



An
Bord
Pleanála

Record of Meeting ABP-302565-18

Case Reference / Description	351 no. residential units (158 no. build to rent apartments, 193 no. shared living accommodation), café and associated site works. Unit 21, First Avenue, Cookstown Industrial Estate, Dublin 24.		
Case Type	Section 5 Pre-Application Consultation Request		
1st/2nd/3rd Meeting	1 st Meeting		
Date:	23 rd October, 2018	Start Time	2.30 p.m.
Location	Offices of An Bord Pleanála	End Time	3.45 p.m.
Chairperson	Tom Rabbette	Executive Officer	Cora Cunningham

Representing An Bord Pleanála:

Tom Rabbette, Assistant Director of Planning
Lorraine Dockery, Senior Planning Inspector
Cora Cunningham, Executive Officer

Representing Prospective Applicant:

Hazel Jones, Applicant
James Cormican, Applicant
Laura Brock, BMC Planning
Camille Bleytou, BMC Planning
Tiernan McCarthy, EML Architects
Deborah Martin, EML Architects
Dorothy Lynch, CSR Landscape
Martin Gohery, CS Consulting Engineers
Gary Lindsay, CS Consulting Engineers

Representing Planning Authority

Jim Johnston, Senior Executive Planner
Deirdre Fallon, Executive Planner

Introduction

The representatives of An Bord Pleanála (ABP) welcomed the prospective applicant, Planning Authority (PA) and introductions were made. The procedural matters relating to the meeting were as follows:

- The written record will be placed on the pre-application consultation file and will be made public, along with that file, should an application arise following the conclusion of this consultation process,
- ABP received a submission from the PA on 11th October 2018 providing the records of consultations held pursuant to section 247 and its written opinion of considerations related to proper planning and sustainable development that may have a bearing on ABP's decision,
- The consultation meeting will not involve a merits-based assessment of the proposed development,
- The meeting will focus on key site-specific issues at strategic overview level, and whether the documents submitted require further consideration and/or amendment in order to constitute a reasonable basis for an application.
- Key considerations will be examined in the context of the statutory development plan for the area and section 28 Ministerial Guidelines where relevant,
- A reminder that neither the holding of a consultation or the forming of an opinion shall prejudice ABP or the PA concerned in relation to any other of their respective functions under the Planning Acts or any other enactments and cannot be relied upon in the formal planning process or in legal proceedings.

The ABP representatives acknowledged the letter dated 14th September 2018 formally requesting pre-application consultations with ABP. Prospective applicant advised of the need to comply with definition of SHD as set out in the Act of 2016, in relation to thresholds of development. It was also noted that the Inspector dealing with the pre-application consultation request would be different to who would deal with the application when it was submitted. Recording of the meeting is prohibited.

Agenda

- 1. Development strategy for the site in the context of its location relative to Tallaght town centre and adjoining REGEN lands; layout; connectivity; height and design**
- 2. Residential amenity- quantum and distribution of communal facilities, internal amenity and open space**
- 3. Access and mobility**
- 4. Any other matters**

1. Development strategy for the site in the context of its location relative to Tallaght town centre and adjoining REGEN lands; layout; connectivity; height and design

ABP sought further elaboration/discussion on:

- Status of draft local area plan from planning authority
- Redevelopment of the site in the context of its location and in the absence of an LAP/masterplan for the area
- Section 11.2.4 of operative County Development Plan in relation to development within REGEN zones particularly demonstration that proposal would not give rise to isolated piece pockets of residential development that are disconnected from shops, amenities and/or other residences
- Consideration of layout and urban design in terms of setbacks from road, creation of strong urban edge, internal separation distances; ensuring that proposal would not prejudice development of adjoining lands
- Quality of proposed development is paramount-detailing of materials/finishes
- This development site is one of the first REGEN zoned sites to be redeveloped in Cookstown Industrial Estate and this therefore set benchmark for development in the area going forward
- Consider creating landmark building of greater height on the site, no strict guidelines for building heights within CDP
- Proposed uses, in particular at ground floor level to Cookstown Road/First Avenue in relation to creation of an active streetscape
- Connectivity/linkages through to adjoining lands, to public transport and nearby services
- Consideration of bin/bicycle storage location

