

Dublin Airport Operations
daa plc
Old Central Terminal Building
Dublin Airport
Co. Dublin

Date: 26th August 2022
Our Ref: BC 21021

Dear Sir / 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.

Introduction

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 located primarily to the north west corner of Omni Park Shopping Centre, Santry and at Santry Hall Industrial Estate, Swords Road, Dublin 9 D09FX31 and D09HC849. The lands primarily comprise the former Molloy & Sherry Industrial / Warehouse premises and lands generally to the north west corner of the Omni Park Shopping Centre including revisions to part of existing surface carpark to facilitate a new public plaza. The site is c.2.5 ha in size and located primarily to the west of Lidl and to the north and east of the IMC Cinema within the Omni Park Shopping Centre and east of Shanliss Avenue.

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, an electronic 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: omniplazashd.ie

Development Description

The proposed development comprises:

The demolition of existing buildings (including 2 no. ESB sub stations) and the construction of a mixed use residential (457 apartments) and commercial development ranging in height

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from 4 to 12 storeys over basement in four blocks, with internal residential amenity space, childcare facility, community building and two retail/café/restaurant units.

The overall residential unit mix proposed comprises: 1 no. studio apartment, 221 no. 1-bed apartments, 211 no. 2-bed apartments and 24 no. 3-bed apartments.

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- Block A: comprises 83 No. units from 4 to 8 storeys in height;
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The proposed development will also provide for: 2 no. retail/café/restaurants totalling 430.9 sq.m; 1 no. residential amenity space of 604.9 sq.m; 1 no. creche of 225.7 sq.m. (plus playground of 210 sq.m.); and 1 no. community space of 195.3 sq.m.

Public realm improvements and amenity facilities to include:

1. Upgrade of existing footpaths to provide 2 no. new shared surface access routes through the existing Omni Park Shopping Centre development providing direct access for pedestrians and cyclists to the subject development from the Swords Road and Omni Park Shopping Centre.
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The development will include provision of access to a basement via a ramp to be located within the Omni Park Shopping Centre development proximate to the IMC Cinema. The provision of 768 no. bicycle parking spaces (504 at basement and 264 at surface).

The provision of 213 no. basement car parking spaces including 11 No. accessible spaces and 22 No. EV charging points. In addition, 7 no. motorcycle parking spaces are provided at basement.

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

Yours sincerely,

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John Spain Associates

Dublin City Childcare Committee,
Ocean House
Arran Quay,
Dublin 7

info@dccc.ie

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John Spain Associates

Irish Water,
Colvill House,
24-26 Talbot St,
Dublin, D01 NP86

spatialplanning@water.ie

Date: 26th August 2022
Our Ref: BC 21021

Dear Sir / 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.

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John Spain Associates

FAO: Strategic Planning
National Transport Authority
Dún Scéine,
Harcourt Lane,
Dublin 2, D02 WT20

info@nationaltransport.ie

Date: 26th August 2022
Our Ref: BC 21021

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Transport Infrastructure Ireland
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