



Planning and Development Acts, 2000 to 2020

Planning Authority: South Dublin County Council

(Associated reference number: ABP-303803-19)

Request received by An Bord Pleanála on the 14th day of May, 2020 from QRD Development Company care of Hughes Planning and Development Consultants of 70 Pearse Street, Dublin 2 under section 146B of the Planning and Development Act, 2000, as amended, in respect of a strategic housing development described as the demolition of the existing 2,590 square metres industrial building and the construction of a 'Build-to-Rent' housing development providing a total of 196 number residential apartments comprising:

- 45 number studio units,
- 48 number one-bed units,
- 8 number two-bed (three-person) units and
- 95 number two-bed (four-person) units)

in four number six to nine storey blocks over basement.

The development will include one number commercial unit (248 square metres, accommodating Class 1, 2 and 8 uses as per the Planning and Development Regulations, 2001 – 2018) at ground floor level, one number office unit (111 square metres) at ground floor level; a crèche (192 square metres) at ground floor level; a gym (18 square metres) at ground floor level; six number communal amenity spaces provided at ground and first floor levels across the development (totalling 286 square metres); a communal hot desk room (25 square metres) at ground floor level; and

three number communal secure storage areas (totalling 31 square metres) at ground floor level; along with a ground floor level landscaped courtyard, 408 number bicycle spaces (308 number resident spaces at basement level and 100 number visitor spaces at ground floor level); an underground carpark (accessed from Second Avenue, providing a total of 67 number parking spaces (including 61 number standard spaces and six number mobility impaired user parking spaces)) and refuse/waste/recycling stores.

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. The breakdown of units is as detailed below:

Block A (located in the north-eastern corner of the site) comprises a total of 43 number units, as follows:

- (a) 10 number studio apartments;
- (b) 13 number one-bed apartments; and
- (c) 20 number two-bed (four-person) apartments.

Block B (located in the north-western corner of the site) comprises a total of 50 number units, as follows:

- (a) 6 number studio apartments;
- (b) 16 number one-bed apartments;
- (c) 8 number two-bed (three-person) apartments; and
- (d) 20 number two-bed (four-person) apartments.

Block C (located to the west of the site) comprises a total of 50 number units, as follows:

- (a) 15 number studio apartments;
- (b) 6 number one-bed apartments; and
- (c) 29 number two-bed (four-person) apartments.

Block D (located to the south of the site), comprises a total of 53 number units, as follows:

- (a) 14 number studio apartments;
- (b) 13 number one-bed apartments; and
- (c) 26 number two-bed (four-person) apartments.

Each unit in Block A, B, C and D has associated private open space in the form of a ground floor terrace or a balcony of Units 5A-C Second Avenue, Cookstown Industrial Estate, Tallaght, Dublin 24 (a corner site with Cookstown Way, Cookstown Industrial Estate, Tallaght, Dublin 24).

WHEREAS the Board made a decision to grant permission, subject to 24 conditions, the above-mentioned development by Order dated the 25th day of July, 2019,

AND WHEREAS the Board has received a request to alter the terms of the development, the subject of the permission,

AND WHEREAS the proposed alteration is described as follows: Alterations to previously permitted development An Bord Pleanála reference number 303803-19 to include alterations to internal layouts and omission of a basement level and relocation of car park and associated site works at Units 5A-C Second Avenue, Cookstown Industrial Estate, Tallaght, Dublin 24.

AND WHEREAS the Board decided, in accordance with section 146B(2)(b) of the Planning and Development Act 2000, as amended, not to invite submissions or observations from the public in relation to whether the proposed alteration would constitute the making of a material alteration to the terms of the development concerned.

NOW THEREFORE in accordance with section 146B(3)(b)(ii) of the Planning and Development Act, 2000, as amended, the Board hereby refuse to alter the above-described decision so that the permitted development shall be carried out in accordance with the plans and particulars received by An Bord Pleanála on the 20th day of February, 2019.

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

The proposed alterations will significantly deteriorate the design quality of the approved development and introduce features that represent an unacceptable quality of accommodation. This is with specific reference to the following:

- (a) The proposed alterations to the location of the bin store for Block A, which is a significant distance from the staircore for that block;
- (b) The reduction in internal private amenity space;
- (c) The creation of enlarged and usable storage space to units, contrary to the Sustainable Urban Housing: Design Standards for New Apartments, Guidelines for Planning Authorities issued by the Department of the Environment, Community and Local Government in March 2018;
- (d) The alteration to the outdoor amenity area for the creche resulting in an unacceptable environment;
- (e) Failure to make a positive contribution to the surrounding streetscape by reason of the proposed alterations to the façade and material finish of the development.

The proposed alterations would be contrary to the above mentioned Ministerial Guidelines and would be contrary to Housing (H) Policy 11 Residential Design and Layout of the South Dublin County Council Development Plan 2016-2022. The proposed alterations would, therefore, be contrary to the proper planning and sustainable development of the area.

Paul Hyde
duly authorised to authenticate
the seal of the Board.

Dated this day of
2020