



An
Bord
Pleanála

**Case Reference:
ABP-306830-20**

Planning and Development (Housing) and Residential Tenancies Act 2016

Notice of Pre-Application Consultation Opinion

Proposed Development: 205 no. Build to Rent apartments and associated site works.

Unit 1 Cookstown Extension, 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 wider area. 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 with particular regard to the regeneration potential of the adjoining plot to the south-east; to the number, size and type of the proposed residential units; and to open

space. It should also show how the development would address or integrate the grassy areas that lie to the north and west of the proposed building. 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. It should also refer to any draft local area plan that may be adopted during the period in which the application would be considered by the board. The prospective applicant should satisfy itself that any application complies with section 8(1)(iv)(II) of the Planning and Development (Housing) and Residential Tenancies Act 2016, as amended, regarding the material contravention of the provisions of the development plan or any local area plan other than zoning.

2. Further consideration of the documentation as it relates to the level of amenity that would be afforded to the occupants of the proposed development. The documentation should clarify the use and demonstrate the amenity value of the shared facilities and services that are proposed within the building. It should also demonstrate the amenity value of the communal open space to the rear of the proposed buildings, and the consider whether the length of the proposed corridors is appropriate.
3. Further consideration of the documentation as it relates to access for pedestrians and cyclists. The documentation should demonstrate that safe access to the proposed development could be provided for vulnerable road users while facilitating their safe and convenient movement along Cookstown Way across the entrance to the proposed development. The documentation should also demonstrate that safe and convenient access could be provided for pedestrians from the proposed development to the adjacent Luas stops and towards the Tallaght town centre, and that adequate bicycle storage/parking would be provided in the proposed development.

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. The submitted documentation should include the information required under SPPR 7 of the guidelines for built-to-rent apartments. A building lifecycle report for the proposed apartments in accordance with section 6.13 of the 2018 guidelines should also be submitted.
2. A Residential Amenity Report which would describe and assess the potential for impacts on the occupants on the proposed development from the established use of the adjoining industrial premises to the south-east of the site in relation to noise, odours or other disturbance, and which would describe any measures proposed to mitigate such potential impact. The report should also provide 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.
3. A report addressing the potential for the proposed development to affect the use of Casement Aerodrome and the helipad at Tallaght Hospital.
4. An engineering services report which would describe the water supply and drainage for the proposed development. The prospective applicant is advised to consult with the relevant technical section of the planning authority and with Irish Water prior to the completion of this report which should describe this consultation and clarify if there are any outstanding matters on which agreement has not been reached with regard to water supply or drainage.

5. Details of proposed boundary and surface treatments throughout the development, and of landscaping and planting.
6. A draft construction management plan
7. 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 Aviation Authority
5. Department of Defence
6. 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

June, 2020