

Matthew Collins,  
Spatial Planning Specialist,  
Irish Water,  
Colvill House,  
24-26 Talbot Street,  
Dublin 1

4<sup>th</sup> October 2019

Dear 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)**

## **1.0 INTRODUCTION**

Please accept this copy of a SHD planning application made by Tom Phillips + Associates to An Bord Pleanála, on behalf of OBSF(I) Limited<sup>1</sup> 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 application is made following Pre-Application Consultation and the receipt of a Notice of Pre-Application Consultation Opinion issued by An Bord Pleanála dated 15<sup>th</sup> July 2019.

Under article 285(5) (a) of the Planning and Development (Strategic Housing Development) Regulations 2017, we have been instructed by An Bord Pleanála to inform you of the aforementioned planning application in accordance with section 8(1) (b) of the Planning and Development (Housing) and Residential Tenancies Act 2016.

## **2.0 SUMMARY OF DEVELOPMENT**

In summary, the project comprises a mixed use residential development as follows:

The development will consist of a mixed use residential scheme (total GFA 26,929 sqm) comprising 6 no. blocks to provide 290 no. apartment units and associated residential amenity facilities, a childcare facility and 6 no. retail / commercial units on a site of c. 2.9 ha.

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<sup>1</sup> 10 Earlsfort Terrace, Dublin 2, D02 T380



The proposed development will consist of:

- 6 no. blocks (A – F) ranging in height from 4 – 7 storeys to provide 290 no. apartment units, with balconies / terraces to be provided on all elevations at all levels for each residential block, consisting of 106 no. 1 bedroom units, 144 no. 2 bedroom units and 40 no. 3 bedroom units.
- The provision of c.246 sqm of residential amenity facilities (to include a gym, lounge, meeting room and cinema room) located within the ground floor of Block A, and c. 93 sqm of residential amenity facilities (to include a gym and lounge) located within the ground floor of Block E;
- A childcare facility (c. 265 sq m) located at the ground floor of Block D providing 71 no. childcare places, and an outdoor play area of c.385 sq m;
- 3 no. retail units located at the ground floor of Block E (c.207 sq m);
- 1 no. retail unit and 2 no. café / restaurant units located at the ground floor of Block F (c.283 sq m);
- A total of 153 no. car parking spaces, at surface level and existing basement level, to serve the development to include, the reallocation of 37 no. existing surface level spaces; 67 no. new surface level spaces and the reallocation of 49 no. spaces from commercial to residential use at existing basement level;
- A further 29 no. existing car parking spaces to be relocated within the site to serve their existing uses;
- Provision of a new ramp to the Citywest Shopping Centre basement car park at the existing southern / rear elevation;
- Elevational upgrades to the southern / rear elevation of the Citywest Shopping Centre;
- 298 no. bicycle parking spaces within integrated cycle stores within each residential block, and at surface level;
- Landscaped open spaces to comprise c. 2,310 sq m of residential communal courtyards, outdoor spaces, children’s play areas, roof terrace to Block F and outdoor gym.
- Single storey ESB substation and plant room of c. 27 sq m;
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The proposed development will also include hard and soft landscaping, pedestrian and cycle links, boundary treatments, public lighting, green roofs, commercial and residential waste facilities, piped site wide services, and all ancillary works and services necessary to facilitate construction and operation.

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**John Gannon**  
**Director**  
**Tom Phillips + Associates**

Transport Infrastructure Ireland,  
Parkgate Business Centre,  
Parkgate Street,  
Dublin 8,  
D08 DK10

4<sup>th</sup> October 2019

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**John Gannon**  
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**Tom Phillips + Associates**

Jacqui Traynor,  
Corporate Support and Communications Division,  
Department of Transport, Tourism and Sport,  
Leeson Lane,  
Dublin 2,  
D02 TR60

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Audrey Rafferty,  
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Irish Aviation Authority,  
11 -12 Dolier Street,  
Dublin 2

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Irish Air Corps C/O  
Gareth O'Flaherty,  
Property Management Branch,  
Department of Defence, Station Road,  
Newbridge, Co. Kildare.  
W12 AD93

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Enda Brady / Eric Pepper,  
Corporate Support Unit,  
Department of Communications, Climate Action and Environment,  
Elm House,  
Earlsvale Road,  
Cavan, Co.Cavan.  
H12 A8H7

4<sup>th</sup> October 2019

Dear 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)**

## 1.0 INTRODUCTION

Please accept this copy of a SHD planning application made by Tom Phillips + Associates to An Bord Pleanála, on behalf of OBSF(I) Limited<sup>1</sup> 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 application is made following Pre-Application Consultation and the receipt of a Notice of Pre-Application Consultation Opinion issued by An Bord Pleanála dated 15<sup>th</sup> July 2019.

