



An  
Bord  
Pleanála

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

### Notice of Pre-Application Consultation Opinion

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**Case Reference: TC0013**

**Proposed Development: 526 residential units (459 no. houses, 67 no. apartments), 813 no. car parking spaces, bin storage areas, ESB substations and all associate site works.**

**Fortunestown Lane and Garter 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 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. Further consideration of documents as they relate to the development strategy of the prospective lands specifically in relation to the 'Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas' (May 2009) as they refer to minimum net densities of 50 dwellings per hectare along public transport corridors subject to appropriate design and amenity standards (section 5.8 of the Guidelines) and considerations that arise when planning for sustainable neighbourhoods (Chapter 4 of the Guidelines). Particular regard should be had to the provision of said Guidelines to develop at a sufficiently high density to provide for an efficiency in serviceable land usage given the proximity of the site along a public transport corridor. The further consideration of this issue may require an amendment

to the documents and/or design proposals. Proposals for phase 2 in the context of Phase 1 having particular regard to overall density, urban design, building heights and unit mix and type should be included. This further consideration may provide for the inclusion of the phase 2 lands within the first phase.

2. Further consideration of the documents as they relate to the design rationale/justification for the proposed development strategy of the lands having regard to the identification of the lands within Flood Zones A and B and the need for a Justification Test as provided for in section 3.6 and 3.7 of 'The Planning System and Flood Risk Management, Guidelines for Planning Authorities, 2009' and the application of this test as set out in section 5.15 of these Guidelines. A site layout plan identifying the location of the different flood risk zones in the context of the location of the proposed residential units should be submitted. Consideration should also be given to the flood risk on open space areas particularly in the context of functionality and usability of the lands identified as a district park and/or neighbourhood parklands and public safety concerns regarding accessibility of open space lands that flood. The further consideration of this issue may require an amendment to the documents and/or design proposal submitted.

3. Further consideration of documents as they relate to the location of the proposed district park and neighbourhood park and the interface of these open space lands with the proposed residential development and school lands. Consideration should also be given to the location of the district parklands in the context of ease of accessibility to these lands relative to the population of the Saggart-Cooldown Commons Neighbourhood. Further consideration of passive surveillance of the district and neighbourhood park noting indicative building heights and the overall topography of the district park may require an amendment to the documents and/or design proposals submitted. In this regard, appropriately scaled landscape drawings and cross-sections that clearly detail the finished contours of the public open space areas relative to the finished floor areas of the residential units and road infrastructure should be considered.

4. Further consideration of documents as they relate to the proposed street hierarchy of the overall lands and design speed of the main boulevard. In particular regard should be given to section 4.1.2 of Design Manual for Urban Roads and Streets, which refers to Self-Regulating Streets and that design response is closely aligned with the design speed.

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 phasing arrangement for the proposed development should be provided.
2. Details of all relevant consents where it is proposed to connect to any third party infrastructure.
3. Details of existing childcare facilities within the vicinity of the application lands and existing and likely demand for such facilities arising from the proposed development.
4. A site layout plan, which clearly indicates what areas 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 (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. Local Childcare Committee

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October, 2017