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## **Planning and Development Acts 2000 to 2019**

### **Planning Authority: South Dublin County Council**

**Application** for permission under section 4 of the Planning and Development (Housing) and Residential Tenancies Act 2016, in accordance with plans and particulars, lodged with An Bord Pleanála on the 18<sup>th</sup> day of October 2019 by Steelworks Property Developments Limited care of Hughes Planning and Development Consultants, 70 Pearse Street, Dublin 2.

### **Proposed Development**

A planning permission for a strategic housing development at Units 66 and 67 Fourth Avenue, Cookstown Industrial Estate, Tallaght, Dublin 24.

- (i) Demolition of the existing industrial buildings (2,518 square metres);
  
- (ii) Construction of a 'build-to-rent' housing development providing a total of 245 number residential apartments comprising:
  - 69 number studio units,
  - 56 number one-bed units and
  - 120 number two-bed unitsin a six to eleven storey building over basement.

Each apartment has associated private open space in the form of a ground floor terrace or a balcony and has access to 21 number communal amenity spaces

(totalling 880 square metres), including a communal gym (82.5 square metres), and a ground floor level landscaped courtyard.

The development is served by an underground carpark (accessed from the Cookstown Road extension currently under construction) providing a total of 79 number parking spaces (including 75 number standard spaces and four number mobility impaired user parking spaces), and 468 number bicycle spaces (388 number resident spaces at basement level and 80 number visitor spaces at ground floor level in the central courtyard and on street);

- (iii) Two number commercial units (comprising 129.4 square metres and 126.5 square metres and accommodating Class 1, 2 and 8 uses as per the Planning and Development Regulations, 2001–2019, as amended) at ground floor level; and
- (iv) Associated site and infrastructural works are also proposed which include: foul and surface water drainage; attenuation tanks; lighting; landscaping; boundary fences; plant areas; Electricity Supply Board Substations; internal hard landscaping, including footpaths and street furniture; and all associated site development works.

## **Decision**

**Refuse permission for the above proposed development based on the reasons and considerations set out below.**

## **Matters Considered**

In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.

## Reasons and Considerations

1. Having regard to the situation of the site in the Cookstown Industrial Estate and to the established built form, uses and character of the estate in its immediate vicinity, it is considered that the proper development of the site, in accordance with the criteria set out in section 11.2.4 of the South Dublin County Development Plan 2016 – 2022, requires the adoption of a planning framework for the local area. In the absence of such a framework that would determine the layout of streets and spaces in the immediate vicinity of the site and address the layout, height and design of buildings and the proportion and location of various uses there, a grant of permission for the proposed development would be premature and would unduly prejudice the regeneration of adjoining land. This would be contrary to the proper planning and sustainable development of the area.
2. The proportion of single aspect apartments in the proposed development would contravene Specific Planning Policy Requirement 4 of the Guidelines for Planning Authorities on the Design of New Apartments issued by the Minister in March 2018 and the proposal for some of those apartments to face predominantly to the north, without overlooking a significant amenity, would contravene the advice at section 3.18 of those guidelines. The application did not include proposals regarding the use and management of supporting communal and recreational amenities that were sufficiently detailed to discharge the requirement at Specific Planning Policy Requirement 7(b) of the guidelines. The proposed development does not include proposals for childcare facilities, contrary to the advice at 3.3.1 of the Guidelines for Planning Authorities on Childcare Facilities issued by the Minister in June 2001. The proposed development would, therefore, fail to provide its residents with an adequate level of residential amenity and would be contrary to guidelines issued to planning authorities under section 28 of the Planning and Development Act 2000, as amended.

