



An  
Bord  
Pleanála

## Record of Meeting ABP-302700-18

<b>Case Reference / Description</b>	201 no. build to rent housing development, 1 no. commercial unit, crèche, gym, communal amenity space, community room and associated site works. Unit 5A-C Second Avenue, Cookstown Industrial Estate, Tallaght, Dublin 24.		
<b>Case Type</b>	Section 5 Pre-Application Consultation Request		
<b>1<sup>st</sup>/2<sup>nd</sup>/3<sup>rd</sup> Meeting</b>	1 <sup>st</sup> Meeting		
<b>Date:</b>	9 <sup>th</sup> November, 2018	<b>Start Time</b>	11:30 a.m.
<b>Location</b>	Offices of An Bord Pleanála	<b>End Time</b>	12:30 p.m.
<b>Chairperson</b>	Tom Rabbette	<b>Executive Officer</b>	Ciaran Hand

### Representing An Bord Pleanála:

Tom Rabbette, Assistant Director of Planning
Lorraine Dockery, Senior Planning Inspector
Ciaran Hand, Executive Officer

### Representing Prospective Applicant:

Daniela Sanchez (C+W O'Brien Architects)
Margaret Commane (Hughes Planning and Development Consultants)
Calogero Marino (C+W O'Brien Architects)
Arthur O'Brien (C+W O'Brien Architects)
Eoin Reynolds (NRB Consulting Engineers)
Greg Daly (GDCL Consulting Engineers)
Lucy Carey (Cunnane Stratton Reynolds Landscape Architects)
Evan Duggan (C+W O'Brien Architects)
Karl Hannigan (Applicant)
Joseph Costello (Applicant)

## **Representing Planning Authority**

Jim Johnston Senior Executive Planner
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Deirdre Fallon Executive Planner
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### **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 26<sup>th</sup> 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 1<sup>st</sup> October 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- proposed uses in the context of site zoning/location, height, unit mix and design
2. Residential amenity- quantum and distribution of residential support facilities, internal amenity
3. Access and Parking
4. Any other matters

## **1. Development strategy for the site- proposed uses in the context of site zoning/location, height, unit mix and design**

### **ABP sought further elaboration/discussion on:**

- Extant permission on the site ABP-301204-18
- Proposed uses, in particular at ground floor level to Cookstown Road in relation to creation of an active streetscape along the Luas line
- Clarity in relation to use of gym- is it for public use?
- Consider re-location of the community room to a more visible and accessible location and opening up crèche elevation to aid in creating active streetscape
- Heights of the proposed development, no strict guidelines for building heights within CDP- prominent location of the site noted
- Unit mix and provision of 3 beds units
- Quality and design – quality of proposal paramount given the density of development proposed and location of prominent site. Proposal would be setting a benchmark for future development within REGEN area- details on durability and weathering

### **Prospective Applicant's response:**

- In the future, the area may become more residential in nature
- Re-examination of ground floor level use can take place
- Clarified that the gym is for public use
- Can investigate re-locating the proposed community room
- Heights of the units are varied throughout the site
- Will justify why there are no proposed 3 beds
- Agrees that a high-quality finish on the units is very important to set a benchmark for future developments in the area- details on durability and weathering

### **Planning Authority's comments:**

- Consider ground floor level uses
- Would prefer more commercial use in the development
- High quality finish on the units are very important
- This will set a benchmark for future developments in the area

### **Further ABP comments:**

- Consider re-examining uses at ground floor level along LUAS line
- Justification required for residential units at ground floor level close to the Luas, having regard to section 11.2.4 of operative CDP
- Proposed density of development is such that elevational treatment and quality are paramount

## **2. Residential amenity- quantum and distribution of residential support facilities, internal amenity**

### **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
- Consider dispersing resident support facilities/amenities between floors
- Open space provision should be usable, appropriately landscaped,

### **Prospective Applicant's response:**

- There are a variety of facilities e.g. a gym and a communal room
- A schedule of accommodation will be provided at application stage to show the break-down of uses and sizes
- Will exam provision of increased communal facilities

### **Planning Authority's comments:**

- Would welcome the possibility of increasing the communal facilities

### **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
- Ensure that the floor areas of proposed units are meeting appropriate guidelines

## **3. Access and Parking**

### **ABP sought further elaboration/discussion on:**

- Justification at application stage in relation to reduced parking
- Pedestrian safety along site frontage with Second 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

### **Prospective Applicant's response:**

- Further discussion will take place with the planning authority
- 67 car parking spaces are being provided and an assessment can be forwarded to show that additional parking is not needed

### **Planning Authority's comments:**

- Ensure in the design of entrances that cyclists have right of way
- Slow traffic in/out of the entrances
- Entrances to the basements should be well lit
- Justify the bicycle and car parking calculations

- The Luas will increase the number of people in the vicinity of the proposed development

**Further ABP comments:**

- Examine providing decorative gates which can enhance the visual amenity of the area
- A lot of pedestrian activity in general vicinity due to presence of LUAS stop
- Justify the bicycle and car parking calculations
- Submit a mobility report highlighting compensatory proposals in lieu of additional parking

**4. Any other matters**

**ABP comments:**

- Ensure crèche facility is meeting all requirements in terms of size, layout
- Details of management of scheme and adaptability to be submitted
- Further discussions required with drainage department
- Consider impacts, if any, of proposed development on Tallaght hospital helipad and Baldonnell aerodrome- contact IAA and Department of Defence
- Consider submitting a construction and waste demolition plan, proximity of site to LUAS noted
- Highlighted in the public notices that the proposed development is a build to rent scheme
- A draft covenant is to be submitted at application stage in accordance of SPPR7 of Sustainable Urban Housing: Design Standards for New Apartments' (2018)
- EIA Regulations
- Without prejudice, considered that schedule 7(a) information is not required in this instance

**Prospective Applicant's comments:**

- Will ensure that crèche places are meeting relevant requirements
- A meeting will take place with the Irish Aviation Authority
- Meetings have taken place with Tallaght Hospital and the Air Corps, both are satisfied that the proposed height will not have an impact on their airspace
- Will look into providing a pedestrian crossing into the west-side of the park
- Discussion will take place with the TII and Luas

**Planning Authority's comments:**

- Would like the prospective applicant to provide a pedestrian crossing into the west-side of the park

**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](mailto: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](mailto:spatialplanning@water.ie)

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Tom Rabbette  
Assistant Director of Planning  
November, 2018