



An
Bord
Pleanála

**S. 6(7) of Planning and
Development (Housing)
and Residential
Tenancies Act 2016**

**Inspector's Report on
Recommended Opinion
ABP-304297-19**

Strategic Housing Development	473 no. residential units, associated infrastructure, crèche and community pavilion.
Location	Citywest Road and Magna Drive, Citywest, Dublin 24
Planning Authority	South Dublin County Council
Prospective Applicant	Glenveagh Homes Ltd.
Date of Consultation Meeting	12 th June 2019
Date of Site Inspection	3 rd June 2019
Inspector	Sarah Moran

1.0 Introduction

- 1.1. Having regard to the consultation that has taken place in relation to the proposed development and also having regard to the submissions from the planning authority, the purpose of this report is to form a recommended opinion as to whether the documentation submitted with the consultation request under section 5(5) of the Planning and Development (Housing) and Residential Tenancies Act 2016 - (i) constitutes a reasonable basis for an application under section 4, or (ii) requires further consideration and amendment in order to constitute a reasonable basis for an application under section 4.

2.0 Site Location and Description

- 2.1. The site is a tract of undeveloped lands located on Citywest Road, fronting onto the N82 and southeast of Citywest Shopping Centre, c. 3 km west of Tallaght town centre. There is a mix of residential and commercial uses in the area with Magna Business Park to the east and south and residential areas west of the N82, also retail uses to the north including Citywest Shopping Centre and Lidl. The Fortunestown Luas stop is nearby to the north and there are bus stops on Citywest road. The wider area is served by many bus routes. There is a primary school, Scoil Aoife, nearby to the north west on Fortunestown Lane. There have been several recent permissions on lands to the north and east of the development site, see planning history below.
- 2.2. The site has a stated area of 7.3 ha. There is a stream along the western site boundary and it falls from south to north by c. 9 m. There is an existing attenuation pond at the north eastern corner of the site, which serves the surrounding area.

3.0 Proposed Strategic Housing Development

- 3.1. The proposed development involves 473 no. residential units in a mix of houses, 3 storey duplex and 7 storey apartment buildings as follows:

UNIT TYPE	NO. OF UNITS	%
Houses		
2 bed	54	11%
3 bed	42	9%
Apartments		
Studio	18	4%
1 bed	72	15%
2 bed (incl. duplex units)	282	60%
3 bed duplex apts	5	1%
TOTAL	473	

The apartment blocks are located at the northern end of the site, the houses in the centre and the duplex units at the southern end of the site, along with the 2 storey crèche. The development has a stated net residential density of 95 units/ha, gross density of 65 units/ha.

3.2. The scheme also includes:

- Crèche (306 sq.m.), to cater for c. 87 children, located in the south western corner of the site.
- Community pavilion (160 sq.m.) located on the western side of the site, close to the main access.
- Open space stated area c. 2.3 ha including playground areas, 32% of site area, linear park along Citywest Road. Stream to be fenced.
- Vehicular access from Citywest Road N82, potential future connections to lands to the west and Magna Drive. Cycle and pedestrian routes along western site boundary with accesses to Citywest Road and pedestrian bridges over the stream.
- 405 no. car parking spaces (212 for the houses and 193 for the apartments) and 388 no. cycle spaces. Parking ratio of 0.5 car spaces per apartment + 10% visitor parking and 1.5 – 2 spaces per house.

- 3 no. ESB substations
 - Part V proposals involving the transfer of 47 no. units comprising 6 no. studio apartments, 12 no. 1 bed apartments and 29 no. 2 bed apartments, details of costs are submitted.
- 3.3. The development is sub-threshold for EIA with regard to schedule 5, Part 2, Class 10(b) of the Planning and Development Regulations 2001 (as amended). An EIAR Screening Report is submitted.

4.0 Planning History

4.1. There is no planning history on file relating to the subject site.

4.2. Reg. Ref. 18A/0015

4.2.1. Relating to 2.59 ha to the immediate north of the development site, fronting onto Fortunestown Lane. Permission granted by SDCC on 10th July 2018 for 52 no. 3 & 4 bed semi-detached and terraced houses and associated site development and infrastructural works, car & bicycle parking, ESB sub-station, open spaces and landscaping. Access to the development via a new entrance from Citywest Road and an extension to an existing entrance from Fortunestown Lane.

