



An  
Bord  
Pleanála

**Case Reference:**  
**ABP-304454-19**

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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: 296 no. apartments and associated site works.  
Citywest Shopping Centre, Fortunestown, 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. Architectural Response of Block E & F

Further consideration and/or justification of the documents as they relate to design and expression, in particular, of Block E & F. In this regard, the prospective applicant should satisfy themselves that the design strategy for the site as it relates most importantly to the designation in the development plan, as a “District Landmark”, is the optimal architectural solution for this strategic gateway site. The proposed development shall have regard to inter

alia, national policy including the 12 criteria set out in the Urban Design Manual which accompanies the Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas, 2009. In this regard further consideration is required for the design and configuration of the layout particularly in respect of the nature and scale of the built form, the use of external materials which respects the receiving environment and the orientation of blocks as they address the Fortunestown Lane, the junction of Fortunestown lane and City West Road and the existing commercial development on the associated land holding. Further consideration of these issues may require an amendment to the documents and/ or design proposals submitted.

2. Architectural Response of Block A and rear of the shopping centre.

Further consideration and/or justification of the documents as they relate to the elevation treatment of the rear of the shopping centre and Block A. In this regard, further consideration for the treatment of the shopping centre onto a proposed plaza along the north, integration of appropriate screening to the rear of the shopping centre and the treatment of the ground floor of Block A, relative to the shopping centre and plaza, is required. Further consideration of these issues may require an amendment to the documents and/ or design proposals submitted.

3. Car parking and Access

Further consideration and/or justification for a reduction in the provision of surface car parking, integration of high quality pedestrian and cycle through routes, enhanced with landscaping. In light of any reduction in surface car parking and/or provision of alternatives, further consideration and/or justification for a second vehicular access through the site from Citywest Road, will be provided for in any Traffic Impact Assessment.

4. Open Space

Further consideration and/or justification of the documents to satisfactorily indicate the provision of high quality open space provision, incorporating a strategic link through the site and integration with the District Park to the south. Further consideration in the documents indicating the integration of

surface water proposals which respect the nature and form of the proposal and support the integration of Surface Water Drainage Systems (SuDS).

5. Residential Amenity

Further consideration and/or justification of the documents as they relate to the impact of shadow projection on existing residential properties in the vicinity of the site and the daylight provision for the proposed apartments.

Consideration and/or justification should also be provided for the location and quantum of the crèche, included within a phasing plan, and the requirement for future community services within the Citywest campus.

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. The site layout plan, and all other accompanying plans, illustrating all areas relevant to the proposed development outlined within the site plan boundary.
2. Having regard to any alterations in the Transport Impact Assessment and any reduction in the provision of car parking on site, the prospective applicant should demonstrate the requirement and/or suitability of a second vehicular access for the proposed development from Citywest Road.
3. A detailed schedule of accommodation which indicates consistency with relevant standards in the Sustainable Urban Housing: Design Standards for New Apartments, Guidelines for Planning Authorities' (2018)
4. A report that addresses issues of residential amenity (both existing residents of adjoining development and future occupants). Full and complete drawings including levels and cross sections showing the relationship between the development and nearby residential properties should be submitted. This should include a daylight/ sunlight analysis and a noise assessment, and should detail any mitigation measures proposed, if considered necessary.

5. A Building Lifecycle Report in accordance with section 6.3 of the Sustainable Urban Housing: Design Standards for New Apartments (2018), including all alterations to the shopping centre elevation.
6. Additional CGIs/ visualisations/ 3D modelling showing the proposed development relative to existing development in the vicinity.
7. Traffic Impact Assessment including the justification for public transport, surface car parking and additional vehicular access into the site.
8. Report of surface water drainage.
9. Social Audit detailing the justification for the crèche facility and the necessity for the provision of any further community/ medical facility within the site.
10. Details of public lighting.
11. Details of Part V provision clearly indicating the proposed Part V units.
12. A plan of the proposed open space within the site clearly delineating public, semi-private and private spaces.
13. A detailed phasing plan for the proposed development should be provided.
14. A site layout plan clearly indicating what areas are to be taken in charge by the Local Authority.
15. Where the applicant considers that the proposed strategic housing development would materially contravene the relevant development plan or local area plan, other than in relation to the zoning of the land, a statement indicating the plan objective (s) concerned and why permission should, nonetheless, be granted for the proposed development, having regard to a consideration specified in section 37(2)(b) of the Planning and Development Act 2000. Notices published pursuant to Section 8(1)(a) of the Act of 2016 and Article 292 (1) of the Regulations of 2017, shall refer to any such statement in the prescribed format.

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. Department of Transport, Tourism and Sport
4. Irish Aviation Authority
5. Irish Air Corps (Baldonnell Aerodrome)
6. Department of Energy Regulation
7. South Dublin County 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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