



An
Bord
Pleanála

Case Reference:
ABP-306402-20

Planning and Development (Housing) and Residential Tenancies Act 2016

Notice of Pre-Application Consultation Opinion

Proposed Development: Demolition of existing buildings, construction of 1156 no. apartments, creche and associated site works.

Lands west of Old Belgard Road and north, south and west of Cookstown Road, Cookstown Industrial Estate, Dublin 24.

An Bord Pleanála has considered the issues raised in the pre-application consultation process and, having regard to the consultation meeting and the submission of the planning authority, is of the opinion that the documents submitted with the request to enter into consultations require further consideration and amendment to constitute a reasonable basis for an application for strategic housing development.

An Bord Pleanála considers that the following issues need to be addressed in the documents submitted that could result in them constituting a reasonable basis for an application for strategic housing development.

1. Further consideration of the documentation as it relates to the integration of the proposed development with the regeneration of adjoining sites and the rest of the industrial estate. The documentation should demonstrate whether and how the proposed development could form part of a coherent and sustainable regeneration of the area with regard to the layout, design and height of the proposed buildings; the number, size and type of the proposed residential units;

open space; and the mix of uses including the provision of supporting social and commercial services including childcare. The documentation should address the provisions of the development plan including its core strategy, and any local area plan or other planning framework that had been adopted by the planning authority before the application was made.

2. Further consideration of the documentation as it relates to access to the proposed development and to the streets in and around the site. The documentation should demonstrate whether the street network would provide adequate access for pedestrians and other road uses from the proposed development to public transport facilities, places of employment and commercial and social services, having regard to the principles and detailed requirements for urban streets set out in DMURS. In particular the documentation should clarify whether and how any new pedestrian access would be provided to the Luas stop at Belgard and whether and how the existing roads in the industrial estate would be altered to make them suitable to serve urban residential development. If separate cycle facilities are proposed the documentation should demonstrate whether they would comply with the National Cycle Manual and provide proper priority for cyclists over vehicles exiting from minor roads at junctions. The documentation should also provide a rationale for the proposed provision of parking for cars and bicycles.
3. Further consideration of the documentation as it relates to drainage and water supply having regard to the issues raised in the submissions from the county council and Irish Water.

Furthermore, Pursuant to article 285(5)(b) of the Planning and Development (Strategic Housing Development) Regulations 2017, the prospective applicant is hereby notified that, in addition to the requirements as specified in articles 297 and 298 of the Planning and Development (Strategic Housing Development) Regulations 2017, the following specific information should be submitted with any application for permission:

1. A housing quality assessment which provides the specific information regarding the proposed apartments required by the 2018 Guidelines on Design Standards

for New Apartments. The assessment should also demonstrate how the proposed apartments comply with the various requirements of those guidelines, including its specific planning policy requirements. In particular, plans should indicate which apartments the applicant regards as having dual aspect and a justification should be provided for any 3-person 2-bedroom apartments. The submitted documentation should clarify which apartments are proposed to be built-to-rent and the information required under SPPR 7 of the guidelines should be submitted in respect of them. A building lifecycle report for the proposed apartments in accordance with section 6.13 of the 2018 guidelines should also be submitted.

2. A report demonstrating compliance with the Guidelines for Planning Authorities on Urban Development and Building Heights issued by the minister in December 2018 in accordance with SPPR3 of those guidelines.
3. A report addressing the potential for the proposed development to affect the use of Baldonnel Aerodrome and the helipad at Tallaght Hospital.
4. An analysis of the daylight and sunlight that would be available to the proposed dwellings and open spaces with reference to the BRE guidance on the subject, as well as of the impact of the proposed development on adjoining sites and their development potential in this regard.
5. A phasing scheme for the development which would indicate how open space and access for the proposed housing would be provided in a timely and orderly manner.
6. A landscaping and open space strategy that shall include details of proposed boundary and surface treatments throughout the development, and of landscaping and planting. The details shall indicate the size of each open space and what persons would have access to them. They shall demonstrate how the provision and treatment of open space complies with the provisions of the development plan and the 2018 apartment design guidelines regarding amenity space.
7. Proposals in respect of the 110kV line at the north of the site.

8. A draft construction management plan.
9. A draft waste management plan.

Also, pursuant to article 285(5)(a) of the Planning and Development (Strategic Housing Development) Regulations 2017, the prospective applicant is informed that the following authorities should be notified in the event of the making of an application arising from this notification in accordance with section 8(1)(b) of the Planning and Development (Housing) and Residential Tenancies Act 2016:

1. **Irish Water**
2. **Transport Infrastructure Ireland**
3. **National Transport Authority**
4. **Irish Water**
5. **Irish Aviation Authority**
6. **Department of Defence**
7. **South Dublin County Childcare Committee**

PLEASE NOTE:

Under section 6(9) of the Planning and Development (Housing) and Residential Tenancies Act 2016, neither the holding of a consultation under section 6, nor the forming of an opinion under that section, shall prejudice the performance by the Board, or the planning authority or authorities in whose area the proposed strategic housing development would be situated, of any other of their respective functions under the Planning and Development Acts 2000 to 2016 or any other enactment and cannot be relied upon in the formal planning process or in legal proceedings.

Tom Rabbette

Assistant Director of Planning

29th April, 2020