4.3. ABP-300555-18 Fortunestown Lane

4.3.1. Permission granted by ABP on 26th March 2018 for 526 no. dwelling units (459 no. terraced units and 67 no. duplex/apartments), parks, vehicular access, pedestrian links and all associated site works on Fortunestown Lane to the north west of the development site. Permission was subject to amendments including the replacement of 2 no. duplex units by a 2 -3 storey building containing a crèche with community floorspace above, to be the subject of a separate planning application and to be constructed as part of phase 2 of the overall development.

4.3.2. ABP-303308-19 Fortunestown Lane

A pre-application consultation relating to lands to the immediate south of the site of ABP-300555-18, in front of the Luas stop. The proposed development comprised 488 no. apartments, retail unit, creche and associated works.

4.4. ABP-302398-18 Citywest Avenue

- 4.4.1. Relating to lands to the west of ABP-300555-18. Permission granted by ABP for 459 no. dwellings, vehicular access provided from new central section of Citywest Avenue including replacement roundabout, temporary pedestrian link to Fortunestown Luas Stop and associated site works.

5.0 National and Local Planning Policy

5.1. Project Ireland 2040 - National Planning Framework

- 5.1.1. The recently published National Planning Framework includes a specific Chapter, No. 6, entitled 'People Homes and Communities'. It includes 12 objectives among which Objective 27 seeks to ensure the integration of safe and convenient alternatives to the car into the design of our communities, by prioritising walking and cycling accessibility to both existing and proposed developments, and integrating physical activity facilities for all ages. Objective 33 seeks to prioritise the provision of new homes at locations that can support sustainable development and at an appropriate scale of provision relative to location. Objective 35 seeks to increase densities in settlements, through a range of measures including reductions in vacancy, re-use of existing buildings, infill development schemes, area or site-based regeneration and increased building heights.

5.2. Section 28 Ministerial Guidelines

- 5.2.1. Having considered the nature of the proposal, the receiving environment, the documentation on file, including the submissions from the planning authority, I am of the opinion that the directly relevant section 28 Ministerial Guidelines are:
- 'Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas' (including the associated 'Urban Design Manual')
 - 'Design Standards for New Apartments – Guidelines for Planning Authorities' (updated 2018)
 - 'Design Manual for Urban Roads and Streets'
 - 'The Planning System and Flood Risk Management' (including the associated 'Technical Appendices')

- 'Childcare Facilities Guidelines for Planning Authorities'
- 'Urban Development and Building Heights – Guidelines for Planning Authorities', (2018)

5.3. South Dublin County Development Plan 2016-2022

- 5.3.1. Development plan table 5.2 of the CDP identifies Saggart / Citywest as an Emerging Moderate Sustainable Growth Town in the County Settlement Hierarchy. Core Strategy Objective SC3 Policy 3 Emerging Moderate Sustainable Growth Town applies:

It is the policy of the Council to support the sustainable long term growth of Moderate Sustainable Growth Towns / Emerging Moderate Sustainable Growth Towns based on the capacity of public transport connections and the capacity of social infrastructure.

- 5.3.2. The site has the zoning objective RES-N 'To provide for new residential communities in accordance with approved area plans'.
- 5.3.3. Development plan objective G3 Objective 2 is to maintain a biodiversity protection zone of not less than 10 metres from the top of the bank of all watercourses, with the full extent of the protection zone to be determined on a case by case basis. Objective G3 Objective 5 is to restrict the encroachment of development on watercourses and provide for protection measures to watercourses and their banks.