Under article 285(5) (a) of the *Planning and Development (Strategic Housing Development) Regulations 2017*, we have been instructed by An Bord Pleanála to inform you of the aforementioned planning application in accordance with section 8(1) (b) of the *Planning and Development (Housing) and Residential Tenancies Act 2016*.

## 2.0 SUMMARY OF DEVELOPMENT

In summary, the project comprises a mixed use residential development as follows:

The development will consist of a mixed use residential scheme (total GFA 26,929 sqm) comprising 6 no. blocks to provide 290 no. apartment units and associated residential amenity facilities, a childcare facility and 6 no. retail / commercial units on a site of c. 2.9 ha.

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<sup>1</sup> 10 Earlsfort Terrace, Dublin 2, D02 T380





The proposed development will consist of:

- 6 no. blocks (A – F) ranging in height from 4 – 7 storeys to provide 290 no. apartment units, with balconies / terraces to be provided on all elevations at all levels for each residential block, consisting of 106 no. 1 bedroom units, 144 no. 2 bedroom units and 40 no. 3 bedroom units.
- The provision of c.246 sqm of residential amenity facilities (to include a gym, lounge, meeting room and cinema room) located within the ground floor of Block A, and c. 93 sqm of residential amenity facilities (to include a gym and lounge) located within the ground floor of Block E;
- A childcare facility (c. 265 sq m) located at the ground floor of Block D providing 71 no. childcare places, and an outdoor play area of c.385 sq m;
- 3 no. retail units located at the ground floor of Block E (c.207 sq m);
- 1 no. retail unit and 2 no. café / restaurant units located at the ground floor of Block F (c.283 sq m);
- A total of 153 no. car parking spaces, at surface level and existing basement level, to serve the development to include, the reallocation of 37 no. existing surface level spaces; 67 no. new surface level spaces and the reallocation of 49 no. spaces from commercial to residential use at existing basement level;
- A further 29 no. existing car parking spaces to be relocated within the site to serve their existing uses;
- Provision of a new ramp to the Citywest Shopping Centre basement car park at the existing southern / rear elevation;
- Elevational upgrades to the southern / rear elevation of the Citywest Shopping Centre;
- 298 no. bicycle parking spaces within integrated cycle stores within each residential block, and at surface level;
- Landscaped open spaces to comprise c. 2,310 sq m of residential communal courtyards, outdoor spaces, children’s play areas, roof terrace to Block F and outdoor gym.
- Single storey ESB substation and plant room of c. 27 sq m;
- Alterations to existing road alignments within the site and omission of 1 no. parking space within the public car park to the front of Citywest Shopping Centre.

The proposed development will also include hard and soft landscaping, pedestrian and cycle links, boundary treatments, public lighting, green roofs, commercial and residential waste facilities, piped site wide services, and all ancillary works and services necessary to facilitate construction and operation.

### 3.0 SUBMISSION PROCEDURE

Any person may, within the period of 5 weeks beginning on the date of receipt by An Bord Pleanála of the application and on payment of the prescribed fee of €20 (except for certain prescribed bodies), make a submission or observations in writing to An Bord Pleanála, 64 Marlborough Street, Dublin 1, relating to the implications of the proposed development, if carried out, for proper planning and sustainable development in the area or areas concerned, and the likely effects on the environment or the likely effects on a European site, as the case may be, of the proposed development, if carried out. Submissions or observations duly made will be considered by An Bord Pleanála in making a decision on the application. Such submissions or observations must also include the following information:



- a) the name of the person, authority or body making the submission or observations, the name of the person, if any, acting on behalf of that person, authority or body, and the address to which any correspondence relating to the application should be sent,
- b) the subject matter of the submission or observations, and
- c) the reasons, considerations and arguments on which the submission or observations is or are based.

An Bord Pleanála may grant permission for the strategic housing development as proposed; or may grant permission subject to such modifications as it specifies in its decision; or may grant permission in part only, with or without any other modifications it may specify in its decision; or may refuse to grant permission for the proposed development. An Bord Pleanála may attach to a grant of permission such conditions as it considers appropriate.

Please note that the application contains a statement indicating why permission should be granted for the proposed development, having regard to a consideration specified in section 37(2)(b) of the Planning and Development Act 2000, notwithstanding that the proposed development materially contravenes a relevant development plan or local area plan other than in relation to the zoning of the land.

A copy of the application may also be inspected online at the following website set up by the applicant: <http://www.citywestdriveshd.com>

Any enquiries relating to the application process should be directed to the Strategic Housing Development Section of An Bord Pleanála (Tel. 01-8588100).

Please do not hesitate to contact us if you require any further information.

Yours faithfully,

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**John Gannon**  
**Director**  
**Tom Phillips + Associates**

South Dublin County Childcare Committee,  
C6 Clondalkin Civic Offices,  
Ninth Lock Road,  
Clondalkin,  
Dublin 22

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