



An  
Bord  
Pleanála

**Case Reference:  
ABP-311666-21**

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**Planning and Development (Housing) and Residential Tenancies Act 2016**

**Notice of Pre-Application Consultation Opinion**

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**Proposed Development: Demolition of all existing structures, construction of 380 no. apartments (150 no. Build to Rent, 230 no. Build to Sell), childcare facility and associated site works. The Former ABB Site, Belgard Road, Tallaght, 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. Expansion of the overall Tallaght town centre area. – Further consideration and / or justification of the documents as they relate to (density, height, plot ratio) regard being had to recent similar cases in the Tallaght area, since the adoption of the TTCLAP 2020 – 2026. There is a need to further consider inclusion of active uses, including at ground level to activate the proposed pedestrian street and provide facilities for the future residential population

specifically the contribution proposed to the character and identity of the neighbourhood. The subject site represents an expansion of the existing Tallaght Town Centre area, it is important that the proposed scheme should be highly visually and functionally connected to the town centre development to the west. There needs to be strong permeability within the scheme and into adjoining lands. The proposal needs to integrate successfully with the street network, contribute to and enhance the character and identity of the wider area.

2. Further consideration of the documents as they relate to the Architectural design and rationale/ justification outlined as it relates to the interaction with the surrounding area. A justification for the proposed development, having regard to, inter alia, urban design considerations, visual impacts, site context, the locational attributes of the area, linkages through the site, pedestrian connections and national and local planning policy. The further consideration should specifically address finishes of the blocks, the design relationship between the individual blocks within the site, the relationship with adjoining development and the interface along the site boundaries.
  
3. Residential Design - Further consideration/justification of the documents as they relate to the quality of the proposed residential amenity. This consideration should have regard to, inter alia, the 'Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas' (including the associated 'Urban Design Manual'); the 'Sustainable Urban Housing: Design Standards for New Apartments – Guidelines for Planning Authorities' (2020) and the and the relevant provisions of the TTCLAP 2020 – 2026, in particular, with regard to number of single aspect units, and daylight and sunlight access to internal habitable areas and in particular to communal courtyards. A Shadow Impact Assessment required for communal open spaces, private open space and public open spaces. The further consideration of this issue may require an amendment to the documents and/or design proposals submitted relating, inter alia, to layout of the proposed development, improving the quality and providing extended hours

of daylight and sunlight to the internal courtyards and to the public open space.

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 visual impact assessment of the proposed development that addresses, inter alia, the height, scale and massing of the proposal in the context of the transitional nature of the receiving environment. The VIA should also address views along Belgard Road, including the proposed treatment to the public realm.
2. A report that addresses issues of residential amenity, specifically with regards to potential or perceived, overlooking, overshadowing and overbearing. The report shall include full and complete drawings including levels and cross-sections showing the relationship between the proposed buildings within the scheme and adjacent permitted residential development to the north of the site.
3. A Daylight and Shadow Impact Assessment of the proposed development, specifically with regard to impact upon adequate daylight and sunlight for individual units, public open space, courtyards, communal areas, private amenity spaces and balconies.
4. Justification of location, hierarchy and quantum of open space provision, both communal and public open space (POS). Clarity with regard to compliance with Development Plan standard.
5. Details specifying which areas are proposed as public open space and which are specified as communal open space, and showing which areas it is proposed that the council would take in charge. Where it is not proposed that

open space would be taken in charge, details should be submitted as to how such space would be managed including details of how access to it and its use would be controlled and who would take responsibility over the long term for the costs arising from maintenance and the liability for accidents.

6. Detailed landscape drawings that illustrate hard and soft landscaping, useable communal open space, meaningful public open space, quality audit and way finding. The public open space shall be usable space, accessible and overlooked to provide a degree of natural supervision. Details of play equipment, street furniture including public lighting and boundary treatments should be submitted.
7. A life cycle report shall be submitted in accordance with section 6.13 of the Sustainable Urban housing: Design Standards for New Apartments (2020). The report should have regard to the long-term management and maintenance of the proposed development. The applicant should consider the proposed materials and finishes to the scheme including specific detailing of finishes, the treatment of balconies in the apartment buildings, landscaped areas, child friendly spaces, pathways, and all boundary treatments. Particular regard should be had to the requirement to provide high quality and sustainable finishes and details which seek to create a distinctive character for the development.
8. As per SPPR7 of the Sustainable Urban housing: Design Standards for New Apartments Guidelines for Planning Authorities, March 2020 the development must be described in the public notices associated with a planning application specifically as including 'Build to Rent' housing and a covenant/legal agreement is required at application stage for the BTR portion of the development.
9. A rationale or evidence based justification that the proposed resident support facilities and resident services and amenities are appropriate and accord with SPPR7 (b) of the Apartment Guidelines 2020.

10. A Housing Quality Assessment that provides details in respect of, the portion of proposed build to sell apartments, set out as a schedule of accommodation, with the calculations and tables required to demonstrate compliance with the various requirements of the 2020 Guidelines on Design Standards for New Apartments. In the interests of clarity clear delineation / colour coding of floor plans indicating which of the apartments are considered by the applicant as dual / single aspect and which of the BTS apartments exceeds the floor area by 10%.
11. Where an EIAR is not being submitted the applicant should submit all necessary information referred to in article 299B(1)(b)(ii)(II) and article 299B(1)(c) of the Planning and Development Regulations 2001-2018 for the purposes of EIAR screening.
12. A Traffic and Transportation Impact Assessment.
13. A report prepared demonstrating specific compliance with the requirements set out in the Design Manual for Urban Roads and Streets and the National Cycle Manual for all streets, including the revised junction to replace the roundabout on Belgard Square North and the proposed crossing of the Belgard Road.
14. A Microclimate Impact Assessment.
15. Details of any measures required to prevent interference with aviation, in particular the use of the helipad at the hospital at Tallaght. 7. Proposals with compliance with Part V of the Planning and Development Act, 2000 (as amended).
16. A full response to matters raised within the PA Opinion and Appended South Dublin County Council Department comments submitted to ABP on the 11.01.2021

17. A site layout plan indicating what areas, if any, are to be taken in charge by the planning authority.

18. Site Specific Construction and Demolition 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, as amended:

- 1. Irish Water**
- 2. National Transport Authority (NTA)**
- 3. Transport Infrastructure Ireland (TII)**
- 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, as amended, 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 2020 or any other enactment and cannot be relied upon in the formal planning process or in legal proceedings.

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Stephen O'Sullivan  
Assistant Director of Planning  
February, 2022