5.4. Fortunestown Local Area Plan 2012 (as extended)

- 5.4.1. The overall The Fortunestown Local Area Plan was adopted in May 2012 and was extended until May 2022 (in June 2017). The Local Plan area incorporates the subject lands at Citywest. The lands are located within the Citywest Road Neighbourhood Framework. It is an objective of the LAP for this neighbourhood to provide residential, community and amenity uses in a highly accessible environment with links to adjoining business, community and residential uses. The neighbourhood will form a major link between the Belfry and the District Centre. The following LAP policies and objective apply to the Citywest Road Neighbourhood Framework area:
- Objective CRN2 Development of the Citywest Road Neighbourhood shall include pedestrian routes that cross and run either side of Citywest Road.

LAP section 6.3.3 states that net residential densities of 30-50 dwellings per hectare shall apply to the Plan lands. Densities shall be at the higher end of this range within 5 minutes walk of Luas stops in accordance with Development Plan policy and National Guidance and at the lower end of this range at the extremities of the Plan Lands

Objective CR2b is to ensure that a minimum of 85% of all dwellings be provided as own door houses on their own site and that a maximum of 15% of all dwellings across the Plan Lands be provided as apartments / duplexes with such dwellings limited to appropriate areas or particular locations such as Luas stops and landmark junctions and sensitively designed to contribute to the broader aesthetics of the area including the nearby mountains. The minimum average floor area of all developments throughout the Plan Lands shall be 110 sq.m.

Objective CRN3 states that development of the Citywest Road Neighbourhood shall retain significant elements of the Kingswood Stream within a linear park along the Citywest Road. The linear park shall be planted with trees and incorporate open ended pedestrian and cycle routes.

Objective CRN4 states that the attenuation pond to the north-east of Magna Business Park shall be retained as a local feature within a neighbourhood park.

Objective CRN5 states that a 10 metre (min) biodiversity strip to be maintained on both sides of the sections of watercourse that are designated for preservation under the Local Area Plan, for flood management, landscape and biodiversity reasons.

LAP Section 6.3.5 states that building heights in the Citywest Road Neighbourhood will range from 2 – 3 storeys with the higher buildings located at the north-west corner of the neighbourhood adjacent to the Fortunestown Centre.

LAP Table 8.2 sets out phasing for the Citywest Road Neighbourhood.

5.4.2. The following LAP policies and objectives are also noted:

Objective AM1 That future development will be mainly focused around the four Luas stops, especially the Fortunestown Stop at the District Centre and will create or facilitate direct routes to these stops.

Objective G18 A linked open space hierarchy shall be implemented fully across the Plan Lands and 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. All biodiversity strips may be calculated as contributing to the required minimum 14% public open spaces provision.

Objective LUD1 requires community facilities including youth specific facilities across the Plan Lands at a rate of 300 sq.m per 1,000 dwellings. Objective LUD 2 is to concentrate community facilities in and around the District Centre and district parks local shops and/or cafes in and around the node of each of the residential neighbourhoods of Cheeverstown, Saggart- Cooldown Commons and Citywest Road.

Objective LUD7 is to restrict apartments/duplexes only to areas of the Plan Lands that are generally located within 5 minutes walking distance of a Luas station or landmark junction.

LAP Figure 5.8 Built Form Framework indicates a 'Gateway' at the western site boundary. LAP section 5.5.5 states that these are sites where there is potential for a landmark building/structure to be developed. Gateway opportunities are identified at major junctions where there is a convergence of key vehicular and pedestrian routes on entering the Plan Lands. These prominent sites/junctions need special design consideration and should promote a more legible urban environment.

5.4.3. Objective FC6b applies:

Ensure that a minimum of 85% of all dwellings be provided as own door houses on their own site and that a maximum of 15% of all dwellings across the Plan Lands be provided as apartments/ duplexes with such dwellings limited to appropriate areas or particular locations such as Luas stops and landmark junctions and sensitively designed to contribute to the broader aesthetics of the area including the nearby mountains. The minimum average floor area of all developments throughout the Plan Lands shall be 110 sq. metres.

5.4.4. The LAP provides for a density of c. 40 units/ ha at this location. Also a green corridor at the western side of the development site. Objective CRN5 requires a 10 m biodiversity strip around the stream. Objective CRN 4 requires the attenuation pond at the development site to be retained as a local feature within a neighbourhood park. Objective CRN2 notes a requirement for the development of pedestrian routes that cross and run either side of Citywest Road.

