

STRATEGIC HOUSING DEVELOPMENT

PLANNING STATEMENT

STAGE 3: PLANNING APPLICATION

**RE: RESIDENTIAL DEVELOPMENT ON LANDS AT
FORTUNESTOWN LANE AND GARTER LANE,
SAGGART, CO. DUBLIN**

APPLICANT: GREENACRE RESIDENTIAL DAC

BORD REF: TC06S.TC0013

Submitted to: -
An Bord Pleanála
64 Marlborough Street
Dublin 1

BMA PLANNING
PLANNING AND DEVELOPMENT CONSULTANTS

128 Lower Baggot Street
Dublin 2
Ireland

Tel: +353 1 676 4522
Fax: +353 1 676 3312
Email: info@bmaplanning.ie

www.bmaplanning.ie

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APPENDICES

- A. Minutes of S.247 Meeting Preplanning Meeting 28th July 2017
- B. Copy of An Bord Pleanála Notice of Preapplication Consultation Opinion
- C. Part V Proposal

DOCUMENT CONTROL SHEET	
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This report is for the specific purpose to which it refers and has been based on, and takes into account, the instructions and requirements of our client. It is not intended for and should not be relied upon by any third party.

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1.0 INTRODUCTION

1.1 Purpose of Report

This Planning Statement has been prepared on behalf of Greenacre Residential DAC (Applicants) to accompany a planning application to An Bord Pleanála for a proposed Strategic Housing Development on lands at Fortunestown Lane and Garter Lane, Saggart, Co. Dublin.

The proposed development comprises a Strategic Housing Development as defined within Section 3 of the *Planning and Development (Housing) and Residential Tenancies Act 2016*. The Planning Statement has been prepared in accordance with the requirements of the *Planning and Development (Strategic Housing Development) Regulations 2017*.

The purpose of this Planning Statement is to provide background information on the site, a description of the proposed development and the required Statements of Consistency to support the proposal.

The enclosed Cover Letter by BMA Planning contains a full list of the supporting documents submitted with the current application.

In accordance with the requirements of the *Planning and Development (Strategic Housing Development) Regulations 2017* this application will be distributed as follows: -

- An Bord Pleanála: 2no. printed copies and 3no. digital copies.
- South Dublin Co Co: 6no. printed copies and 1no. digital copy.

2.0 PREPLANNING CONSULTATIONS

The following is an overview of the background to the current application and how the applicant has responded to the pre-planning consultation with South Dublin Co. Co. (hereafter SDCC) and An Bord Pleanála.

2.1 Section 247 Preplanning Consultations

There have been ongoing discussions with SDCC in relation to this site for a number of years leading up to and following the adoption of the LAP in 2012. Formal Section 247 preplanning meetings took place between South Dublin County Council (hereafter SDCC) and the project team on the 5th April and 28th July 2017 (SDCC references PP065/17 and SPP03/17 respectively).

The proposed development was discussed in detail at these meetings with all the applicant's design team disciplines represented. In addition, representatives of the various local authority departments were in attendance at one or both of the meetings including Planning, Parks, Roads, Drainage, Housing, Architect and Environmental Health. Separately the applicant also held a number of meetings and discussions with the Housing Department in relation to Part V. **Appendix A** contains a copy of the Planning Authority's Minutes of the most recent Section 247 meeting on 28th July.

The current application site is subject to the provisions of the *South Dublin County Development Plan 2016 – 2022* and the *Fortunestown Local Area Plan 2012* (hereafter the Development Plan and LAP). The site is zoned for residential development and the proposal is therefore acceptable in principle. The site is serviceable and external roads and Luas infrastructure are in place to facilitate the development of the lands in the short term.

The planning strategy for the overall site of c.24ha involves dividing the site into two phases as follows: -

1. **Phase 1** includes the majority of the site (c19ha) and will provide a housing development that complies with all aspects of the LAP including residential density, building height and unit type and mix.
2. **Phase 2** will comprise a separate application on the southern part of the site consisting of the lands (c.3ha) directly to the north of Fortunestown Lane, the existing Luas line and Saggart Luas Stop. The Phase 2 site will be a higher density 4-5 storey apartment scheme that will be appropriate at the Luas terminus and will increase the average density on the site.

The decision to pursue a two-phased planning strategy was informed by residential density, building height and dwelling mix objectives in the LAP that conflict with national policy in relation to residential density adjoining public transport corridors. The provisions of the LAP which presented a problem were: -

- **Residential Density:** - The LAP stated ‘...*Net residential densities of 30 – 50 dwellings per hectare shall apply to the plan lands*’. (Page 42).
- **Dwelling Mix:** - ‘*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*’. (Page 42)
- **Building Height:** - ‘*Building heights shall range between 2 – 3 storeys*’. (Page 42)

SDCC, while recognising that they were bound by their LAP also acknowledged the conflict with national policy and guidelines that seek residential densities of 50+ units per ha on public transport corridors and agreed with the overall planning strategy presented above.

It was proposed by the applicants and agreed with SDCC that the Phase 2 development would be indicated in the Phase 1 application for context / masterplanning purposes. It was also agreed that an Environmental Impact Assessment Report (EIAR) would accompany the initial application, that the red line would include the overall site and that the baseline assessments and infrastructure requirements of the overall scheme (Phases 1 and 2) would be considered. Consideration would also be given to integration with the school site which was the subject of a separate grant of permission on lands to the east of the current application site.

As outlined below, in addition to other items, the An Bord Pleanála has indicated that the overall masterplan for the site needs to be considered in terms of the density of development to be achieved on the overall site. This is reasonable and acceptable to the applicants – see response to item 1 of An Bord Pleanála’s pre-application consultation opinion below.

2.2 Applicants’ Response to An Bord Pleanála Notice of Pre-Application Consultation Opinion

Pre-planning consultation with An Bord Pleanála under Section 5 of the *Planning and Development (Housing) and Residential Tenancies Act 2016* took place on 2nd October 2017.

The Board’s Notice of Pre-Application Consultation Opinion, dated 13th October 2017 and enclosed within **Appendix B**, has been considered and the responses are outlined below demonstrating how the Board’s Opinion has given rise to additional information and/ or design amendments. The Board’s comments are grouped under the following headings: -

- Residential Density
- Flood Risk
- District Park and Neighbourhood Park
- DMURS Audit
- Additional Information
- Notification of Statutory Bodies

2.2.1 Residential Density (Item 1)

The current application (phase 1) has a density of **c.39 / ha**. The Board's opinion emphasised that higher density was favoured on the site and, notwithstanding the LAP density range (30-50/ ha), the Board considered that Government policy supported density at **50/ ha minimum**.

The Board requested that consideration be given to the overall density of development on the site and that details of the Phase 2 be provided. The Board's opinion states that consideration may provide for the inclusion of the Phase 2 lands in the application.

In response to this request the following information has been prepared and is enclosed with the application: -

- Darmody Architecture have prepared an indicative Phase 2 block layout (subject to future planning application) indicating layout, scale/ massing, building heights, number of units etc. and this is included in outline on the enclosed Site Layout Plan.
- Darmody Architecture's Design Statement includes a section on the Phase 2 development indicating how the overall masterplan has been conceived and how the Phase 2 development is integrated within the overall development.
- The planning application addresses the Phase 2 development insofar as relevant in the Planning Statement, Environmental Impact Assessment Report and the various technical reports included with the application.

While the Phase 1 application site has been considered in detail in consultation with both SDCC and the Board, the detail of the Phase 2 development has not been fully designed or examined. On this basis the applicant has taken the decision to exclude Phase 2 at this stage as it's inclusion would raise new issues and would delay the Phase 1 planning process and the delivery of much needed new housing.

2.2.2 Flood Risk (Item 2)

The Board requested that the flood risk zones within the site be identified and that consideration be given to flood risk to open space areas and associated public safety concerns.

A Site-Specific Flood Risk Assessment (SSFRA) has been prepared by JBA Consulting and is enclosed with the current application. The SSFRA identifies the flood risk zones on the site and provides a series of mitigation measures to reduce the risk to flooding of the site and adjoining lands.

CSR Landscape Architects and DBFL Consulting Engineers have reviewed the design and layout of the public open spaces at risk of flooding. The design of the swales in the district park has been revised to create shallower and wider depressions allowing passive surveillance into these landscape features from adjoining footpaths and open spaces. The slopes of the swales have a 1:3 gradient which reflects best practice in terms of design and ensures public safety is across all area of public

open space. Further details of the design and layout of these spaces is provided in the enclosed Design Statement and landscape drawings.

2.2.3 District Park and Neighbourhood Park (Item 3)

The Board have requested that the location of the district and neighbourhood parks¹ at the northern end of the site be reconsidered having regard to accessibility and passive surveillance and that landscape drawings and cross-sections be provided to demonstrate the relationship between the proposed open space and residential dwellings.

Darmody Architecture has reviewed the layout and propose that the neighbourhood park at this location be relocated south into the development as indicated previously by SDCC. The revised neighbourhood park layout is more accessible to the proposed dwellings and has enhanced passive surveillance. A landscaped buffer is maintained along the north and north-western boundary of the site to safeguard the residential amenity of the proposed dwellings at this location. The revised layout achieves the same number of houses (i.e. 526).

Access to the neighbourhood park and associated children's play facilities is improved by moving this park south and closer to the centre of the development. The district park, which is intended to serve the Saggat - Cooldown Commons neighbourhood, is located on the central green corridor which runs north-south through the current application site and east-west through the neighbouring Cuil Duin development and is thereby accessible to the all future residents of the neighbourhood. The district park is also accessible to the proposed access points from Garter Lane and will provide an additional amenity space for residents of the development to north west across Garter Lane and south west within Saggart Village. Darmody Architecture have prepared a diagram illustrating the accessibility of the district park to the Saggart – Cooldown Commons neighbourhood and this is enclosed within the Design Statement.

