



An
Bord
Pleanála

Planning and Development (Housing) and Residential Tenancies Act 2016

Notice of Pre-Application Consultation Opinion

Case Reference: ABP-301658-18

Proposed Development: 419 no. residential units, crèche, community facility and associated site works.

Cooldown Commons & Fortunestown, Citywest, Dublin 24.

An Bord Pleanála has considered the issues raised in the pre-application consultation process and, having regard to the consultation meeting and the submission of the planning authority, is of the opinion that the documents submitted with the request to enter into consultations require further consideration and amendment to constitute a reasonable basis for an application for strategic housing development.

An Bord Pleanála considers that the following issues need to be addressed in the documents submitted that could result in them constituting a reasonable basis for an application for strategic housing development.

1. Development Strategy

Further consideration/clarification of documents as they relate to the development strategy for the site having regard to inter alia, the provisions of the Fortunestown Local Area Plan and in particular the provisions for each of the two neighbourhood areas that the development lands are located within. The development strategy should provide a clear vision for the site having regard to, inter alia, how the proposed development will connect/interface with adjoining developed and undeveloped lands and how the proposals are consistent with the objectives of the Local Area Plan including density, height, unit mix and the provision of

linkages from the other neighbourhoods to the Fortunestown Central Urban Hub. An appropriate statement in relation to section 8(1)(iv) of the Planning and Development (Housing) and Residential Tenancies Act 2016, that outlines consistency with the relevant development plan and that specifically address any matter that maybe considered to materially contravene the said plan should be provided. The further consideration of this issue may require an amendment to the documents and/or design proposals submitted.

2. Urban Design including residential amenity

Further consideration of documents as they relate to the urban design and future residential amenity of the proposed residential units having regard to the provisions of the 'Sustainable Residential Development in Urban Areas, Guidelines for Planning Authorities' and the 'Design Standards for New Apartment, Guidelines for Planning Authorities 2018', in particular the need for new residential developments to create high quality places which, *inter alia*, are attractive with active streetscapes and offer good quality residential amenity for future residents. Consideration should be given to the quality of daylight/sunlight availability to the units within the proposed apartment blocks. Further consideration should also be given to the interface of the proposed development with the Luas line to the southern boundary and how optimal permeability and connectivity to the Fortunestown central urban hub can be achieved particularly from the northern portion of the development site to the Luas stop. The further consideration of this issue may require an amendment to the documents and/or design proposals submitted.

3. Green Infrastructure

Further consideration/clarification of documents as they relate to the provision of public open space areas and the linking of green spaces within the plan lands with each other as provided for within the Local Area plan. Consideration should also be given to the continuity in these linkages having regard to adjoining developed and undeveloped lands and the passive surveillance and level changes across the public open space areas. The further consideration of this issue may require an amendment to the documents and/or design proposals submitted.

4. Waste water infrastructure

Further consideration/clarification of the documents as they pertain to connections to the foul sewer which is in third party ownership. The prospective applicant is advised to liaise with relevant land owner and ensure necessary consents are in place to connect to this infrastructure. The documentation at application stage should provide evidence of this consent.

5. Surface Water Management and Risk of Flooding

Further consideration of documents as they relate to the potential for increased risk of flooding in the wider area having particular regard to the potential for displaced waters as a result of the proposed development. Any surface water management proposals should be considered in tandem with any Flood Risk Assessment, which should in turn accord with the requirements of 'The Planning System and Flood Risk Management Guidelines' (including the associated 'Technical Appendices'). Consideration should be given to cumulative impacts arising from other extant permissions in the immediate area. Further consideration of these issues may require an amendment to the documents and/or design proposals submitted. The prospective applicant is advised to liaise with the planning authority regarding surface/storm water proposals prior to making an application.

Furthermore, Pursuant to article 285(5)(b) of the Planning and Development (Strategic Housing Development) Regulations 2017, the prospective applicant is hereby notified that, in addition to the requirements as specified in articles 297 and 298 of the Planning and Development (Strategic Housing Development) Regulations 2017, the following specific information should be submitted with any application for permission:

1. A report identifying the demand for school places likely to be generated by the proposal and the capacity of existing schools in the vicinity to cater for such demand.
2. Details of existing and proposed changes in contours/levels across the site. Photomontage images and cross-sections at appropriate intervals to illustrate the topography of the site, showing proposed dwellings/apartment blocks, access roads including the proposed 'Citywest Avenue' and public open space areas.
3. Details of undergrounding or re-routing of any overhead ESB power lines or existing underground services located within the site.
4. A site layout plan indicating pedestrian and cycle connections through the development lands to existing and proposed transport modes in the vicinity.
5. A Transport Impact Assessment which has regard in particular to the vehicular, pedestrian and cyclist movements identified in the Fortunestown Local Area Plan. This assessment should provide unambiguous details regarding the number of car parking and cycle parking spaces.

6. A phasing plan for the proposed development should be provided which provides for inter alia, the delivery of the 'Citywest Avenue' and linkages to the Luas stop within Phase 1. The phasing arrangement should provide for attenuation proposals which are independent of each subsequent phase.
7. Landscaping proposals including an overall landscaping masterplan for the development site including the public open space. Details pertaining to the quantity, type and location of all proposed hard and soft landscaping including boundary treatments should be submitted.
8. A site layout plan which clearly indicates what areas, including any pedestrian and cycle routes/connections, are to be taken in charge by the Local Authority.

Also, pursuant to article 285(5)(a) of the Planning and Development (Strategic Housing Development) Regulations 2017, the prospective applicant is informed that the following authorities should be notified in the event of the making of an application arising from this notification in accordance with section 8(1)(b) of the Planning and Development (Housing) and Residential Tenancies Act 2016:

1. Irish Water
2. Irish Aviation Authority
3. Inland Fisheries
4. Córas Iompair Éireann
5. Transport Infrastructure Ireland
6. National Transport Authority
7. Transdev
8. Commission for Railway Regulation

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