6.0 Forming of the Opinion

6.1. Pursuant to section 6(7) of the Act of 2016, regard is had in the forming of the opinion to the documentation submitted by the prospective applicant; the planning authority submissions and the discussions which took place during the tripartite consultation meeting. I shall provide a brief detail on each of these elements hereunder.

6.2. Documentation Submitted

- 6.2.1. The prospective applicant has submitted information pursuant to section 5(5)(a) of the Planning & Development (Housing) and Residential Tenancies Act 2016 and Article 285 of the Planning and Development (Strategic Housing Development) Regulations 2017. This information included, inter alia, the following:
- 6.2.2. Completed application form; Irish Water letter Confirmation of Feasibility dated 21st January 2019; Site Location Map and Site Layout Maps; Statement of Consistency with Planning Policy; Statement of Material Contravention; Environmental Report/EIAR Screening Report; Architectural Drawings, Schedule of Drawings, Design Statement; Residential Quality Audit; Lifecycle Report; Part V proposals; Landscape Masterplan and Landscape Design Statement; Engineering Drawings and Engineering Services Report (including Flood Risk Assessment and DMURS compliance); Transport Assessment; Mobility Management Plan; Preliminary Construction Management Plan; Construction Waste Management Plan; Operational Phase Waste Management Plan; Soil testing report; Energy Report; Internal Daylight Analysis; IAC Archaeology Report; Draft NIS screening Report; EclA Report.
- 6.2.3. Section 5(5)(b) of the Act of 2016 requires the submission of a statement that, in the prospective applicant's opinion, the proposal is consistent with both the relevant objectives of the development plan or local area plan concerned, and the relevant guidelines issued by the Minister under section 28 of the Act of 2000. These statements have been submitted, as required.
- 6.2.4. The prospective applicant has also submitted a Statement of Material Contravention with regard to relevant policies and objectives of the Fortunestown Local Area Plan 2012 in relation to density, average floor area, building height and unit mix.

6.2.5. I have reviewed and considered all of the above-mentioned documents and drawings.

6.3. **Planning Authority Submission**

6.3.1. In compliance with section 6(4)(b) of the 2016 Act the planning authority for the area in which the proposed development is located, South Dublin County Council, submitted a copy of their section 247 consultations with the prospective applicant and also their opinion in relation to the proposal. These were received by An Bord Pleanála on the 24th May 2019. The planning authority's 'opinion' included the following matters.

6.3.2. PA Comment on Principle of Development

- The proposed mix of uses is acceptable with regard to the RES-N zoning objective.
- The community pavilion is acceptable.
- The crèche would cater for c. 87 children. No information on likely childcare demand from the development or existing childcare provision in the area. Applicant advised to consult with South Dublin Childcare Committee.
- High number of own door apartment units in line with requirements of Fortunestown LAP Objective FC6b. The applicant should demonstrate the need for the proposed housing mix based on local demand and the demographic profile of the area. The mix of apartments should be reviewed with regard to the Apartment Guidelines.
- The proposed residential density is above that set out in the Fortunestown LAP which states that net densities of 30 – 50 units / ha shall apply. A robust rationale should be provided with regard to the Sustainable Residential Development in Urban Areas Guidelines.
- Information should be provided in relation to the tenure of the proposed development.
- Phasing should follow the Fortunestown LAP. Information on phasing should be provided.