Passive surveillance of the district and neighbourhoods park is also enhanced by the revised layout arrangement. The relocated dwelling units are now located along the western boundary of the district park and combined with the proposed dwellings along the southern boundary provide for passive surveillance along the principle boundaries of the district park within the site. The relocated neighbourhood park is now bound on four sides by dwelling units providing suitable passive surveillance of this public open space. The site sections enclosed with the current application illustrate the relationship between the proposed dwelling units and the proposed public open spaces.

2.2.4 DMURS Audit (Item 4)

The Board have requested that the site layout and street design is reviewed to align street design and design speed.

¹ The LAP text (Objective SCCN5) and mapping (Figure 6.23) provide different labels for the public amenity spaces within the northern end of the site. For the purpose of differentiation this application refers to the smaller park as a neighbourhood park.

The enclosed Design Statement includes a statement of consistency with DMURS by DBLF Consulting Engineers that demonstrates how the street design incorporates DMURS measures. The proposed Roads Layout Plans by DBFL Consulting Engineers are also updated to identify the proposed road hierarchy and DMURS measures within the street design.

2.2.5 Additional Information

The Board has also requested specific information in relation to the following issues: -

Phasing Arrangement

- A phasing arrangement for the proposed development is set out in the enclosed Outline Construction Management Plan prepared by Greenacre Residential DAC. Further details in relation to the phasing of development can be agreed with the planning authority by way of condition.

Infrastructure Consents

- It is not proposed to connect to any infrastructure within third party ownership. The proposed development connects into the public road network at Fortunestown Lane and Garter Lane. All water services connections are to infrastructure within the ownership of the applicant and Irish Water. Details of consultations with Irish Water and confirmation of feasibility to connect into the Irish Water network are provided within the enclosed Design Infrastructure Report prepared by DBFL Consulting Engineers.

Childcare Facilities

- Details of existing and permitted childcare facilities and childcare requirements arising from the proposed development are contained within Section 5.4 of this Planning Statement.

Taking in Charge

- Darmody Architecture have prepared a Taking in Charge drawing and it is enclosed with this application.

2.2.6 Notification of Statutory Bodies

A copy of the current application will be sent to the prescribed bodies identified by the Board as follows: -

- Irish Water
- Irish Aviation Authority
- Transport Infrastructure Ireland
- National Transport Authority
- Transdev
- South Dublin County Childcare Committee.

Copies of the cover letters sent to the above prescribed authorities are enclosed.

3.0 PROPOSED DEVELOPMENT

3.1 Site Description

Figure 1 illustrates the location and extent of the current application site. The site (c.24ha) is located at Fortunestown Lane and Garter Lane, Saggart, Co. Dublin. The site is an undeveloped greenfield site and slopes gently from south to north.

The site is bound by Bianconi Avenue to the north, Garter Lane to the west, Fortunestown Lane to the south, and Citywest Business Campus (Orchard Avenue) and the Cúil Dúin residential development (currently under construction and by a company related to the applicant) to the east. A greenfield site within third party ownership is located to the south west of the site and adjoining Garter Lane.

At present, access to the site is provided from Fortunestown Lane via the existing roundabout located at the south-eastern corner of the site. The Luas Red Line runs along the southern boundary of the site from east to west, terminating at the Saggart Luas Stop which is located at the south-western corner of the site.

No planning applications have been submitted on the current application site.

Permission was granted in January 2017 (Reg Ref No. SD16A/0255) for 2no. two storey primary school buildings on a site of 3.3 hectares which is surrounded on three sides (south, west and north) by the current application site. The site of the schools is owned by Greenacre Residential DAC and is in the process of being transferred to the Department of Education and Skills in order to facilitate the development of schools in accordance with the *Fortunestown Local Area Plan 2012* (hereafter the LAP).

In March 2015 permission was granted under Reg. Ref. SD14A/0121 to Airscape Ltd., a company related to the applicant, for 224no. residential units (subsequently amended to 236no. units under Reg. Ref. SD16A/0297, Bord Ref. PL06S.247507) on the lands to the east of the current application site. This development, known as Cúil Dúin, is currently under construction.

3.2 Development Description

The proposed development consists of 526no. residential units comprising 262no. 3 bed 2 storey terraced units, 197no. 4 bed 2 and 3 storey terraced and end of terrace units and 67no. 2 bed apartment and duplex units. The proposed apartment and duplex units comprise 37no. 2 storey 2 bed terraced duplexes, 18no. 1 storey 2 bed terraced apartments and 12no. 1 storey 2 bed end of terrace apartments.

The development also provides for a district park (4.3ha) and 2no. neighbourhood parks (0.7ha) in accordance with the LAP. 3no. pocket parks (0.9ha) are integrated into the layout of the proposed development. In addition, an interim layout and design for a local square is proposed within the subject site providing a direct pedestrian link from the proposed development to the Saggart Luas

stop. The future Phase 2 application will include the final design and layout of the local square and associated buildings to frame this space. This arrangement is intended to provide direct access to the Saggart Luas stop from Phase 1 as an interim solution, with the finalised permanent link and associated public realm provided as an integral element to the Phase 2 scheme.

Permission is also sought for 804no. car parking spaces, bin storage areas, ESB substations and all associated site development and infrastructural works.

Integration with the surrounding area and associated vehicular and pedestrian network is provided via the following: -

- Vehicular and pedestrian access from Fortunestown Lane at the south-eastern corner of the site including replacement of the existing roundabout off Fortunestown Lane with a new signalised junction. Fortunestown Lane connects with Garter Lane and on to Saggart Village and the Citywest Hotel to the west and Citywest Shopping Centre and the wider Tallaght area to the east.
- Pedestrian and cycle access to the Saggart Luas stop to the south via the proposed local square. The Luas Red Line connects to Tallaght and the City Centre to the east.
- Two new vehicular access points and pedestrian links to Garter Lane to the west. Garter Lane links to Saggart Village to the south and Bianconi Avenue and the M7 to the north.
- Two pedestrian links are proposed between the subject site and the adjoining school sites permitted under Reg. Ref. SD16A/0255. These links are located on the eastern boundaries of the proposed development and provide a direct link between the school and the proposed district park and a direct link from the west of the school site to the proposed residential development.

Provision is made for future vehicular and pedestrian access to Bianconi Avenue from the central green corridor through the current application site. This link to Bianconi Avenue and associated works are not in the control of applicant. Bianconi Avenue connection is not required from a vehicular access perspective and the development will operate successfully with the three access points proposed.

Table 1 below provides a summary of the key development statistics. For the purpose of this application the net development area is c.13.5ha.

Table 1 Development Statistics	
Development Statistic	Proposed Development
No. Houses & Apartments	262no. 3 bed 2 storey terraced units 197no. 4 bed 2 and 3 storey terraced and end of terrace units 67no. 2 bed apartment and duplex units
Site Area	Overall: 23.9ha Net Development Area: 13.5ha
Gross Floor Area	69,409sq.m
Plot Ratio	0.5
Site Coverage	25%
Residential Density	39 units per ha
Building Height	2 and 3 storeys
Aspect	All dual aspect
Public Open Space	5.1ha (District park + 2no. neighbourhood parks + 3no. pocket parks)

3.3 Accompanying Design Statement and Technical Reports

A detailed Design Statement (Volume 1) has been prepared by Darmody Architecture in accordance with Section 11.2.1 of the *South Dublin County Development Plan 2016 – 2022* and the having regard to the 12 criteria set out within the Urban Design Manual – Best Practice Guidelines (2009) and is enclosed with the current application. Volume 1 of the Design Statement also includes Sections on Public Realm & Landscaping (Section 4) and Access and Parking (Section 5) prepared by Cunnane Stratton Reynolds Landscape Architects and DBFL Consulting Engineers respectively. Following on from feedback received at the pre-application consultation meeting with the board that the Site Layout Plan, Site Sections and Design Statement prepared Darmody Architecture and Cunnane Stratton Reynolds Landscape Architects have been reviewed to highlight graphically the variety in terms of character of house types, materials, street surfaces and landscaping. Volumes 2, 3 and 4 comprises reduced A3 architectural, landscape and engineering drawings.

An Environmental Impact Assessment Report is required for this project under Part 2(10)(b)(i) of the Planning and Development Regulations 2001 – 2017 and is enclosed with the current application.

Additional technical reports enclosed with the application include the following: -

- Infrastructure Design Report by DBFL Consulting Engineers.
- Traffic & Transport Assessment by DBFL Consulting Engineers.
- Site Specific Flood Risks Assessment by JBB Consulting.
- Appropriate Assessment Screening Report by Openfield Ecology.
- Outline Construction and Demolition Waste Management Plan by AWN Consulting.
- Outline Operational Waste Management Plan by AWN Consulting.
- Outline Construction Management Plan by Greenacre Residential DAC.
- Tree Survey Report by Cunnance Stratton Reynolds Landscape Architects.

3.4 Part V Proposal

Further to preplanning discussions with SDCC Housing Department, the applicants propose to allocate 10% of the proposed units on site for social housing in compliance with Part V, Section 96 (3)(b)(i) of the Planning and Development Act 2000 (as amended).

The following are enclosed within Appendix C: -

Details of Proposed Units

A schedule of units proposed to be built and transferred to the local authority is enclosed. The proposed development consists of 526 apartment units. Therefore, the 10% requirement equates to 52no. units.

Location of Units

Darmody Architecture drawing no. PA-Part V identifying the location of the proposed 52no. units is also enclosed.

Cost

A Cost Summary Report has been prepared by the applicant and is enclosed identifying the estimated cost per unit and total cost of the 52no. units.

The information is intended to provide a reasonable estimate of the costs and values of the proposed Part V units based on construction costs and values prevailing at the time of this application. The information set out is for the purposes of facilitating the planning application and will be subject to finalisation and formal agreement with the local authority. The ultimate agreement with regard to compliance with Section 96 of the Act is dependent upon receipt of a final grant of permission and on the site value at the time the permission is granted.



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Not to scale

Project: Fortunestown Lane & Garter Lane, Residential Development

Title: Figure 1 Site Location and Extent

4.0 STATEMENT OF CONSISTENCY - DEVELOPMENT PLAN & LOCAL AREA PLAN

4.1 South Dublin Development Plan 2016 - 2022

This section contains an assessment of the consistency of the proposed development with the relevant *South Dublin County Development Plan 2016 - 2022* policies and objectives.