Prospective Applicant's response:

- Zoning objective provides for residential development
- With shared living/built to rent model at such locations, need to balance costs with providing sufficient amenity- achieving a balance
- Development will not prejudice surrounding sites, will provide rationale in application for creating setback
- Different styles of development can be delivered on such REGEN sites
- Cannot currently make direct connections but can provide for in relation to future development
- Public realm upgrades that are needed cannot be addressed if they are not within red line boundary
- Have taken future development on adjoining sites into consideration and left adequate separation distances
- Bin/bicycle storage building was moved to allow for better light into site
- Render most cost effective for building finishes

Planning Authority's comments:

- Work within context of County Development Plan, first site within Cookstown Industrial Estate to be developed so will set a precedent for future development in the area
- Desirable to have larger sites to allow for connectivity

Further ABP comments:

- LAP/Masterplan for the overall REGEN lands would be beneficial
- Address Section 11.2.4 of CDP in relation to regen zones in planning application
- Creation of strong edge to proposed development
- Greater justification to show how the proposed development is not an isolated piecemeal pocket of development
- Consider how to create active streetscape, provision of services to those living in proposed development
- Need to provide quality environment for those living in proposed development
- SHD looking for high quality, proposed development will set benchmark
- Details to be submitted in terms of landscaping proposed

2. Residential amenity- quantum and distribution of communal facilities, internal amenity and open space

ABP sought further elaboration/discussion on:

- Quantum and distribution of proposed resident support facilities/amenities
- Referred to SPPR7 of Sustainable Urban Housing: Design Standards for New Apartments, Guidelines for Planning Authorities (2018) and Department of Housing, Planning, Community and Local Government Circular PL11/2016 in relation to provision of such services
- Resident support facilities/amenities to be dispersed between floors; areas for visitors
- Open space provision should be usable, appropriately landscaped, no residual in nature

Prospective Applicant's response:

- Each block will have their own separate communal facilities
- Service charges, if applied, will be added into rental costs, and therefore need to achieve balance between affordability and provision of such services

Planning Authority's comments:

- Application should include details of amenity of scheme
- Include details of contracts and show build to rent schemes can be easily adaptable in changing circumstances, how this differs from private development

Further ABP comments:

- Have regard to Design Standards for New Apartment – Build to Rent Guidelines and Circular PL11/2016
- Submit daylight/sunlight analysis in relation to internal amenity
- Open space to be of a high quality, deal with residual open space areas

3. Access and mobility

ABP sought further elaboration/discussion on:

- Have regard to PA Opinion in relation to vulnerable road users and address issues in planning application,
- Justification at application stage in relation to reduced parking
- Pedestrian safety along site frontage with First Avenue
- Pre-application documentation not referred to internal departments within planning authority, have further discussions with these departments prior to lodging application, as there is no provision for Further Information in SHD process

Any other matters

ABP comments:

- Additional information with regard Part V required
- Details of management of scheme and adaptability to be submitted
- Further discussions required with drainage department
- EIA Regulations
- Without prejudice, consider that schedule 7(a) information is not required in this instance

Prospective Applicant's comments:

- Ongoing discussions relating to enhanced 25-year lease
- Proposed parking significantly reduced
- Soft landscaping and double yellow lines to be provided at front of development

Conclusions

The representatives of ABP emphasised the following:

- There should be no delay in making the planning application once the public notice has been published
- Sample notices, application form and procedures are available on the ABP website
- Irish Water would like prospective applicants to contact Irish Water at cdsdesignqa@water.ie **between the Pre-Application Consultation and Application stages**, to confirm details of their proposed development and their proposed design.
- The email address to which applicants should send their **applications** to Irish Water as a prescribed body is spatialplanning@water.ie

Tom Rabbette
Director of Planning
November, 2018