6.3.3. PA Comment on Design and Layout

- The proposed layout has had minimal regard for site context. The preferred approach for the site is a perimeter block approach as set out in Fortunestown LAP. A strong rationale should be provided for any departure from this approach. The grid layout should be redesigned in the interests of traffic calming and road safety. Road Safety Audits should be prepared.
- The development does not comply with the urban design criteria of the Fortunestown LAP which states that building heights shall range from 2 – 3 storeys with higher buildings located at the north west corner of the neighbourhood adjacent to the Fortunestown Centre. A robust rationale should be provided to support the proposed design approach.
- The sunlight and daylight assessment should consider sunlight access for open spaces.
- The open space at the attenuation pond is significantly smaller than that shown in the Fortunestown LAP. The detailed design of the pond space is important, to achieve an appropriate balance between its open space, biodiversity and drainage functions. In addition, this space is surrounded by roads and parking. The layout should integrate this space into the development and ensure the safe movement of children. The development is unchanged since S247 discussions despite the above advice being given to the applicant.
- Parks Dept. comments on landscaping. Lack of details in proposed landscaping masterplan, particularly in relation to the interaction between the pedestrian / cycle link and the stream. Details of areas to be taken in charge required. Interaction with permitted developments to the north to be considered. Fence around the attenuation pond should be removed and further details provided of parkland in this area. Various additional details requested including details of trees to be retained, bat / ecology survey and SUDs.

6.3.4. PA Comment on Roads and Transportation Issues

- Includes report from SDCC Roads Dept.
- Concerns about a single vehicular access to the entire scheme. A second access at a minimum is required. Appropriate agreements should be in place prior to any

grant of permission. Development does not connect with the roads layout of SD18A/0015 to the north. However, road 08A within that development is shown as connecting to the development site. Lack of details regarding any potential future connection to Magna Road to the east. The roads east of the junction of Citywest Drive and Corbally Heath, as well as Magna Drive, are not taken in charge. Magna Drive does not abut the site at this point, there is c. 4m of intervening lands. No details as to how the connection to Magna Drive would be controlled as a one way egress, or how HGVs could be prevented from using the development as a rat run to Magna Drive. The applicant is advised to continue to explore access / egress via the permitted development to the north.

- The Roads Dept. consider that the development will have minimal impact on the local road network overall.
- The proposed car parking provision is acceptable. The public realm should fully resolve the design of surface level parking and other services. A rationale for reduced car parking provision is required including examples of other developments with similar car parking ratios.
- The proposed pedestrian and cycle routes on the western side of the site are generally acceptable subject to minor amendments in relation to connectivity and alignment. Lack of lighting for the pedestrian / cycle path.

6.3.5. PA Comment on Drainage and Water Supply

- Includes report of Water Services Section.
- Applicant has not included any surface water treatment system in the drainage design. Drainage design should be reviewed to include SUDs.
- Analysis suggests that the surface water attenuation provided for the entire site for the 1 in 100 year storm event is undersized by 17%. Also the greenfield run off rate is too high, should be reduced by 21%.
- Various additional drainage details are required.
- No objection with regard to flood risk.

6.4. Irish Water Submission

- 6.4.1. Irish Water has issued a Confirmation of Feasibility for the development. The applicant must upgrade an existing 225 mm wastewater pipe to a 375 mm pipe. No third party of statutory approvals will be required for this work other than a road opening licence from the local authority.

6.5. Consultation Meeting

- 6.5.1. A section 5 Consultation meeting took place at the offices of An Bord Pleanála on the 12th June 2019. Representatives of the prospective applicant, the planning authority and An Bord Pleanála were in attendance. An agenda was issued by An Bord Pleanála prior to the meeting.
- 6.5.2. The main topics raised for discussion at the tripartite meeting were based on the Agenda that issued in advanced and contained the following issues:
1. Residential density, housing mix, phasing in the context of the Fortunestown Local Area Plan 2012;
 2. Design and layout of development; pedestrian and vehicular connections to Citywest Road and to the adjoining permitted development to the north;
 3. Site services including surface water drainage;
 4. Any other matters.
- 6.5.3. In relation to residential density, housing mix, phasing in the context of the Fortunestown Local Area Plan 2012, ABP representatives sought further elaboration / discussion on:
- LAP objectives in relation to density, building height, floor area and housing mix
 - Applicant has submitted a Statement of Material Contravention in relation to these matters.
 - Phasing in relation to that set out in the Fortunestown LAP
- 6.5.4. In relation to the design and layout of development; pedestrian and vehicular connections to Citywest Road and to the adjoining permitted development to the north, ABP representatives sought further elaboration / discussion on:

- Roads layout, single access from Citywest Road, connectivity with the permitted development to the north of the site, connectivity with Magna Drive, parking provision and accessibility to Luas stop
- Tenure of development, areas to be taken in charge
- Open space provision, attenuation pond and LAP objective to provide a park at this location, fence around attenuation pond. Provision of biodiversity strip at the stream to the west of the site, design and layout of this area. Landscaping, ecology and drainage / flooding details, also provision of a pedestrian / cycle route in accordance with LAP objectives
- Urban presence on Citywest Road, design of southern tip of the site, integration of crèche and community use.
- Design of residential apartments.