The *South Dublin Development Plan 2016 - 2022* (hereafter the Development Plan) is the current statutory development plan for the area. **Figure 3** identifies the location and extent of the site on an extract from the Development Plan Zoning Map.

4.1.1 Land Use Zoning/ Principle of Development

The subject site is zoned '*Objective RES-N – To provide for new residential communities in accordance with approved area plans.*' 'Residential' uses are permitted in principle within the RES-N zone. On that basis the proposed residential development is in accordance with the Development Plan zoning objective.

4.1.2 Development Plan Policies and Objectives

Strategic Policy

Saggart/ Citywest is designated an Emerging Moderate Sustainable Growth Town in the County Settlement Hierarchy. The following policy and objectives relate to the Emerging Moderate Sustainable Growth Town: -

CORE STRATEGY (CS) Policy 3 Emerging Moderate Sustainable Growth Town
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.
CS3 Objective 1: To support and facilitate development on zoned lands on a phased basis subject to approved Local Area Plans.
CS3 Objective 2: To provide sufficient zoned land to accommodate services, facilities, retail and economic activity.

Source: Development Plan, Page 22

The current application will deliver new residential accommodation on an undeveloped and underutilised site directly to the north of the Saggart Luas Stop. The development will be within close proximity to existing retail and commercial services at Citywest Shopping Centre and existing and planned schools within the wider Citywest area and on the adjoining lands.

Housing

Chapter 2 of the Development Plan sets out the policies and objectives for new housing. It is submitted that the proposed development is consistent with the Development Plan requirements for new housing developments on the basis of the follows: -

- Policy H1 Objective 2 Part V
Part V obligations will be discharged as detailed within the proposal contained in this Planning Statement.
- Policy H7 Objectives 1 & 2 Urban Design in Residential Developments
The proposed development is designed in accordance with the requirements of the *Guidelines for Planning authorities on Sustainable Residential Development in Urban Areas 2009*, the *Urban Design Manual 2009* and the *Design Manual for Urban Roads and Streets 2013*.
- Policy H8 Objectives 1, 2, 5 & 6 Residential Densities
The proposed development provides a residential density of 39 units per ha in accordance with the *Fortunestown Local Area Plan 2012*.
- Policy H9 Objective 1 Residential Building Heights
The proposed development comprises 2 and 3 storey dwellings in accordance with the *Fortunestown Local Area Plan 2012*.
- Policy H10 Objective 1 Mix of Dwellings Types
The proposed development comprises a mix of 3 and 4 bedroom houses and 2 bedroom apartments.
- Policy H11 Objectives 1 & 2 Residential Design and Layout
The design and layout of the proposed dwelling units is in accordance with the standards contained in Chapter 11 of the Development Plan and Part L of the Building Regulations.
- Policy H12 Objectives 1 & 2 Public Open Space
Public open space is provided in accordance with the standards contained in the Development Plan and set out in accordance with the Green Infrastructure Strategy within Framework 5 of the *Fortunestown Local Area Plan 2012*.
- Policy H13 Objectives 1, 2 & 3 Private and Semi-Private Open Space
Private open space is provided for the proposed dwellings in accordance with the Development Plan and relevant Section 28 Guidelines.
- Policy H14 Objective 1 & 2 Internal Residential Accommodation
The internal floor areas and dimensions of the proposed residential dwellings are in accordance with the relevant quantitative and qualitative standards contained in the Development Plan and relevant Section 28 Guidelines and are adaptable to meet the long term needs of residents.

- Policy H15 Objectives 1 to 4 Privacy and Security
The layout and design of the proposed dwelling units provides appropriate levels of passive surveillance of streets and public spaces while maintaining suitable separation distances to ensure privacy for residents.

4.1.3 Development Management Standards

Chapter 11 of the Development Plan sets out the development standards and criteria that seek to ensure development takes place in an orderly and efficient manner. The following development standards are relevant to the current application and are considered under the headings contained within Chapter 11 of the Development Plan: -

Residential (Section 11.3.1)

The proposed dwelling units are designed in accordance with the guidelines and standards for dwelling mix, residential density, public open space/ children's play and internal spaces.

Bicycle Parking Standards (Section 11.4.1)

Bicycle storage for the dwelling units is provided on curtilage. Bike storage for the apartment units is provided as per the standards of 1 long term space per 5 apartments and 1 short stay space per 10 apartments.

Car Parking Standards (Section 11.4.2)

A total of 804 car parking spaces are provided on site in accordance with Development Plan standards.

4.2 Fortunestown Local Area Plan 2012

The Fortunestown Local Area Plan was adopted in May 2012 and recently extended until May 2022. Figure 3 illustrates the current application site in the context of Framework 5.

The sections of the LAP most relevant to the current application are: -

Section 6.0 Frameworks
Section 7.0 Standards & Design Criteria
Section 8.0 Phasing.

4.2.1 Framework 5: Saggart – Cooldown Commons

Objectives SCNN1 to SCNN7 within Framework 5 provide standards and criteria in relation to accessibility and movement, density and land use, green infrastructure and built form. Consistency with these objectives is noted as follows: -

Objective SCCN1

In accordance with Objective SCCN1 of the LAP access to secondary streets within the proposed development will be provided from the following: -

- Fortunestown Lane & Citywest Avenue: - The existing roundabout at the south-eastern corner of the site will be upgraded to a 4-arm signalised junction connecting to Citywest Avenue to the east, the permitted school development to the north, Fortunestown Lane to the south and the proposed development to the west.
- Garter Lane: - Two new access points are proposed from Garter Lane along the western boundary of the site.
- Bianconi Avenue: - Provision is made for a new access to Bianconi Avenue, currently within third party ownership, along the northern boundary of the site.

Objective SCCN2

Cyclist and pedestrian facilities and crossing points are fully integrated into the design of the proposed accesses and the proposed internal road and street network.

Objective SCCN3

The proposed alignment and width of Garter Lane and associated rural character has been retained subject to the provision of necessary sightlines from the proposed access points and pedestrian permeability into and out of the site. Full details of the proposed Garter Lane boundary treatment are provided within the enclosed Landscape Design Statement prepared by Cunnane Stratton Reynolds Landscape Architects.

Objective SCCN4

The proposed development is a residential development with associated amenity and recreational spaces. Two primary schools are permitted on the lands to the east of the current application site and will be developed by the Department of Education and Skills in accordance with Objective SCCN4 of the LAP.

Objective SCCN4a

The proposed development comprises a total of 526no. 2 and 3 storey residential units on a site area of 13.5ha (net development area) giving a net residential density of 39 dwellings per ha which is within the 30 – 50 dwellings per ha range identified within the LAP. The proposed 526no. residential units comprise 496no. own door 3 and 4 bedrooms houses and 2 bedroom duplex units. In addition, the proposed development comprises 30no. 2 bedroom apartment units accessed from common stair cores. On that basis, 94% of the proposed dwelling units are own door units comprising houses and duplex units. 6% of the proposed units are apartments which is less than the maximum of 15% stated in the LAP. The average gross floor area of the 12no. dwelling types is 126sq.m which is above the minimum average floor area of 110sq.m required by the LAP.

Objective SCCN5

A hierarchy of green spaces and amenity areas are proposed within the current application as detailed within the Landscape Design Statement prepared by Cunnane Stratton Reynolds. These spaces include: -

- District Park: - Located at the northern end of the site, east of the proposed central green link and south of Bianconi Avenue with a pedestrian link to the schools site to the south.

- Neighbourhood Parks: - 1no. park at the northern end of the site and to the west of the central green link and 1no. neighbourhood park located centrally within the site with a pedestrian link to the schools site to the east.
- Pocket Parks: - A series of pocket parks and landscaped areas within the overall layout provide opportunities for soft landscaping and active and passive amenity.

The current application also includes an interim proposal for a local square that will facilitate access between the proposed development and Saggart Luas Stop. The final design and layout of the local square will be provided in the Phase 2 application which will include the buildings that frame this public space.

Objective SCCN5a

This objective relates to designated sections of streams with the LAP and is not directly relevant to the current application site.

Objective SCCN6

The proposed development will not impact on any archaeological remains or the setting of Saggart House or Tassagart.

4.2.2 Standards and Design Criteria

The design and layout of the proposed development is in accordance with the standards set out within the LAP, Development Plan, relevant Section 28 Guidelines and Design Manual for Urban Roads and Streets.

The enclosed Design Statement assesses the proposed development against the 12 criteria contained in the Guidelines on Sustainable Residential Development in Urban Areas and accompanying Design Manual and confirms that the relevant criteria have been addressed in the design and layout of the proposed development.

4.2.3 Phasing

Section 8.0 of the LAP details the phasing and timing of development within the plan lands in a manner that seeks to ensure the infrastructure and amenities are delivered in conjunction with residential and commercial development.

It is noted that the LAP provides flexibility when applying phasing requirements: -

'It should be noted that key outcomes are not mandatory in all cases. In determining planning applications across the overall Plan lands, the Planning Authority may take a considered view that further development should be allowed to proceed with regard to where housing is being delivered. This may occur where:-

- *there are phasing requirements on lands that are outside the control of a particular applicant/landowner;*

- the developer/landowner of lands that are outside the control of a particular applicant/landowner is either not developing or is proceeding at a significantly slower rate than the particular applicant/ landowner;
- the phasing requirements in question are considered not to directly serve the further quantum of development that the particular applicant/landowner wishes to proceed with;
- If required to directly serve the further quantum of development that the particular applicant/landowner wishes to proceed with, an alternative may be considered on the particular applicant/ landowners own landholding;
- the particular applicant/landowner who wishes to further develop has satisfactorily and substantially completed a quantum of development already permitted and any directly associated phasing requirement(s). (Page 50).

The key issues for consideration in relation to phasing are: -

1. The total residential development allocation in the LAP lands for Phases 1 to 4 as set out in Table 8.1 of the LAP.
2. The required phasing outcomes as set out in Tables 8.2 to 8.5 of the LAP.

