



An
Bord
Pleanála

Board Direction
BD-003288-19
ABP-303911-19

The submissions on this file and the Inspector's report were considered at a Board meeting held on 12th June 2019.

The Board decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

Reasons and Considerations

1. Having regard to the location of the subject site within the existing Cookstown Industrial estate, to the established build form, uses and character of the industrial estate surrounding the site, particularly along First Avenue and Cookstown Way, and having regard to the location of the subject site at a remove from the town centre of Tallaght, it is considered that the development of a residential use at this location, in the absence of an overall strategy for the re-development of the industrial estate, and in the absence of the realisation of planned direct vehicular, and convenient cyclist and pedestrian links, to the town centre and to public transportation, would represent an uncoordinated and haphazard form of development which would give rise to an isolated piecemeal pocket of residential development that is disconnected from shops, amenities and/or residential services, contrary to section 11.2.4 of the current South Dublin County Development Plan 2016 – 2022, and would not be in accordance with an appropriate sequential development of these REGEN zoned lands as a whole. The proposal would, therefore, not represent a “planned” residential development, would be contrary to the provisions of the

statutory Development Plan, and would be contrary to the proper planning and sustainable development of the area.

2. It is considered that the format proposed for the shared accommodation development, with significant numbers of individual units sharing a single common living/kitchen area on each floor, and with a notable shortfall in the quantitative and qualitative provision of sufficient communal facilities, would fail to provide an acceptable living environment for future residents of the development, contrary to the Sustainable Urban Housing: Design standards for New Apartments – Guidelines for Planning Authorities, issued by the Department of Housing, Planning and Local Government in March 2018, and particularly paragraphs 5.15, 5.22 and 5.23 of these Guidelines. The proposed shared accommodation development would, therefore, be contrary to these Ministerial Guidelines and would seriously injure the residential amenities of future occupants/residents, and accordingly would be contrary to the proper planning and sustainable development of the area.

Note: In reaching its decision, the Board noted, and concurred with, the concerns expressed by the Inspector in relation to the inadequate details submitted with the application regarding sunlight and daylight analysis, and was not satisfied that compensatory design solutions to overcome the deficiencies in daylighting and sunlighting had been presented by the applicant. The Board also noted the Inspector's comments on the shortfall in the overall minimum floor areas and minimum aggregate floor areas of the proposed Build to Rent residential apartments, and concurred with her analysis in this regard. However, the Board decided not to include these matters as additional reasons for refusal, having regard to the substantive reasons for refusal as set out in its Order.

[Secretariat: Please issue a copy of this Direction to the parties and observers with the Board Order.]

Board Member

Date: 14th June 2019

Philip Jones