



An
Bord
Pleanála

Planning and Development (Housing) and Residential Tenancies Act 2016

Notice of Pre-Application Consultation Opinion

Case Reference: ABP-307008-20

**Proposed Development: 417 no. apartments and associated site works.
Cooldown Commons, Fortunestown Lane, 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 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 Development Plan/Local Area Plan and that specifically addresses any matter that may be considered to materially contravene the said plan, if applicable.

2. A report that addresses issues of residential amenity (both existing and future residents of nearby development and future occupants), in particular addressing any potential overlooking of the permitted development to the north-east of the site, from the proposed duplex units. The report shall include full and complete drawings including levels and cross-sections showing the relationship between the proposed development and nearby existing and permitted residential development. The report shall also address daylight/sunlight impacts, overshadowing, overbearing and noise. An analysis of wind microclimate at ground level is also required.
3. Additional details in relation to site services, and in relation to flood risk, having regard to the requirements of South Dublin County Council, as stated in the Water Services Planning report dated 1st May 2020, and having regard to the comments included in the Irish Water Submission on this pre-application dated 18th May 2020. These include additional details/revised proposal in relation to SuDS, and the potential need to obtain third party consents for foul and water infrastructure. In relation to flooding, additional details are required in relation to existing drainage ditch flows through the site and how this will be maintained post-development. In addition, and further to discussions at the tri-partite meeting, additional details are required in relation to any history of flooding on or around the site.
4. Details and/or revised proposals (as appropriate) that address the concerns raised by the Roads Department which are set out in the report dated 28/04/202. These include details/purpose of the 4.8m wide road to the north of the Luas Stop; a reduction in the rate of car parking proposed on the site or further justification for the level of car parking proposed on the site; details drawings showing links to adjacent sites, including the link/footbridge connection to the proposed neighbourhood park to the east of the site/revised entrance proposals to the basement car park or further justification for the single entrance as proposed; Mobility Management Plan; Public Lighting Scheme; Construction Management Plan.

5. Additional landscaping details to address the issues raised in the report of the Parks and Landscape Services Division dated 11/05/2020 including details of play and fitness items; SuDS features; planting plan and cross-sections.
6. A detailed landscaping plan for the site which clearly sets out proposals for hard and soft landscaping including street furniture, where proposed.
7. Landscape and Visual Impact Assessment with photomontages and CGIs of the proposed development.
8. Viability Study for the proposed retail unit.
9. A Social Infrastructure Capacity Report.
10. A site layout plan, which clearly indicates what areas are to be taken in charge by the Local Authority.
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 (unless it is proposed to submit an EIAR at application stage).

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. Operator of Baldonnell Aerodrome
4. Transport Infrastructure Ireland
5. National Transport Authority
6. Transdev
7. Inland Fisheries Ireland
8. 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.

Tom Rabbette
Assistant Director of Planning
July, 2020