Total Development Residential Development Allocation

Table 1 below provides a summary of the developments permitted within the LAP area since the adoption of the LAP in 2012. **Table 1** demonstrates that a total of 584no. residential units are conditioned to be permitted within Phases 1 and 2 across the LAP lands meaning that development is moving into Phases 3 and 4 of the LAP phasing programme.

Table 2 – Permitted Development			
Neighbourhood	Reg. Refs.	Total Units	Permitted in Phase 1 & 2
Fortunestown Centre	SD03A/0857/FEP*	378	115
	SD16A/0210	111	111
	SD16A/0078	128	128
Cheeverstown	SD15A/0127 & SD17A/0054	382	94
Citywest Road	-	-	-
Boherboy	-	-	-
Saggart – Cool Dn.	SD14A/0121 & SD15A/0095	224	136
	SD16A/0297	12	
Total		1,235	584
*Further extension of permission granted for Reg. Ref. SD03A/0857/FEP to November 2017.			

Required Phasing Outcomes

Table 2 below summarises the required phasing outcomes within Phases 1 to 4 and the current status of each outcome.

In summary, the required outcomes for Phase 1 to 3 have been addressed. The applicant has provided and/ or is in the process of providing a number of the required phasing outcomes including:-

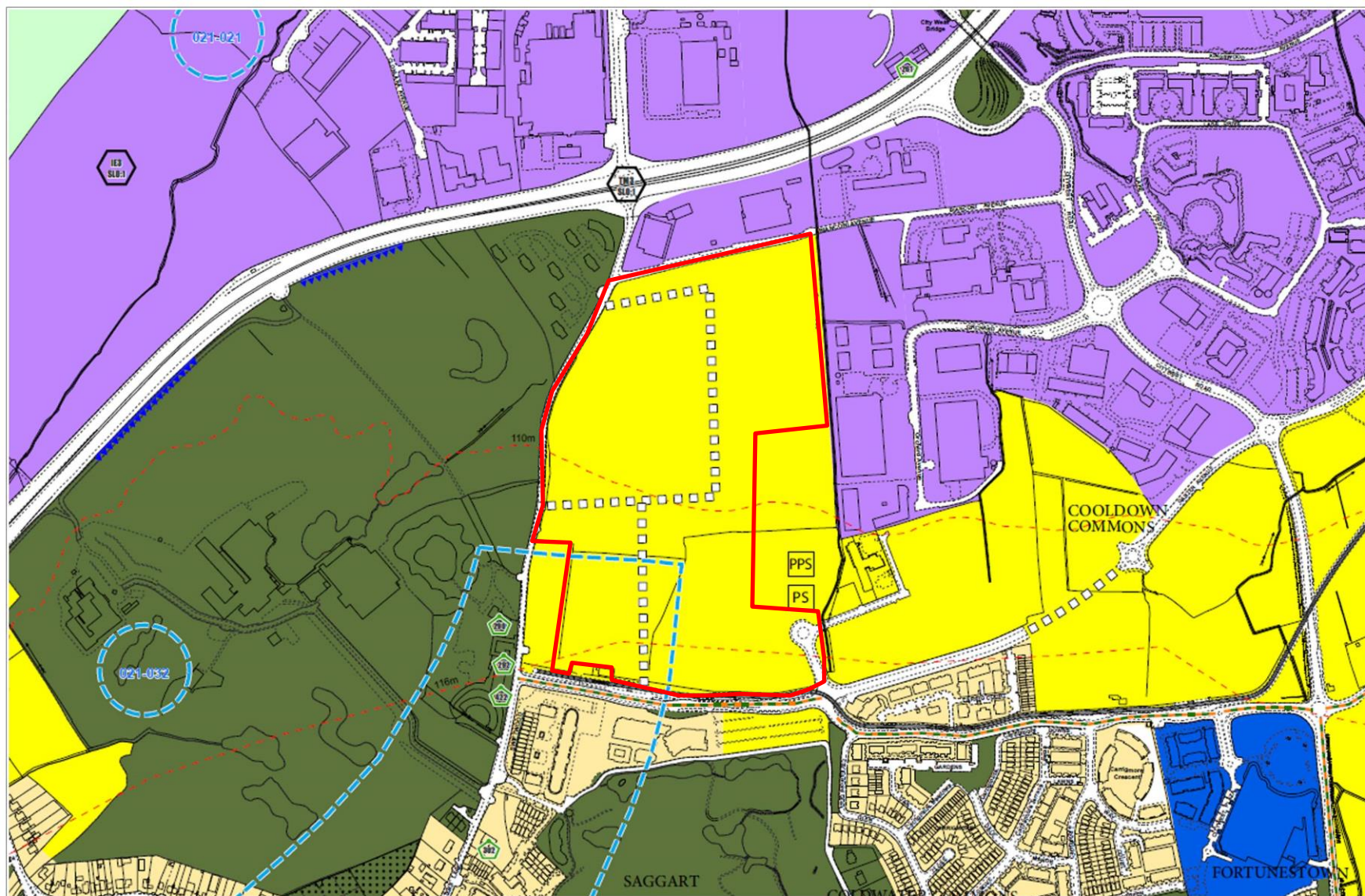
- A site with permission for 2no. primary schools.
- A Neighbourhood Park within the development at Cúil Dúin.
- Part of Citywest Avenue extension within the Cúil Dúin site.

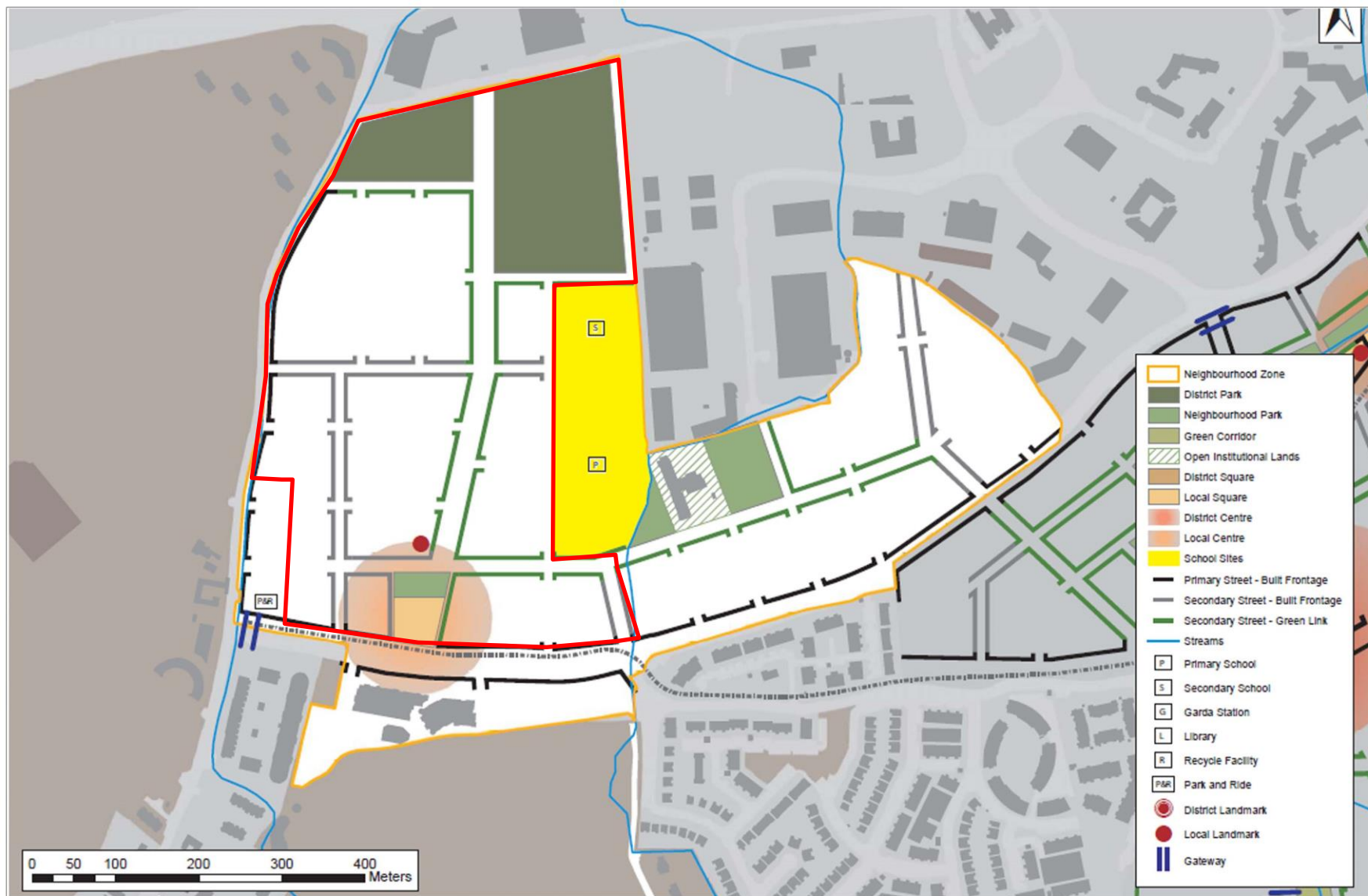
The remainder of Citywest Avenue, east of Cuil Duin and west of the N82, is within third party ownership and will be delivered with the development of those lands. The network analysis undertaken within the Traffic and Transport Assessment and enclosed with this application confirms that in the absence of the Citywest Avenue extension, the signalised three arm junction will operate within capacity with the proposed residential development in place.

On the basis of the above, the outcomes for Phases 1 to 3 have been addressed or are currently being addressed by the respective landowners including the applicant. Citywest Avenue extension is not required to facilitate the development. The LAP acknowledges that key phasing outcomes are not mandatory in cases where there are phasing requirements on lands that are outside the control of an applicant, where the third party land owner is not developing or developing at a slower rate and where the phasing requirement is not required to directly serve the development. On that basis, the delivery of Citywest Avenue extension should not be an impediment to a grant of permission for the proposed development.

