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**COMHAIRLE CONTAE ÁTHA CLIATH THEAS  
SOUTH DUBLIN COUNTY COUNCIL**



**MEETING OF TALLAGHT AREA COMMITTEE**

**Monday, September 24, 2018**

**HEADED ITEM 17**

SHD Applications

**Bord Ref: SHD3ABP-302398-18**

**Introduction**

This Report relates to a proposed housing development to be determined by an Bord Pleanala for 459 residential units deemed to be strategic housing development under the ‘Planning and Development (Housing) and Residential Tenancies Act 2016 (PDHRT Act 2016) and is divided into the following sections.

1. Site location and Development Description
2. The consultations that have taken place in relation to the proposed development under [sections 5](http://www.irishstatutebook.ie/2016/en/act/pub/0017/print.html#sec5) (2) and [6](http://www.irishstatutebook.ie/2016/en/act/pub/0017/print.html#sec6) (5) of the PDHRT Act 2016,
3. The notice issued by the Board under [section 6](http://www.irishstatutebook.ie/2016/en/act/pub/0017/print.html#sec6) (7) of the PDHRT Act 2016
4. Next Stage

**Site location and Development Description**

**Site location**

The site (c.7.49ha) is located at Cooldown Commons and Fortunestown, Citywest, Dublin 24 and comprises an undeveloped greenfield site sloping from south to north. Figure 1 illustrates the location and extent of the current application site.The site is bound by the Luas Red Line and Fortunestown Lane to the south, the Carrig Court and Cuil Duin (under construction) residential developments to the west, Citywest Business Park to the north and undeveloped greenfield lands within third party ownership to the east with the N82/ Citywest Road located further to the east.

There is no public access to the lands at present however the site is bisected by the unfinished Citywest Avenue which is a distributor road linking the N82 to the east and Fortunestown Lane to the south west.

The north eastern section of Citywest Avenue is accessed off the western arm of a roundabout on the N82 and is accessible for approximately 80m providing access to the existing Circle K Service Station.

Citywest Avenue extends further to the west behind a barrier and into the current application site to include a roundabout. The south western section of Citywest Avenue was permitted under Reg. Ref. SD14A/0121 and is currently under construction as part of the Cuil Duin residential development.

**Development Description**

Applicant: Cairn Homes Properties Limited

459 residential units comprising:

* 294 apts - 1,2, 3, bed and studio apts (ranging from 39sq.m to 112 sq.m) arranged in seven 4 to 6 storey apartment blocks (Blocks A1 to A3, B1 to B3 and Block C1)
* 123 houses - 3 and 4 bed terraced and semi-detached 2 and 3 storey houses (ranging from 112sq.m to 137.5sq.m)
* 42 duplex - 2 and 3 bed, 3 storey duplex units (ranging from 78sq.m to 118 sq.m)

& all associated public open spaces comprising landscaped courtyards and communal amenity spaces and private amentiy spaces comprising gardens and terrace/balconies.

The proposed apartment blocks are arranged over single level basement.

Vehicular access to serve the proposed development will be provided from a proposed new central section of Citywest Avenue including replacement of the existing roundabout with a priority junction within the subject lands with associated tie-links linking to the existing northern section of Citywest Avenue located at the north eastern boundary of the site extending to the existing roundabout on the Citywest Road (N82) and the existing / under construction southern section of Citywest Avenue within Cuil Duin development (Reg Ref SD15A/0095) to the west.

Three additional vehicular access points are proposed:

* one to connect to the permitted Cuil Duin development (SD15A/0095) to the west.
* One connecting to the permitted development to the east ( SD16A/0210).
* One connecting to the permitted development to the south east (SD16A/0078).

The application includes a temporary pedestrian link to Fortunestown Luas Stop at the south eastern corner of the site which will be operationl until such time as a permanent link is provided via the permitted development to the east (Ref SD16A/0210)

Permission is also sought for:

* a crèche of 327sq.m. with external play area of 275sq.m. within Block B3,
* a residents communal room of 127 sq.m. within Block B1,
* 482 car parking spaces including 130 car parking spaces at basement level below Blocks A1 to A3 and 352 surface level car parking spaces,
* 588 bicycle parking spaces,
* bin storage areas, ESB substations, public lighting, boundary treatments, surface water infrastructure and all associated development works.

