

Strategic Housing Unit,
An Bord Pleanála,
64 Marlborough Street,
Dublin 1

4th October 2019
[By Hand]

Dear Sir / Madam

RE: PROPOSED RESIDENTIAL MIXED USE SCHEME AT CITYWEST SHOPPING CENTRE, FORTUNESTOWN, DUBLIN 24 - STRATEGIC HOUSING DEVELOPMENT, PLANNING APPLICATION (Pre-Application Ref. ABP-304454-19)

Please accept this SHD planning application made by Tom Phillips + Associates to an Bord Pleanála, on behalf of OBSF(I) Limited¹ in respect of a strategic, zoned site at Citywest Shopping Centre, Fortunestown, Dublin 24.

This application is made in accordance with the provisions of the *Planning and Development (Housing) and Residential Tenancies Act 2016* ('the 2016 Act') and the *Planning and Development (Strategic Housing Development) Regulations 2017* ("the 2017 Regulations"). The proposal will consist of a mixed use residential scheme (total GFA 26,929 sqm) comprising 6 no. blocks with balconies / terraces to be provided on all elevations at all levels for each block, to provide 290 no. apartment units and associated residential amenity facilities, a childcare facility, 4 no. retail units and 2 no. café / restaurant units. on a site of c. 2.9 ha. This planning application is made in accordance with the provisions of the *Planning and Development (Housing) and Residential Tenancies Act 2016* ('the 2016 Act') and the *Planning and Development (Strategic Housing Development) Regulations 2017* ('the 2017 Regulations').

A full schedule of all contents of this submission is appended to this Cover Letter.

We confirm that some 8 no. hard copies have been prepared in total. Two no. copies have been prepared for submission to An Bord Pleanála, six no. copies for South Dublin County Council. In addition, 3 no. digital copies (CD) have been prepared for submission to An Bord Pleanála (including a ESRI boundary shapefile) and 1 no. digital copies for South Dublin County Council. 1 no. digital copy has been prepared for each of the 7 no. respective statutory consultees (Irish Water, Transport Infrastructure Ireland, Department of Transport, Tourism and Sport, Irish Aviation Authority, Irish Air Corps (Baldonnell Aerodrome), Department of Communications, Climate Action and Environment, South Dublin County Childcare Committee), as required under the 2016 Act. The Applicant confirmed with each of the 7 no. prescribed bodies that a digital copy was the preferred format for receipt of the application.

¹ 10 Earlsfort Terrace, Dublin 2, D02 T380



Please note that, notwithstanding that the 'Department of Energy Regulation' is included on the list of prescribed bodies within the Opinion of An Bord Pleanála (received on 15/07/2019), it was confirmed by email with the Strategic Housing Unit on 16/07/2019, that the correct body is 'Department of Communications, Climate Action and Environment'.

In addition, please note that O'Dwyer & Jones – Aviation Planning, have confirmed on behalf of the Applicant, that correspondence to the Irish Air Corps (Baldonnell Aerodrome) should be sent via the Property Management Branch of the Department of Defence.

Please do not hesitate to contact the undersigned on any issue arising.

Sincerely,



John Gannon
Director
Tom Phillips + Associates



INPUTS TO THIS PLANNING APPLICATION

6 no. Copies of the inputs outlined below have been prepared for submission to South Dublin County Council and some 2 no. copies of the inputs outlined below have been prepared for submission to An Bord Pleanála.

Planning Fee

A cheque made payable to An Bord Pleanála in the amount of €43,143.20 in accordance with the provisions of Part 2 (Section 5) of the *Planning and Development (Housing) and Residential Tenancies Act 2016 (as amended)*.

SHD Planning Application Form incl. Appendices

A duly completed '*Strategic Housing Development - Section 5 Application Form*', signed and dated, 4th October, 2019 including:

- **Appendix A:** Development Description
- **Appendix B:** Copy of Letters to Prescribed Bodies (A letter stating that submissions or observations may be made in writing to An Bord Pleanála, has been sent to the relevant prescribed bodies. These letters are accompanied by a digital copy of the planning application).
- **Appendix C:** Copy of Correspondence with Irish Water (Pre-Connection Enquiry Letter and Confirmation of Design Acceptance).
- **Appendix D:** Copy of confirmation letter with regard to the right of the Applicant to connect to existing foul water drainage infrastructure.

Site Notice

A copy of the Site Notice erected on site, signed and dated 2nd October, 2019.

Newspaper Notice

A copy of the Newspaper Notice, published in the Irish Daily Star on 2nd October, 2019.

Legal Letter regarding Connection to Foul Sewer

A Letter is provided by Beauchamps on behalf of the Applicant which details the Applicants rights with regard to connection to existing foul sewer infrastructure to serve the proposal.



Letters to Prescribed Bodies

A Copy of each Letters to Prescribed Bodies (A letter stating that submissions or observations may be made in writing to An Bord Pleanála, has been sent to the relevant prescribed bodies. These letters are accompanied by a digital copy of the planning application). The Prescribed Bodies are: Irish Water, Transport Infrastructure Ireland, Department of Transport, Tourism and Sport, Irish Aviation Authority, Irish Air Corps (Baldonnell Aerodrome), Department of Communications, Climate Action and Environment, South Dublin County Childcare Committee.