Table 3 – Key Outcomes Required	
Phase 1 – Up to 400 Dwellings	
<ul style="list-style-type: none"> • <i>District Park to Rear of Citywest Shopping Centre</i> Provided by relevant landowner. 	
<ul style="list-style-type: none"> • <i>2no. Primary Schools</i> Scoil Aoife Community National School on Fortunestown Lane officially opened in May 2017. In addition 2no. primary schools are permitted in January 2017 on lands directly to the east of the current application site (Reg. Ref. SD16A/0255). 	
<ul style="list-style-type: none"> • <i>Upgrade junction Fortunestown Lane & City West Road</i> To be provided in accordance with Condition 2 of Reg. Ref. SD15A/0127. 	
<ul style="list-style-type: none"> • <i>10m biodiversity strip on Corbally Stream.</i> To be integrated into the design of developments within the Boherboy Neighbourhood. 	
Phase 2 – C. 600 Dwellings	
<ul style="list-style-type: none"> • <i>1no. secondary school</i> Department of Education & Skills has confirmed in response to planning application Reg. Ref. SD15A/0127 that there is a more immediate demand for primary rather than post primary schools and the site for same is in the process of being transferred to the Department. 	
<ul style="list-style-type: none"> • <i>780sq.m of community floorspace</i> 	

<p>To be provided in accordance with conditions attached to Reg. Refs. SD16A/0078 and SD16A/0210.</p> <ul style="list-style-type: none"> <p><i>Neighbourhood Park at Saggart-Cooldown Commons Neighbourhood</i> Currently under construction as part of development permitted under Reg. Refs. SD14A/0121 and SD15A/0095.</p> <p><i>Construction of Citywest Avenue Extension</i> Currently the subject of discussions and to be provided by the relevant landowners.</p>
<p>Phase 3 – C.800 Dwellings</p> <ul style="list-style-type: none"> <p><i>Provision of a third primary school.</i> Scoil Aoife Community National School on Fortunestown Lane officially opened in May 2017. In addition 2no. primary schools are permitted directly to the east of the current application site in January 2017 (Reg. Ref. SD16A/0255).</p>
<p>Phase 4 – C. 1,500 Dwellings</p> <ul style="list-style-type: none"> <p><i>Provision of second secondary school site.</i> To be provided elsewhere within the LAP lands in consultation with Department of Education and Skills.</p>





5.0 STATEMENT OF CONSISTENCY - MINISTERIAL GUIDELINES

The following is a list of the current Section 28 Ministerial Guidelines as identified within the Introduction to the *South Dublin Development Plan 2016 - 2022*: -

- *Sustainable Residential Development in Urban Areas – Guidelines for Planning Authorities (2009)*
- *Urban Design Manual - Best Practice Guidelines (2009)*
- *Sustainable Urban Housing Design Standards for New Apartments – Guidelines for Planning Authorities (2015)*
- *Quality Housing for Sustainable Communities – Design Guidelines (2007)*
- *The Planning System and Flood Risk Management (2009)*
- *Design Manual for Urban Roads and Streets (2013)*
- *Childcare Facilities - Guidelines for Planning Authorities (2001)*
- *Appropriate Assessment of Plans and Projects in Ireland – Guidance for Planning Authorities (2009)*
- *Implementation of SEA Directive (2001/42/EC): Assessment of the Effects of Certain Plans and Programmes on the Environment - Guidelines for Regional and Planning Authorities (2004)*
- *Architectural Heritage Protection - Guidelines for Planning Authorities (2011)*
- *Retail Planning - Guidelines for Planning Authorities (2012)*
- *Sustainable Rural Housing - Guidelines for Planning Authorities (2005)*
- *Development Plans - Guidelines for Planning Authorities (2007)*
- *Wind Energy Development - Guidelines for Planning Authorities (2006)*
- *Telecommunications Antennae and Support Structures - Guidelines for Planning Authorities (1996)*
- *Development Management - Guidelines for Planning Authorities (2007)*
- *Draft Landscape and Landscape Assessment (2000)*
- *Quarries and Ancillary Activities - Guidelines for Planning Authorities (2004).*
- *Spatial Planning and National Roads – Guidelines for Planning Authorities (2012).*

The Section 28 Guidelines relevant to the current application are: -

- *Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas (2009).*
- *Urban Design Manual – Best Practice Guidelines (2009).*
- *Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities (2015).*
- *Quality Housing for Sustainable Communities – Design Guidelines (2007).*
- *Childcare Facilities – Guidelines for Planning Authorities 2001.*
- *The Planning System and Flood Risk Assessment Guidelines for Planning Authorities 2009.*

5.1 Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas and associated Urban Design Manual Best Practice Guidelines (both 2009)

The Guidelines on Sustainable Residential Development in Urban Areas set out the key planning principles for the preparation and assessment of applications for residential development in urban areas. The Guidelines are also accompanied by a non-statutory Design Manual that illustrate how the policy principles can be translated into practice by developers.

The principles contained within the Guidelines are translated into the planning and design objectives and standards contained the *South Dublin Development Plan 2017 – 2023*. These objectives and standards have informed the nature, scale and form of development within the current application at Fortunestown Lane and Garter Lane and ensure a plan-led approach to the development of the site.

The Urban Design Manual provides a series of criteria against which residential developments can be assessed at the levels of the neighbourhood, the site and the home. Figure 3 is an extract from the Urban Design Manual and illustrates the 12 criteria. Consistency with the 12 Design Criteria is demonstrated in detail within the Design Statement enclosed.

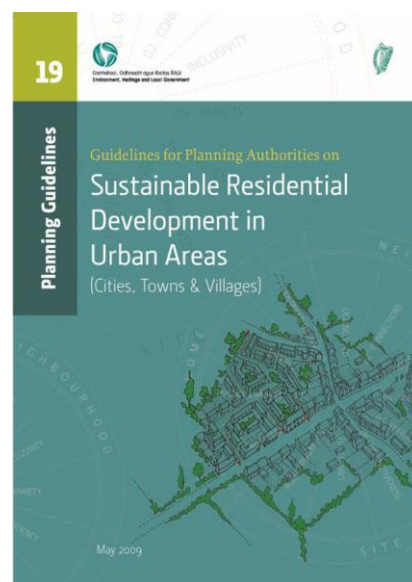


Figure 3: Urban Design Manual 12 Criteria

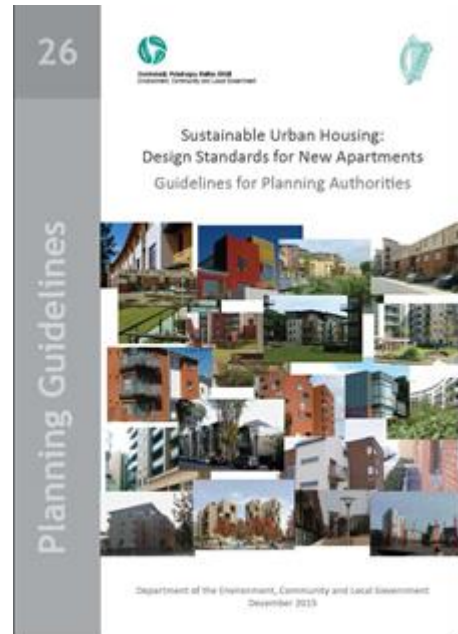
5.2 Sustainable Urban Housing: Design Standards for New Apartments (2015)

The Guidelines update the “*Sustainable Urban Housing: Design Standards for New Apartments*” guidelines, published by the Department in 2007. The Guidelines are supported by legislation which introduces new powers whereby the Minister may expressly state Specific Planning Policy Requirements which must be applied by planning authorities, or An Bord Pleanála, in the exercise of their functions.

Where specific planning policy requirements are stated in the Guidelines, the Minister intends that such requirements must take precedence over policies and objectives of development plans, local area plans or SDZ planning schemes.

The 2015 Guidelines specify planning policy requirements for:

- Internal space standards for different types of apartments, including studio apartments;
- Dual aspect ratios;
- Floor to ceiling height;
- Apartments to stair/lift core ratios;
- Storage spaces;
- Amenity spaces including balconies/patios;
- Room dimensions for certain rooms.



The design and layout of the proposed houses and apartments are consistent with the standards for internal floor areas, rooms sizes, private amenity space and communal amenity space as set out in the 2015 Apartment Guidelines. Comprehensive schedules and floor plans demonstrating compliance with the standards are provided within the enclosed Housing Quality Assessment prepared by Darmody Architecture.

5.3 Quality Housing for Sustainable Communities – Design Guidelines (2007).

The aim of these Guidelines is to identify principles and criteria that are important in the design of housing and to highlight specific design features, requirements and standards that have been found, from experience, to be particularly relevant. Guidance within this document is arranged under five headings as follows: -

1. Site Selection
2. Design Brief, Procurement and Cost Control
3. Urban Design Objectives in the Provision of Housing
4. Scheme Layout and Design
5. Dwelling Design

Chapter 5 – Dwelling Design – provides guidance on the internal layout and space provision within houses including target gross floor areas and minimum room sizes. This guidance has been incorporated in the *South Dublin Development Plan 2016 - 2022* (Section 11.3.1 Part IV).

The enclosed Housing Quality Assessment and associated floor plans prepared by Darmody Architecture confirm that the proposed housing units are designed in accordance with the Housing Design Guidelines.

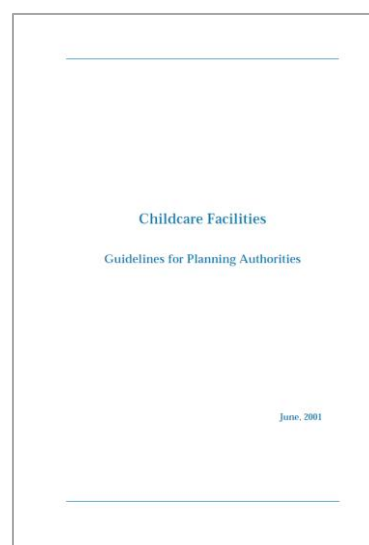


5.4 Childcare Facilities – Guidelines for Planning Authorities (2001)

The *Childcare Facilities Guidelines for Planning Authorities 2001* refer to a benchmark of an average of one facility (with 20 childcare spaces) for 75 houses and also provide broader guidance on internal standards for childcare facilities.

