



An  
Bord  
Pleanála

**Case Reference:  
ABP-304297-19**

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**Planning and Development (Housing) and Residential Tenancies Act 2016**

**Notice of Pre-Application Consultation Opinion**

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**Proposed Development: 473 no. dwellings (96 no. houses, 353 no. apartments, 24 no. duplexes), creche, community pavilion and associated site works.  
Citywest Road and Magna Drive, 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.

- (i) The design and layout of the area around the attenuation pond at the northern end of the site, with regard to objective CRN4 of the Fortunestown Local Area Plan 2012, which states that the attenuation pond shall be retained as a local feature within a neighbourhood park. Further consideration should be given to the roads and car parking layout in this part of the site such that a high standard of public access and amenity is created, also the achievement of (a) pedestrian, cycle and vehicular permeability with the

adjoining permitted residential development to the north of the development site and (b) a link between the public open space at the attenuation pond and the linear park at the western site of the site with regard to LAP objective G18, which states that linked open space hierarchy shall be implemented fully across the Plan Lands and that all proposed developments shall contribute to the achievement of this integrated Green Infrastructure Network where relevant and at a minimum rate of 14% of A1 zoned lands.

- (ii) The design and layout of development at the southern end of the site facing Citywest Road and The Belfry. The proposed treatment should reflect the prominent location of this aspect of the development and create a high standard of design and finish which would make a positive contribution to the public realm and achieve a strong frontage to Citywest Road / facing The Belfry.

The further consideration of this issue may require an amendment to the documents and/or design proposals submitted relating to the design and layout of the proposed development.

### **Vehicular, Pedestrian and Cycle Permeability**

Further consideration/justification of the documents as they relate to the achievement of pedestrian and cycle permeability with:

- (i) The residential development to the immediate north of the development site as permitted under Reg. Ref. 18A/0015, such that there are vehicular, pedestrian and cycle connections between the proposed development and Fortunestown Lane via the adjoining permitted development.
- (ii) Magna Drive at the eastern site boundary, with regard to the existence of a strong desire line between bus stops and pedestrian / cycle routes on Citywest Road / N82 and the employment land uses to the east of the development site.

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. Statement of Material Contravention (if applicable) with regard to Objectives CR2b and FC6b of the Fortunestown Local Area Plan 2012 (as extended) and to LAP section 6.3.3 with regard to residential density and section 6.3.5 with regard to building height.
2. Information in relation to the tenure of the proposed development.
3. Design Statement and rationale for the proposed design and layout with regard to relevant guidance in the Fortunestown LAP and relevant national design guidance.
4. Existing and proposed ground levels across the site. Detailed cross sections indicating proposed FFL's, boundary treatments, road levels, open space levels, SUDS measures, etc. relative to each other and relative to adjacent lands and structures. Also topographical details and cross sections to indicate the relationship between the development and the watercourse on the western side of the site with regard to the protection of the riparian zone as required by development plan policy.
5. Comprehensive landscaping scheme for the entire site to include (i) Arboricultural Impact Assessment and details of measures to protect trees and hedgerows to be retained at the site / at the Citywest road frontage; (ii) rationale for proposed public open space provision for the housing development, to include an open space hierarchy, details of play areas and detailed layouts for the public open spaces; (iii) detailed proposals for the linear park on the western side of the site, to include its ongoing maintenance and management, ecological impacts and consideration of biodiversity enhancement measures and (iv) additional landscaping details as per the report of South Dublin County Council Parks & Landscape Services as

attached to the submission of South Dublin County Council received by An Bord Pleanala on 24th May 2019.

6. Landscape and Visual Impact Assessment with photomontages and 3D modelling.
7. Rationale for proposed parking provision with regard to the parking standards set out in the South Dublin County Development Plan 2016-2022 and to the 'Sustainable Urban Housing Design Standards for New Apartments – Guidelines for Planning Authorities' (2018), to include details of parking management for the apartments. The proposed car and cycle parking provision should include areas designated for parking or drop off purposes associated with the community facility and childcare facility.
8. A site layout plan, which clearly indicates what areas are to be taken in charge by the Local Authority.
9. Public lighting design
10. Additional surface water drainage details as per South Dublin County Council Water Services Planning Report as attached to the submission of South Dublin County Council received by An Bord Pleanala on 24th May 2019.
11. Site Specific Flood Risk Assessment, to include consideration of downstream impacts.
12. 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.
13. Rationale for proposed childcare provision with regard to, inter alia, the 'Childcare Facilities Guidelines for Planning Authorities', circular letter PL 3/2016, and the 'Sustainable Urban Housing Design Standards for New Apartments – Guidelines for Planning Authorities' (2018), to provide details of existing childcare facilities in the area and demand for childcare provision within the proposed scheme. The applicant is advised to consult with the

relevant Childcare Committee in relation to this matter prior to the submission of any application.

14. A Building Lifecycle Report, as per section 6.12 of the Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities (2018).
15. Up to date Bat Survey and Ecology Report.
16. AA Screening report
17. 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. Transport Infrastructure Ireland
3. National Transport Authority
4. South Dublin County Council Childcare Committee

**PLEASE NOTE:**

Under section 6(9) of the Planning and Development (Housing) and Residential Tenancies Act 2016, neither the holding of a consultation under section 6, nor the forming of an opinion under that section, shall prejudice the performance by the Board, or the planning authority or authorities in whose area the proposed strategic housing development would be situated, of any other of their respective functions under the Planning and Development Acts 2000 to 2016 or any other enactment and cannot be relied upon in the formal planning process or in legal proceedings.

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Rachel Kenny

Director of Planning

June, 2019