**Development Statistics**

**Number of Houses & Apartments:**

* 294 apts - 1,2, 3, bed and studio apts (ranging from 39sq.m to 112 sq.m) arranged in seven 4 to 6 storey apartment blocks (Blocks A1 to A3, B1 to B3 and Block C1)
* 123 houses - 3 and 4 bed terraced and semi-detached 2 and 3 storey houses (ranging from 112sq.m to 137.5sq.m)
* 42 duplex - 2 and 3 bed, 3 storey duplex units (ranging from 78sq.m to 118 sq.m)

**Site Area:** 7.78ha

**Gross Floor Area:** The proposed residential accommodation comprises a total of 37,697sq.m gross floor area. The proposed non-residential elements comprise a creche of 327sq.m and a community facility of 127sq.m. The total gross floor area proposed is 38,151sq.m

**Plot Ratio:** 0.47

**Site Coverage**: 0.38

**Net Residential Density**: 83 units per ha

**Building Height:** The proposed development comprises 123no. 2 and 3 storey houses, 42no. duplexes in 4no. 3 storeys blocks and 294no. studios and apartments in 7no. 4 to 6 storey blocks. Apartment Blocks A1, A2 and A3 are located north of Fortuenstown Lane and range in height from 5 to 6 storeys. Apartment Blocks B1, B2 and B3 are located south of the proposed Citywest Avenue and are also 5 to 6 storeys in height. Apartment Block C1 is a four storey block. Duplex Blocks A1 to A3 are located to the along the eastern boundary of the site and comprise 3 storey blocks. Duplex Block B is located at the northern end of the site and is also 3 storeys in height.

**Aspect:** All of the proposed houses and duplexes are dual aspect. 56% of the proposed apartments are dual aspect.

**Public and private Open Space:**

public open space extends to c.10,785sq.m comprising 14% of the site area. These spaces include communal and public open spaces with play areas within and adjoining the proposed Apartment Blocks A1 to A3 and B1 to B3, a linear park to the north of the proposed Citywest Avenue and a communal open space with play area and kick-about space located centrally within northern section of the site.

Private open spaces within the proposed houses comprise gardens to rear of each unit. The proposed duplexes and apartments are served by private terraces at ground floor level and balconies at upper floor levels.

**Building heights:**

123 houses (2 and 3 storey)

42 duplexes (four 3 storeys blocks)

294 apartments in seven blocks (4 to 6 storey)

Apartment Blocks A1, A2 and A3 located north of Fortunestown Lane - range in height from 5 to 6 storeys.

Apartment Blocks B1, B2 and B3 are located south of the proposed Citywest Avenue and are5 to 6 storeys

in height.

Apartment Block C1 is a four storey block.

Duplex Blocks A1 to A3 are located to the along the eastern boundary of the site and comprise 3 storey blocks.

Duplex Block B is located at the northern end of the site and is also 3 storeys in height.

**Phasing - two phases.**

Phase 1 will comprise the completion of Citywest Avenue, the proposed residential accommodation north of Citywest Avenue incorporating 123no. houses, 5no. 2 bed apartments and 5no. 3 bed duplexes including the proposed dwellings along the western boundary of the site to the south of Citywest Avenue. This first phase of development will also include an interim pedestrian access to Fortunestown Luas Stop at the south eastern corner of the site which will remain operational until such time as the lands to the east of the current application site are developed and a permanent link is provided.

Phase 2 will comprise the remaining residential accommodation including the A-Blocks, B-Blocks, Block C1 and the proposed residential accommodation along the eastern boundary of the site.



**The consultations that have taken place in relation to the proposed development under** [**sections 5**](http://www.irishstatutebook.ie/2016/en/act/pub/0017/print.html#sec5) **(2) and** [**6**](http://www.irishstatutebook.ie/2016/en/act/pub/0017/print.html#sec6) **(5**)

Section 247 Pre-planning meetings took place with SDCC on 14th December 2017 (SPP011/17) and 26th April 2018 (SPP005/18).

A pre-planning meeting was held on 21st June 2018 with An Bord Pleanala, the applicant and South Dublin County Council.

**The notice issued by the Board under** [**section 6**](http://www.irishstatutebook.ie/2016/en/act/pub/0017/print.html#sec6) **(7**)

SDCC were furnished with ABP’s opinion on 16/10/2018. Opinion stated that ABP advised that the following issues are addressed

1. Development Strategy
2. Urban Design including residential amenity
3. Green infrastructure
4. Waste water infrascructure
5. Surface water management and risk of flooding

Bord also advised that specific information should be submitted on the following:

1. A report on likely demand from the proposal for school places and capacity of existing schools to cater for demand.
2. Details of existing/proposed contour changes – and photomontages of proposal
3. Undergrounding or rerouting of ESB cables
4. Pedestrian/cycle connections to existing and proposed public transport points
5. A Traffic Impact Assessment
6. Phasing to include delivery of ‘Citywest Avenue’ and linkages to Luas stop within Phase 1 and attenuation independent of each subsequent phase
7. Landscaping
8. Areas to be taken in charge

**Next stage**

The planning authority will, within 8 weeks from its receipt of a copy of the application (received on 22nd August 2018), prepare and submit to the Board a report of its Chief Executive, including (inter alia) the relevant planning issues and a summary of the views of the members of the Tallaght Area Committee on the proposed development as expressed at todays ACM meeting on 24th September 2018.

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