There is permission for a childcare facility within the Cúil Dúin development (Reg. Ref. SD14A/0121). The permitted creche comprises a standalone two storey building of 540sq.m gross floor area and is located to the west of Citywest TLC nursing home and east of the current application site.

Combined the current application and the proposed Phase 2 at Fortunestown Lane and Garter Lane will accommodate c.950 houses and apartments. The permitted development at Cúil Dúin comprises 236no. residential units. Based on an estimated occupancy rate of 2.5 persons per unit the total population of the 1,186 houses and apartments will be c.2,965. Assuming that 3-4% of this population will require childcare facilities (i.e. will be aged between 3 - 5 years), this equates to c.89 - 119 children.



The standards within the Childcare Regulations are expressed as net or clear areas and it is not stated in gross floor area terms. If we assume a gross area per child of c.6sq.m, the overall floor area requirement across Fortunestown Lane & Garter Lane residential development and the Cuil Duin development for childcare facilities could be in the region of 534 - 714sq.m.

The permitted Cuil Duin childcare facility of 540sq.m will provide sufficient childcare facilities to cater for the likely demand arising within the current application. Additional childcare facilities will

be provided within the Phase 2 development and will be located within the commercial floorspace fronting onto the future local square.

The permitted Cuil Duin childcare facility and any future childcare facility in Phase 2 will supplement existing childcare facilities in the area including: -

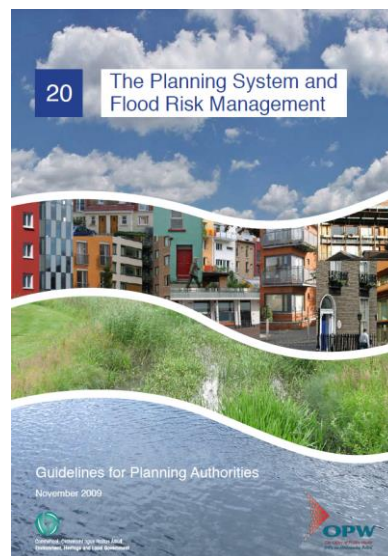
- Kidorama Crèche & Montessori, Saggart
- Cocoon Childcare, Kingswood, Citywest,
- Links Childcare, Citywest Business Campus
- Early Year Service, Fortunestown Way
- Care & Cuddles Preschool, Fortunestown Lane
- Stepping Stones Creche & Montessori, Belfry Crescent, Citywest
- Bubbles Too Creche, Saggart

On the basis of the above, the future residents of the proposed development will have access to the permitted creche facility within the neighbouring Cuil Duin development and a future childcare facility within the commercial element of the Phase 2 site. Further childcare options will be available to residents within the existing 7no. childcare facilities within the Saggart and Citywest areas.

5.5 The Planning System and Flood Risk Assessment Guidelines for Planning Authorities 2009

These Guidelines introduce comprehensive mechanisms for the incorporation of flood risk identification and management into the planning process.

In accordance with the Planning System and Flood Risk Management Guidelines and associated Justification Test for Development Management (Box 5.1 of the Guidelines) a Site-Specific Flood Risk Assessment (SSFRA) has been prepared for the current application by JBA Consulting Engineers. The primary objective of the SSFRA was to work with the design team to progress a site design that can manage the impacts of flooding to the site without negatively impacting areas off the site.



Additional objectives were to identify potential sources of flood risk, confirm the level of flood risk and identify key hydraulic features, assess the impact the proposed development has on flood risk and develop appropriate flood risk mitigation and management measures. Mitigation measures recommended by the SSFRA include provision of a swale drain and minimum finished floor levels both of which are incorporated into the design and layout of the proposed development. The SSFRA concludes that the proposed mitigation strategy will remove flood risk from the site and reduce residual risk to adjacent properties.

6.0 TRAFFIC & TRANSPORTATION STATEMENT / CONSISTENCY DMURS

6.1 Traffic and Transportation Statement

A Traffic and Transport Assessment (hereafter TTA) has been prepared by DBFL Consulting Engineers and is enclosed. The scope of the TTA covers transport and sustainability issues including access, pedestrian, cyclist and public transport connections. The TTA quantifies the existing transport environment and provides details of the assessments undertaken to identify the potential level of transport impact generated as a result of the proposed development.

The TTA concludes that the proposed development will not result in a material deterioration of existing road conditions and as a result there are no significant traffic or transportation related reasons that should prevent the granting of permission for the proposed development.

6.2 DMURS – Statement of Consistency

The Design Statement, Volume 1, contains a statement from DBFL Consulting Engineers confirming that the proposed design and layout of the road and street network is consistent with the Design Manual for Urban Roads and Streets 2013.

7.0 STATEMENT OF EFFECTS ON ENVIRONMENT AND EUROPEAN SITES

7.1 Environmental Impact Assessment

An Environmental Impact Assessment Report (EIAR) is required under Part 2(10) (b) of the Planning and Development Regulations 2001 (as amended) and has been prepared in association with the submission of this application. The EIAR has been prepared in accordance with Directive 2014/52/EU *on the assessment of the effects of certain public and private projects on the environment* as adopted on 16 April 2014 as an amendment of Directive 2011/92/EU.

The EIAR has regard to and builds on the Strategic Environmental Assessment prepared with the *Fortunestown Local Area Plan 2012*. The EIAR has considered the likely, significant, adverse effects of the proposed project on the receiving environment. Mitigation measures are included, to reduce impacts on the environment where considered necessary. Mitigation measures have also been incorporated into the design of the proposed development to avoid or reduce the effects on the environment, as appropriate. The EIAR concludes that there are no material or significant environmental issues arising which were not anticipated by the LAP and associated Strategic Environmental Assessment.

7.2 Appropriate Assessment Screening

An Appropriate Assessment Screening Report has been prepared by Openfield Ecology and is enclosed with the current application.

There are no Natura 2000 sites within or directly adjacent to the project site. The South Dublin Bay and River Tolka Estuary SPA (site code: 4024) and the South Dublin Bay SAC (0210) are both considered to fall within the zone of influence due to hydrological connection.

The assessment concludes that significant effects are not likely to arise, either alone or in combination with other plans or projects, on a European Site arising.

8.0 WATER SERVICES

8.1 Irish Water Confirmation of Feasibility

A Pre-Connection Enquiry was submitted to Irish Water and a response has been received. The Irish Water response to the pre-connection enquiry contained within the DBFL Infrastructure Design Report confirms that a connection to the Irish Water network can be facilitated. Regarding water supply, the enclosed letter from Irish Water confirms that there is sufficient capacity in Irish Water's water network to cater for the proposed development.

There is capacity in Irish Water's existing wastewater network in the form of the existing trunk gravity sewer on Clonlara Road/ Baldonnell Road which is located on the northern side the M7. Connection to Irish Water's existing trunk sewer is via a private gravity sewer which is within the ownership of the applicant.

8.2 Water Supply

The proposed development will connect to the existing 200mm watermain on Garter Lane. The connection will take place at a point at the north-western corner of the site.

8.3 Foul Drainage

There is an existing 450mm foul sewer extending along the eastern and northern boundaries of the site. This foul sewer was permitted by SDCC (Reg. Ref. Sd06A/0348) and constructed by the applicant to serve the current application site and the Cuil Duin residential development to the east. The connection to the foul sewer will take place at a point at the north western corner of the site and south east of the Garter Lane – Bianconi Avenue junction.

8.2 Surface Water Management

A surface water management strategy for the current application site has been developed by DBFL Consulting Engineers and is described in the enclosed Infrastructure Design Report.

The surface water management strategy is fully integrated with the landscape strategy and design and involves the recreation of a linear detention basin around the proposed district park. This detention basis will accommodate surface water run-off from a 1 in 100 year return period storm event and is designed to cater for both the current Phase 1 development and the future Phase 2. The detention basin will drain to the existing stream at the north eastern corner of the site and discharge will be controlled by hydro break or similar device as detailed in the enclosed Infrastructure Design Report.

9.0 CONCLUSION

On the basis of the foregoing and attached, it is considered that the proposed development is an appropriate response for the site which is consistent with the *South Dublin County Development Plan 2016-2022*, *Fortunestown Local Area Plan 2012* and the relevant Ministerial Guidelines and other planning policy sources.

We look forward to your decision in due course.

BMA PLANNING

December 2017

APPENDIX A

MINUTES OF SECTION 247 PREPLANNING MEETING 28th July 2017

**SOUTH DUBLIN COUNTY COUNCIL
PLANNING DEPARTMENT
PRE-APPLICATION CONSULTATION REPORT FORM**



Pre Planning Ref. No. SPP03/17	ADVICE WITHOUT PREJUDICE	<p>Previous Application SD16A/0255 – Planning permission granted for 2 no. primary schools on eastern section of the site.</p> <p>No recent relevant planning applications lodged on the remainder of the site.</p> <p>Previous pre-planning on the site under PP065/17.</p>	
CONSULTATION:	Pre-planning meeting held in SDCC Offices		

Date of Request:

Date of Consultation: 28/07/2017

Previous consultation held on 05/04/2017 under PP065/17

Full address of subject site	Fortunestown Lane and Garter Lane Saggart, Co. Dublin
Name/s of Applicant/s and/or Agents	Greenacre Residential DAC
Contact Details	<p>BMA Planning Consultants</p> <p>Attendance - BMA Planning –John Murphy, Darmody Arch - Tim Darmody & Conor O'Donnell GRI – Pdraig Power, DBFL – Deirdre Walsh, Nama - Michael Armstrong</p> <p>South Dublin County Council - Deirdre O'Riordan (Parks), Adrian Barrett (Roads), Colin Clarke, Jim Johnston & Neil O'Byrne (Planning), Brian Harkin (Drainage), Patrick Callaghy (Environmental Health Officer)</p>

DESCRIPTION OF PROPOSAL (Changes since advice offered on PP065/17 underlined and bold below)

The proposed development will consist of a residential development comprising of 526 no. residential units and all associated site and development works as follows: -

- 274 no. 3 bed 2 storey terraced units (**previously 278**)
- 185 no. 4 bed 2 and 3 storey terraced and end of terrace units (**previously 180**)
- 67 no. 2 bed apartment / duplex units (37no. 2 storey 2 bed terraced duplexes, 18no. 1 storey 2 bed terraced apartments and 12no. 1 storey 2 bed end of terrace apartments) (**previously 54**)

The development also provides for a district park (4.58 ha) and a neighborhood park (0.71 ha) in accordance with the Fortunestown Local Area Plan 2012.

