



An  
Bord  
Pleanála

**Board Order**

**ABP-303911-19**

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## **Planning and Development Acts 2000 to 2018**

### **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 12<sup>th</sup> day of March 2019 by Barta Property (Cookstown) Limited care of Brock McClure Planning and Development Consultants, 63 York Road, Dún Laoghaire, County Dublin.

#### **Proposed Development:**

A permission for a strategic housing development at Unit 21, First Avenue, Cookstown Industrial Estate, Dublin 24 on a site of approximately 1.077 hectares.

The development will consist of the demolition of 5,500 square metres of existing one and two-storey industrial buildings (including a small operating café) and associated site clearance works, and the construction of 150 number 'Build-to-Rent' apartments in three number, five to six storey blocks and 222 number Shared Living units in a fourth, six to eight storey (parapet level) block. The proposal provides for a total of 725 bed spaces.

The proposed development will include a retail/café unit of 92 square metres, 64 number car parking spaces at grade, communal, public and private open space and communal resident facilities and services, a total of 488 number sheltered bike parking spaces split into each block and an additional 98 number visitor bike parking spaces at grade. An upgrade to the public realm, to include cycle paths and

footpaths, along First Avenue and Cookstown Road adjoining the site, is also proposed.

The breakdown of units is as detailed below:

- Build-to-Rent Block 1 – Comprises a total of 46 number units as follows:
  - a) 19 number one-bed apartments;
  - b) 23 number two-bed (four person) apartments;
  - c) 4 number three-bed apartments.
  
- Build-to-Rent Block 2 – Comprises a total of 52 number units as follows:
  - d) 16 number one-bed apartments;
  - e) 30 number two-bed (four person) apartments;
  - f) 6 number three-bed apartments.
  
- Build-to-Rent Block 3 – Comprises a total of 52 number units as follows:
  - g) 22 number one-bed apartments;
  - h) 4 number two-bed (three person) apartments;
  - i) 15 number two-bed (four person) apartments;
  - j) 11 number three-bed apartments.
  
- Shared Living Block – Comprises 222 number single occupancy units (including five number accessible rooms).

Each unit in the Build-to-Rent blocks has associated private open space in the form of a ground floor terrace or a balcony, along with dedicated communal open space. Build-to-Rent Block 1 benefits from a communal open space incorporating children's play and a terrace totalling circa 710 square metres, Build-to-Rent Block 2 a communal open space incorporating children's play and a terrace totalling circa 593 square metres and Build-to-Rent Block 3 benefits from a communal open space incorporating children's play of circa 380 square metres.

The Shared Living Block benefits from a communal terrace of circa 205 square metres. A central public open space of circa 1,176 square metres including pedestrian link and public open space along Cookstown Road is also provided.

Build-to-Rent Blocks 1 and 2 are provided with reception/laundry and a communal resident room of respectively circa 71 square metres and circa 81 square metres. Build-to-Rent Block 3 is provided with management/reception and a communal resident room of 84 square metres.

The Shared Living Block provides communal facilities and amenities for all its residents comprising at ground floor level of a concierge area, launderette, gym, communal lounge/social space, communal lounge/cinema room, linen store and a publicly accessible retail/café unit. A communal kitchen/ lounge and a communal library space are proposed at each level from first to fifth floor. The sixth floor is equipped with a communal lounge/games room and a communal lounge/kitchen.

The development will have one number vehicular access from First Avenue. Pedestrian access will be provided from both First Avenue and Cookstown Road.

The associated site and infrastructural works include foul and surface water drainage, attenuation tanks, all landscaping treatment including new boundary proposals and tree removal, internal Electricity Supply Board substations, footpaths, and cycle paths.

## **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 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 Regeneration (REGEN) zoned lands as a whole. The proposal would, therefore, not represent a “plan-led” 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.

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**Philip Jones**

**Member of An Bord Pleanála  
duly authorised to authenticate  
the seal of the Board.**

**Dated this      day of                      2019**