Statement of Consistency

A Statement of Consistency, prepared by Tom Phillips and Associates, dated September 2019.

Response to An Bord Pleanála Opinion

A Statement of Response to An Bord Pleanála Opinion prepared by Tom Phillips and Associates, dated September 2019.

Material Contravention Statement

A Material Contravention Statement as prepared by Tom Phillips and Associates, dated September 2019.

Environmental Impact Assessment Screening

An Environmental Impact Assessment Screening prepared by Tom Phillips + Associates, dated September 2019.

Social and Community Infrastructure Audit

A Social and Community Infrastructure Audit prepared by Tom Phillips + Associates, dated September 2019.

Part V Pack and Validation Letter

Details outlining the Part V Proposals for the proposed development and a *Letter of Validation* in this respect as provided by South Dublin County Council are enclosed with this planning application. The relevant documents include:

- *Part V Drawings*
- *Part V Letter from Mitchell McDermott on behalf of OBSF (I) Ltd.*
- *Part V Schedule*
- *Part V Validation Letter from SDCC*



Architectural Design Statement

An *Architectural Design Statement*, prepared by John Fleming Architects, dated September 2019.

Schedules Document

A *Schedules Document* including a *Housing Quality Assessment* prepared by John Fleming Architects, dated September 2019.

Architectural Drawing Pack

An *Architectural Drawing Pack* (with attached *Drawing Issue Sheet*), prepared by John Fleming Architects, dated September 2019.

Infrastructure Design Report

An *Infrastructure Design Report*, prepared by DBFL Consulting Engineers, dated September 2019.

Site Specific Flood Risk Assessment

A *Site Specific Flood Risk Assessment*, prepared by DBFL Consulting Engineers, dated September 2019.

Traffic and Transport Assessment Report

A *Traffic and Transport Assessment*, prepared by DBFL Consulting Engineers, dated September 2019.

Outline Construction Management Plan

An *Outline Construction Management Plan* prepared by DBFL Consulting Engineers, dated September 2019.

DMURS Design Statement

A *DMURS Design Statement* prepared by DBFL Consulting Engineers, dated September 2019.

Engineering Drawing Pack

An *Engineering Drawing Pack* (with attached *Drawing Issue Sheet*), prepared by DBFL Consulting Engineers, dated September 2019.



Utility Briefing Note

A *Utility Briefing Note* prepared by prepared by Axiseng Consulting Engineers, dated September 2019.

Public Lighting Report and Public Lighting Drawings

A *Public Lighting Report* and public lighting drawings (with attached *Drawing Issue Sheet*) prepared by Axiseng Consulting Engineers, dated September 2019.

Daylight and Sunlight Report

A *Daylight and Sunlight Report* prepared by Axiseng Consulting Engineers, dated September 2019.

Sustainability Report

A *Sustainability Report* prepared by Axiseng Consulting Engineers, dated September 2019.

Inward Noise Assessment

An *Inward Noise Assessment* prepared by AWN Consultants, dated September 2019.

Operational Waste Management Plan

An *Operational Waste Management Report* prepared by AWN Consulting, dated September 2019.

Fire Safety Strategy

A *Fire Safety Strategy* prepared by Ryan and Associates, dated September 2019.

Disability Access Strategy

A *Disability Access Strategy* Ryan and Associates, dated September 2019.

Landscaping Design Report

A *Landscaping Design Report*, prepared by Parkhood Landscape Architects, dated September 2019.



Landscaping Drawing Pack

A *Landscaping Drawing Pack* (with attached *Drawing Issue Sheet*), prepared by Parkhood Landscape Architects, dated September 2019.

Tree Survey Report

A *Tree Survey Report*, prepared by Joe McConville + Associates Arboricultural Consultants.

Tree Survey Drawing Pack

A *Tree Survey Drawing Pack* (with attached *Drawing Issue Sheet*), prepared by Joe McConville + Associates Arboricultural Consultant., dated September 2019.

Photomontages and CGIs

A booklet of *Photomontages and CGIs*, prepared by 3D Design Bureau, dated September 2019.

Building Lifecycle Report

A *Building Lifecycle Report* by John Fleming Architects, dated September 2019.

Aeronautical Assessment

An *Aeronautical Assessment* prepared by O'Dwyer & Jones Design Partnership dated September 2019.

Screening Report for Appropriate Assessment

A *Screening for Appropriate Assessment* prepared by Openfield, dated September 2019.

Ecological Impact Assessment

An *Ecological Impact Assessment*, prepared by Openfield, dated September 2019.

Archaeological Assessment

An *Archaeological Assessment*, prepared by IAC Archaeology, dated September 2019.



Drawing Schedules

The required drawings have been provided by John Fleming Architects, DBFL Consulting Engineers, Park Hood Landscape Architects, Axiseng Consulting Engineers and Joe McConville + Associates Arboricultural Consultants.

An Issue Sheet is attached to each Drawing Pack.