Permission is also sought for 789 no. car parking spaces (**previously 768**), bin storage areas, ESB substations and all associated site development and infrastructural works.

Vehicular access to serve the proposed development will be provided via two new access points off Garter Lane and via a new signalised junction at the south-eastern corner of the site to replace the existing roundabout off Fortunestown Lane. Provision is made for a future access to Bianconi Avenue.

In addition, an interim local square is proposed within the subject site providing a direct pedestrian link from the proposed development to the Saggart Luas stop.

Two direct pedestrian links are proposed between the subject site and the adjoining school sites permitted under Reg Ref No SD16A/0255 providing a direct link between the school and the proposed district park and a direct link from the west of the school site to the proposed residential development.

Lands identified for future development are located along the southern boundary of the current application site adjacent to Fortunestown Lane/ Saggart Luas Stop. These areas will be subject of a future planning application (Phase 2) and will include the final design and layout of the local square.

An Environmental Impact Assessment Report (EIAR) has been prepared and will be submitted to the planning authority with this application.

Note: This represents an increase of 14 no. units in comparison to the original pre-planning application (meeting in May 2017). This is comprised of 1 additional house and 13 additional apartments.

Note: Applicant did not table the revisions to the proposed scheme in terms of the location of 1 beds, 2beds, 3 beds 4beds, apartments V houses, no elevations submitted as part of this stage of the pre-planning. Advice offered on the general basis that notwithstanding the additional 14 no. units the general location and spread of unit types remains as tabled under PP065/17

ZONE: RES- N

LAND USE MATRIX Permitted in Principle

FEEDBACK/OBSERVATIONS OF PROPOSAL

Identify opportunities and constraints such as Casement Aerodrome, 120m Or 350 m contours, archaeology, protected structures, views or trees, streams, Part8s, proposed roads, ESB lines, major sewers, SAAOs SACs NHAs,ACAs, LAPs Approved Area plans and Development Plan policies and standards

Without prejudice: Please note that advice or opinions offered at consultations is given in good faith and cannot prejudice the determination of a subsequent planning application in accordance with Section 247 of the Planning and Development Act, 2000-2016 and the relevant legislation associated with the provisions of the Strategic Housing Act and Regulations.

General note: Consultation carried out to discuss strategic issues in relation to the site. The detailed pre-planning consultation which took place on 05/04/2017 form an integral part of the pre-planning discussions and should be taken into strong consideration by the applicant prior to lodging any planning application with ABP.

Planning History – **As noted previously.** Previous Application SD16A/0255 – Planning permission granted for 2 no. primary schools on eastern section of the site. No recent relevant

planning applications lodged on the remainder of the site. Previous pre-planning meetings held in relation to the subject site.

Note: Applicant advised at previous meeting to look at the planners report and reasons for refusal – 18 no. - associated with SD17A/0069 to ascertain significant issues of concern within the area for the Planning Authority.

General Comment: Applicant advised previously that the documentation submitted in terms of potential site layout needs to offer a high quality urban environment and respect existing site features. The development needs to have regard to important policies and objectives contained within the CDP, LAP and National Guidance such as DMURS, National Apartment Standards, Quality Housing for Sustainable Communities.

Overall Landholding: Applicant advised previously that the Planning Authority's preference is to see Masterplan for the overall site, however the phased approach being taken is noted. The Planning Authority would prefer to see the Plaza area within Phase 1 of the proposed development

In this regard, the approach needs to be integrated to ensure the northern and southern sections of the site are developed in tandem with due consideration given to accessibility & permeability throughout the site. Also consideration required to ensure connections between open spaces and provision of green links between the northern, southern and western sections and to the surrounding areas.

Applicant has not submitted Masterplan. Applicant has drafted proposals for Phase 2.

Note: Applicant stated previously an intention on proposing 100% apartment build out with building heights of 4/5 storeys within Phase 2 lands. Applicant informed that this would not comply with the provisions of the Fortunestown LAP. This advice was offered at the pre-planning meeting held in May 2017.

Applicant again advised that the Planning Authority have substantive concerns that the draft plans for Phase 2 would not comply with the Fortunestown LAP in relation to Building Heights, Mix-of units, density amongst other issues.

CDP standards – Need to comply with Section 11 of the CDP. Below are some but not all of the relevant sections which warrant due consideration:

1. Public open space standards – Provision of children's play area. Public open space provision needs to be i) provide usable green space ii) create green links within and surrounding the site. (Section 11.3.1).
2. Private open space standards (Section 11.3.1). Planning Authority raised concerns in relation to the impact of the additional units within the southern extent of the site and the potential negative impact on the quality and quantity of private open space. Applicant advised that – throughout the site – the proposed private open space must not only exceed quantitative criteria but must be orientated and configured to offer a high quality of private open space.
3. Separation distance 22m opposing windows above GFL or the use of innovative solutions to maintain high standard of privacy.

4. Energy efficient and renewable energy measures
5. Building Heights- Consideration given to proximity to Aerodrome.
6. Design Statement required (Section 11.3.1).

7. Design and siting of refuse storage and recycling facilities in accordance with Section 11.6.5 (ii).
8. Potential requirement for bring bank facility in accordance with Section 11.6.5 (i).
9. Submission of a C & D Waste Management Plan required in accordance with Section 11.6.5 (iv). EHO stated importance of submitting a C&D Waste Management Plan.

Residential Density – Net densities stated within Fortunestown LAP are 50 dwellings per hectare. **Applicant previously** stated density of 38 dwelling per hectare. **Applicant previously advised** to consider higher density at the southern end in close proximity to LUAS. **Applicant previously advised** that all apartment development should be located within the southern section of the site.

Applicant states current net density of 40 units per hectare. Planning Authority advised that applicant should include calculations as to what lands have been included/excluded for the purposes of calculations.

Applicant advised to ensure densities at the southern end of the site are representative of the 50 unit per ha detailed within the LAP. Applicant appears to have increased the densities within the southern extents of the site.

Mix-of-dwelling types – LAP states 85% own door dwellings with a maximum of 15% apartments. **Applicant previously advised** to ensure compliance with LAP.

Applicants states 94% of dwellings would be own door dwellings

Planning Authority acknowledge that there is a balance required between density and mix of unit types.

Building Heights – LAP prescribes a max building height of 3 storeys. The heights within the documentation tabled appears to comply.

Roads & Access:

1. Planning Authority with a strong preference to see long north-south links broken up and to remove the potential speeding issue. The current vertical north-south links include raised tables with street widths of a stated 5.5m. However, strong concerns remain that the greater the visibility the greater the speed. The Planning Authority do not consider this element of the scheme to comply with DMURS. Pedestrian and cyclist safety an issue.
2. Roads Department advised the applicant to include provision for a continuation of the north-south cyclist link along the boundary with Garter's Lane. Adjoining site to the south not in the applicant's ownership but provisional access should be provided.
3. Additional pedestrian/cyclist access/egress points needed along Bianconi Avenue to ensure the surrounding employment bases can utilise the District Park as a leisure facility.

4. The issue of access onto Bianconi Avenue which is not in the ownership of the applicant and is not taken in charge is an issue for the applicant.
5. The management of car parking within the site due to its proximity to the Luas needs to be carefully considered.
6. Additional advice offered previously at PP065/17 remains.

Services:

Drainage: Fire hydrants need to be in line or in a loop of the watermain not legged off. Surface water system to utilise a linear attenuation basin which surrounds the district Park. Parks Department consider this an example of best practise.

Flooding – Presence of a stream and given the site is contained within SFRA Flood Zones A and B and given the Flooding Policies within the LAP, a site specific flood risk assessment is required.

Water – Advised to contact Irish Water in relation to pre-connection enquiry.

Parks: Previous advice offered at the pre-planning meeting held in May 2017 remains the same:

Advised to contact SDCC Parks Department. Landscape Plan must accompany any planning application of this size. It should be undertaken by a qualified landscape architect. Drawings should include type, location, no. of species. Drawings should be realistic in terms of positioning of trees in close proximity to a) other trees b) hard structures/surfaces which may not be compatible. Boundary details need to respect existing site features and should be in accordance with guidance detailed within DMURS.

Phasing –

Previous advice offered at the pre-planning meeting held in May 2017 remains the same:

Have phasing details set out within the LAP been met? Applicant is advised to clearly detail how phasing agreement has been met. Appears that the proposed development would mean moving into Phase 3 of the Phasing of the Fortunestown LAP Section - 8.2. Significant concerns raised in relation to the Citywest Avenue Extension.

In terms of the phasing of construction works, the applicant was advised to commence construction at the southern section of the site. To provide information within the application that the open space and pocket parks would be provided after X no. of units.

Park V –

Previous advice offered at the pre-planning meeting held in May 2017 remains the same:

This issue is progressing with the Housing Department. There appears to be a good mix in terms of unit types and locations within the development.

EIA: Applicant indicates intention to submit an EIA.

AA: Previous advice offered at the pre-planning meeting held in May 2017 remains the same:

Applicant advised to submit AA Screening Report.

