

Planning and Development (Housing) and Residential Tenancies Act 2016
Planning and Development (Strategic Housing Development) Regulations 2017

Notice of Strategic Housing Development
Application to An Bord Pleanála

OBSF (I) Ltd. intend to apply to An Bord Pleanála (the Board) for permission for a strategic housing development at this site of c.2.9 ha at Citywest Shopping Centre, Fortunestown, Dublin 24.

The development 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.

Block A will be six storeys in height comprising 26 no. 1 bed units, 20 no. 2 bed units and 11 no. 3 bed units with a resident amenity facility (c.246 sq m) at ground floor level. Block B will be four to five storeys in height comprising 31 no. 1 bed units, 26 no. 2 bed units and 9 no. 3 bed units. Block C will be five to six storeys in height comprising 12 no. 1 bed units, 38 no. 2 bed units and 11 no. 3 bed units. Block D will be five storeys in height comprising 7 no. 1 bed units, 31 no. 2 bed units and 9 no. 3 bed units, with a childcare facility (c.265 sqm) at ground floor level and ancillary outdoor play area (c.385 sqm). Block E will be six storeys in height comprising 10 no. 1 bed units and 20 no. 2 bed units with resident amenity facility (c.93 sq m), 3 no. retail units (c.76.4 sq m, c.54.3 sq m and c. 76.3 sq m) at ground floor level. Block F will be five to seven storeys in height comprising 20 no. 1 bed units and 9 no. 2 bed units with communal roof terrace accessed at fifth floor level of c.200 sq m, and 1 no. retail unit (c.78 sq m) and 2 no. café / restaurant units (c. 187.7 sq m and c.18.1 sq m) at ground floor level.

A total of 153 no. car parking spaces (including 2 no. car club spaces) are proposed at surface level and existing basement level of the Citywest Shopping Centre 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 of the Citywest Shopping Centre. The proposed development will include the provision of a new vehicular ramp and pedestrian stairway and lift egress lobby (c.21 sq m) to the Citywest Shopping Centre basement car park at the existing southern / rear elevation, and amendments to the layout and vehicular and pedestrian circulation within the basement. The proposal will include the relocation of a further 29 no. existing car parking spaces at surface level within the site to serve their existing uses. The development will also include a total of 298 no. bicycle parking spaces to be provided within integrated cycle stores within the ground floor of each Block, and within external stands at surface level.

The proposed development will include elevational upgrades and the provision of a green wall at the southern / rear elevation of the Citywest Shopping Centre. The proposal will also include landscaped open spaces to comprise c. 2,110 sq m of residential communal courtyards, outdoor spaces, children's play areas and outdoor gym, and a single storey ESB substation and plant room of c. 27 sq m. The proposed development will include alterations to existing road alignments within the site, removal of 2 no. existing bin storage areas (c.24 sq m in total) to the west of the Shopping Centre and replacement with 1 no. bin storage area (c. 15 sq m) to the north east of Block D, and the omission of 1 no. parking space within the existing 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, integrated residential waste facilities within each block, an external bin storage area to serve commercial uses (c. 17 sq m) adjacent to Block E, an external bin storage area to serve the childcare facility (c.8 sq m) to the rear of Block D, piped site wide services and attenuation tanks, and all ancillary works and services necessary to facilitate construction and operation.

The application contains a statement setting out how the proposal will be consistent with the objectives of the South Dublin County Council Development Plan 2016-2022 and the Fortunestown Local Area Plan 2012 (extended until May 2022).

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 as amended, 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.

The application may be inspected, or purchased at a fee not exceeding the reasonable cost of making a copy, during public opening hours at the offices of An Bord Pleanála and South Dublin County Council. The application may also be inspected online at the following website set up by the applicant: www.citywestdriveshd.com

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.

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

A person may question the validity of a decision of An Bord Pleanála by way of an application for judicial review, under Order 84 of the Rules of the Superior Courts (S.I. No. 15 of 1986), in accordance with sections 50 and 50A of the Planning and Development Act 2000 (No. 30 of 2000), as amended. Practical information on the review mechanism can be found in the Judicial Review Notice on the An Bord Pleanála's website: www.pleanala.ie or on the Citizens Information Service website: www.citizensinformation.ie.

Signed: 

(Agent: John Gannon, Tom Phillips + Associates, No. 80 Harcourt Street, Dublin 2, D02 F449)
Date of Erection of Site Notice: 2nd October 2019