SHD on the existing retail and services provision at Omni Park Shopping and District Centre prepared by Mason Owen and Lyons;
- Public Lighting Calculation Report and Public Lighting Layout prepared by Sabre Electrical Services;
- Daylight and Sunlight Assessment Report prepared by 3D Design Bureau;
- Verified Views and CGIs prepared by 3D Design Bureau;
- Impact of Wind on Microclimate Effects & Pedestrian Comfort Report prepared by B-Fluid
- Telecommunications Impact Assessment prepared by ISM;
- Appropriate Assessment Screening Report prepared by Altermar Ltd.
- Operational Management Plan prepared by Serendale Ltd.

Yours faithfully,



**John Spain Associates**