



An
Bord
Pleanála

Planning and Development (Housing) and Residential Tenancies Act 2016

Notice of Pre-Application Consultation Opinion

Case Reference: ABP-303308-18

Proposed Development: 488 no. apartments, a retail unit, creche and associated site works.

Fortunestown Lane, Saggart, Co. Dublin.

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 constitute a reasonable basis for an application for strategic housing development.

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. 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 Local Area Plan and that specifically addresses any matter that may be considered to materially contravene the said plan, if applicable. In that regard, the statement should address density, building height and unit mix.
2. Detailed phasing proposals, in the context of the development permitted on the overall site under ABP-300555-18.

3. Additional drainage details for the site having regard to the requirements of South Dublin County Council, as stated in their report dated 24th January 2019.
4. A detailed landscaping plan for the site which clearly sets out proposals for hard and soft landscaping including street furniture, where proposed, to address issues raised by South Dublin County Council in their report dated 24th January 2019.
5. A site layout plan, which clearly indicates what areas are to be taken in charge by the Local Authority.
6. A site plan allowing for connectivity with adjoining lands to the west of the development site, which includes for connections continuing up to the relevant boundaries.
7. Daylight/Sunlight analysis, showing an acceptable level of residential amenity for future occupiers of the proposed development, which includes details on the standards achieved within the proposed residential units, in private and shared open space, and in public areas within the development. Also analysis of wind microclimate at ground level.
8. Updated SSFRA to include (i) consideration of development permitted under ABP-300555-18; (ii) hydraulic modelling and (iii) Justification Test with regard to the presence of Flood Zone A at the site.
9. Landscape and Visual Impact Assessment with photomontages and CGIs of the proposed development.
10. Archaeological Impact Assessment
11. AA Screening report
12. The information referred to in article 299B(1)(b)(ii)(II) and article 299B(1)(c) of the Planning and Development Regulations 2001-2018 should be submitted as a standalone document

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 (in relation to protection zone around Baldonnell Airport)
3. Transport Infrastructure Ireland (in relation to potential for impact on the Luas rail line)
4. National Transport Authority
5. Transdev (in relation to potential for interference with the safe operation of Luas rail line)
6. South Dublin Childcare Committee

Assistant Director of Planning
, 2019