Noise – Significant issue given location of site in close proximity to N7 and Luas. Planning application will be assessed having regard to Section 11.6.3 (ii) Noise of the CDP. Have regard to

the Dublin Agglomeration Environmental Noise Action Plan 2013-2018. Recent European Commission Noise Abatement Approach paper released in April 2017 and is a good reference point in terms of noise abatement solutions. . Noise Impact Assessment and mitigation plan required. New 2020 Noise Directive should be considered

Applicant advised that - in granted permission - construction hours will be monitored and enforced.

Lighting – Detail required as part of any planning application lodged. All lighting columns, ducts ect should be within lands to be taken in charge. Information available on the South-Dublin CoCo website. Applicant advised to contact relevant Council officials to discuss specifications as light pollution an issue. The introduction of luminaire specifications are resulting in negative impacts in terms of light pollution and glare.

Taking-in-charge – Areas to be taken-in-charge should be clearly delineated and highlighted within the drawings. Information available on the South-Dublin CoCo website. Roads Department advised that permeable paving will not be taken in charge.

Discussions on foot of amendments to the proposed site layout:

1. District Park & Schools Site Interface

Applicant previously advised that the location of buildings just north of the school site needs to be carefully considered. A continuation and re-orientation of built form to the eastern boundary a possibility. This in turn providing a safer pedestrian link. Houses must not be cramped and should provide a wide passageway for pedestrians. Need to provide a well lit/safe footpath with the District Park to the playing pitch.

The current proposal involves a continuation of the built form closer to the eastern boundary. The pedestrian access to the school is proposed in this south western section of the site. Concerns over passive surveillance. Advice to centralise the pedestrian access way along the northern site boundary offered.

2. District Park

Applicant intend on providing the changing facilities, play facilities and pitches and has requested with the Director of Services that contributions are off-set. The applicant advised that the issue of discussions on the issue of contributions with the Director lies outside the remit of a Section 247 meeting

3. Pocket Parks

Applicant previously informed that SDCC Parks Department had concerns in terms of the incorporation of pocket parks.

3 no. pocket parks to be dispersed across the proposed development. On balance, notwithstanding issues in terms of short-term financial restrictions in relation to maintenance, the proposed pocket parks offer a high degree of urban design by breaking up the built form and offering accessible facilities to dwellings in close proximity.

4. Open Space in northwestern section

Applicant advised that the Planning Authority have a strong preference to see the open space located in the north-western corner located further south. The current proposal does accord with the indicative layout of the LAP. However, it is considered that at this stage of the process, this section of open space – if moved further south and surrounded by units - would have increased passive surveillance and as a result be safer, be more accessible to all residents within the site,

community may be more likely to develop a sense of ownership, built units along Bianconi Avenue would provide a built edge along this section of the Road.

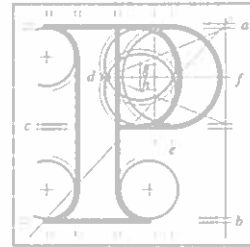
Signature of Planner: Colin Clarke

APPENDIX B

An Bord Pleanála Notice of Pre-Application Consultation Opinion

Our Ref: TC 06S.TC0013
P.A.Reg.Ref:

Your Ref: Greenacre Residential D.A.C.



An
Bord
Pleanála

John Murphy
BMA Planning
Planning and Development Consultants
128 Lower Baggot Street
Dublin 2

13th October 2017

Re:

526 residential units (459 no. houses, 67 no. apartments), 813 no.
car parking spaces, bin storage areas, ESB substations and all
associated site works.
Fortunestown Lane and Garter Lane, Saggart, Co. Dublin.

Dear Sir,

I have been asked by An Bord Pleanála to refer further to the above-mentioned consultation request under section 5 of the Planning and Development (Housing) and Residential Tenancies Act 2016.

Please find enclosed An Bord Pleanála's pre-application **consultation Opinion**, which includes a list of the prescribed bodies to which a copy of the planning application should be sent. The prescribed bodies are to be advised that submissions or observations may be made to An Bord Pleanála during a specified 5-week period. Also enclosed is a copy of the record of the consultation meeting, the report of the Planning Inspector and draft notices. Please note that the record of the consultation meeting and the report of the Planning Inspector are to be treated as confidential until a planning application is made.

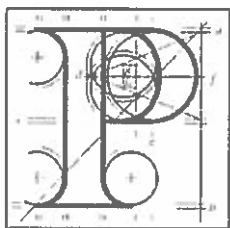
If you have any queries in relation to the matter, please contact the undersigned. Please quote the above mentioned reference number in any correspondence or telephone contact with An Bord Pleanála.

Yours faithfully,

Cora Cunningham
Executive Officer
Direct Line: 01-8737295

SHA10





An
Bord
Pleanála

Planning and Development (Housing) and Residential Tenancies Act 2016

Notice of Pre-Application Consultation Opinion

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



Tom Rabbette
Assistant Director of Planning

12th October, 2017

APPENDIX C

Part V Proposal

Residential Development - Citywest, Co. Dublin

Proposed Housing Units for Part V Discussion

GIFA Measurements

Ref	House Type	House description	GIFA (M2)	Location	Total No.	Total GIFA	Expected Delivery
		Phase 1					
1	10	2 Bed 2 Storey duplex (terraced)	96	Block A	4	384	Month (M)10
2	11	2 Bed 1 Storey Apartment (terraced)	90	Block A	1	90	M 10
3	12	2 Bed 1 Storey Apartment (end terrace)	90	Block A	3	270	M 10
				total	8	744	
		Phase 2					
3	10	2 Bed 2 Storey duplex (terraced)	96	Block B	4	384	M 17
4	11	2 Bed 1 Storey Apartment (terraced)	90	Block B	1	90	M 17
5	12	2 Bed 1 Storey Apartment (end terrace)	90	Block B	3	270	M 17
6	2	3 Bed 2 Storey house (terraced)	107	Block B	2	214	M 17
7	2	3 Bed 2 Storey house (terraced)	107	Block F	2	214	M 17
				total	12	1,172	
		Phase 3					
8	10	2 Bed 2 Storey duplex (terraced)	96	Block D	6	576	M 22
9	11	2 Bed 1 Storey Apartment (terraced)	90	Block D	5	450	M 22
10	12	2 Bed 1 Storey Apartment (end terrace)	90	Block D	6	540	M 22
				total	17	1,566	
		Phase 4					
11	2	3 Bed 2 Storey house (terraced)	107	Block J	8	856	M 36
				total	8	856	
		Phase 5					
12	2	3 Bed 2 Storey house (terraced)	107	Block Q	7	749	M 47
				total	7	749	
	4 Types	TOTALS			52	5,087	

Proposed Residential Development at Fortunestown Lane and Garter Lane, Citywest, Co. Dublin

PROPOSED SALE COSTS FOR '52 NO. HOUSING UNITS' TO SDCC FOR PART V

Proposed Cost Summary

Ref:	Description/Cost Item:	Total Cost	Cost per Unit	Comments:
		EUR	EUR	
1.	Normal Construction Costs (ex. VAT & builders profit)	12,582,415	241,970	See Table A for the GIFA calculations for the 52 housing units. An estimated construction cost per M2 is included for the purpose of this estimate.
2.	Inflation	1,887,362	36,295	A provisional allowance of 15% has been added for inflation throughout the expected 4 year construction period.
3.	Development Costs			
3a	Professional Fees including Legal Fees	1,157,582	22,261	A provision of 8% has been added for PM and design team fees.
3b	Service Connections	156,000	3,000	A budget cost of EUR 3,000 has been added per unit for utility connections.
3c	Development Contributions	432,700	8,321	the SDCC charge of residential developments is EUR 85.06 /m2 has been calculated against the GIFA of 5,087M2.
3d	Site Investigations	50,000	962	A provision of EUR 50,000 is included for ground investigations.
3e	Planning Fees and Charges	104,000	2,000	A budget cost of EUR 2,000 has been added for professional and planning fees related to securing planning permission.
3f	Financing Charges @ 8%	1,309,605	25,185	Finance charges have been included at 8% of the above cost items.
3g	Sub-Total	17,679,664	339,994	
4.	Profit @ 10%	1,767,966	33,999	Profit is included at 10% of the development costs.
5.	Land Costs	100,000	1,923	Based on preliminary market studies, a provision of EUR 50,000 per acre has been applied to the estimated 2 acres of the development which are apportioned to the subject 52 housing units.
6.	Sub-total (excl VAT)	19,547,631	375,916	
7.	VAT	2,705,116	52,021	See Table B. VAT has been calculated at 13.5% on all items except for Development Contributions and Professional and Planning Fees. VAT has not been applied to Development Contributions. VAT has been applied at 23% to Professional and Planning fees.
8.	TOTAL	22,252,747	427,937	

Cuil Duin Residential Development

PROPOSED SALE COSTS FOR '52 NO. HOUSING UNITS' TO SDCC FOR PART V

TABLE A - CONSTRUCTION COSTS

Ref:	GIFA	COST/M2	COST / M2	Comment:
PHASE 1 & 2				
1	House Building Cost	5,087	1,586	Rate per M2 taken from current construction costs.
2	External Works	5,087	82	Rate per M2 taken from current construction costs.
3	Site Development Works	5,087	435	Rate per M2 taken from current construction costs.
	Sub-total		2,103	
4	Design Contingency		105	Allowance of 5% included.
5	Preliminaries		265	Allowance of 12% included.
6	Profit			EXCL
7	TOTAL		2,473	12,582,415

TABLE B - TAX ESTIMATES

Ref:	COST excl VAT	VAT	VAT Rate Applied	Comment:
1	Normal Construction Costs	12,582,415	1,698,626	13.5%
2	Inflation	1,887,362	254,794	13.5%
3	Professional Fees including Legal Fees	1,157,582	266,244	23%
4	Service Connections	156,000	21,060	13.5%
5	Development Contributions	432,700		
6	Site Investigations	50,000	11,500	23%
7	Planning Fees and Charges	104,000	23,920	23%
8	Financing Charges @ 8%	1,309,605	176,797	13.5%
9	Profit @ 10%	1,767,966	238,675	13.5%
10	Land Costs	100,000	13,500	13.5%
11	TOTAL		2,705,116	