6.5.5. In relation to site services including surface water drainage, ABP representatives sought further elaboration / discussion on:

- Permeable paving, areas to be taken in charge
- Location of proposed attenuation tank.

6.5.6. In relation to any other matters, ABP representatives sought further elaboration / discussion on:

- EIA
- AA Screening
- Crèche and childcare analysis
- Tenure of development
- Applicant to have regard to possible Material Contravention.

6.5.7. Both the prospective applicant and the planning authority were given an opportunity to comment and respond to the issues raised by the representatives of ABP. Those comments and responses are recorded in the 'Record of Meeting ABP-304297-19' which is on file. I have fully considered the responses and comments of the prospective applicant and planning authority in preparing the Recommended Opinion hereunder.

7.0 Conclusion and Recommendation

- 7.1. Based on the entirety of the information before me, it would appear that the proposed development falls within the definition of Strategic Housing Development, as set out in section 3 of the Planning and Development (Housing) and Residential Tenancies Act 2016.
- 7.2. I have examined all of the information and submissions before me including the documentation submitted by the prospective applicant, the submissions of the planning authority and the discussions which took place at the tripartite meeting. I have had regard to both national policy, via the section 28 Ministerial Guidelines, and local policy, via the statutory development plan for the area.

Having regard to all of the above, I recommend that further consideration and/or possible amendment of the documents submitted are required at application stage in respect of the following elements:

- **Design and layout of residential development**
- **Vehicular, pedestrian and cycle permeability**

details of which are set out in the Recommended Opinion below.

- 7.3. Having regard to the above, I recommend that the Board serve a notice on the prospective applicant, pursuant to Section 6(7)(b) of the Planning and Development (Housing) and Residential Tenancies Act 2016, stating that it is of the opinion that the documentation submitted with the consultation request under section 5(5) of the Act **requires further consideration and amendment in order to constitute a reasonable basis for an application** under section 4 of the Planning and Development (Housing) and Residential Tenancies Act 2016.
- 7.4. I would also recommend that the prospective applicant be notified, pursuant to article 285(5)(b) of the 2017 Regulations, that specified information (as outlined hereunder) be submitted with any application for permission that may follow. I believe the specified information will assist the Board at application stage in its decision making process. I am also recommending that a number of prescribed bodies (as listed hereunder) be notified by the prospective applicant of the making of the application.

8.0 Recommended Opinion

- 8.1. An Bord Pleanála refers to your request pursuant to section 5 of the Planning and Development (Housing) and Residential Tenancies Act 2016. Section 6(7)(a) of the Act provides that the Board shall form an opinion as to whether the documents submitted with the consultation request (i) constitute a reasonable basis for an application under section 4 of the Act, or (ii) require further consideration and amendment in order to constitute a reasonable basis for an application under section 4.
- 8.2. Following consideration of the issues raised during the consultation process, and having regard to the opinion of the planning authority, An Bord Pleanála is of the opinion that the documentation submitted **requires further consideration and amendment to constitute a reasonable basis for an application** for strategic housing development to An Bord Pleanála.
- 8.3. In the opinion of An Bord Pleanála, the following issues need to be addressed in the documents submitted to which section 5(5) of the Act of 2016 relates that could result in them constituting a reasonable basis for an application for strategic housing development:

Design and Layout of Residential Development

Further consideration/justification of the documents as they relate to the design and layout of residential development, in particular:

- (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.

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.

- 8.4. 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 Pleanála 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 Pleanála 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.

8.5. 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.

Sarah Moran

Senior Planning Inspector

26th June 2019