



An
Bord
Pleanála

Record of Meeting

ABP-304419-19

Description	336 no. residential units, creche and associated site works. Cookstown Industrial Estate, Tallaght, Dublin 24.		
Case Type	Section 5 Pre-Application Consultation Request		
Date:	26 th June, 2019	Start Time	11.30am
Location	Offices of An Bord Pleanála	End Time	1.30pm
Chairperson	Tom Rabbette	E.O.	Aoife Duffy

Representing An Bord Pleanála:

Tom Rabbette, Assistant Director of Planning
Stephen Rhys Thomas, Senior Planning Inspector
Karen Hamilton, Planning Inspector (Observing)
Aoife Duffy, Executive Officer

Representing Prospective Applicant:

Eoin Reynolds, NRB Consulting Engineers
Caogero Marino, C+W O' Brien Architects
Kevin Hughes, Hughes Planning and Development Consultants
Greg Daly, GDCL Consulting Engineers
Joseph, Costello, Applicant
Lucy Carey, Cunnane Stratton Reynolds Land Planning and Desi
Seann and Karl Hanningan, Applicant

Representing Planning Authority

Brian Harkin, Senior Executive Engineer
Jim Johnston, Senior Executive Planner
Suzanne Furlong, Parks Department
John Hegarty, Senior Executive Engineer
Colm Maguire, Assistant Planner

Mick Mulhern, Director of Services
Robert Roche, Assistant Engineer

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 6th May 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 10th May, 2019 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. Tallaght Lap Status**
- 2. Architectural Expression – urban redevelopment sites**
- 3. Site Interface – adjoining development, permitted and existing**
- 4. Residential Amenity - Quantum and distribution of communal facilities**
- 5. Car parking**
- 6. Any other matters**

1. Tallaght LAP Status

ABP sought further elaboration/discussion on:

- Status of the LAP for Tallaght

Planning Authority comments:

- The site is in an important regeneration area in the Tallaght LAP
- Draft LAP has been delayed until September, plan to be fully adopted by April 2020
- Density and height will be in keeping with new guidelines
- Airton Road and Cookstown are experiencing significant growth
- There are new road designs in the area, not yet published
- Northern area of the Marlet site can't progress until Airton Road plans are finalised
- Site B causes concerns with regards to connectivity and phasing
- Final draft of roads have been shown, it important to ensure that site B works with Airton Road extension
- Further discussions needed regarding the LAP and Luas capacity
- The site location is critically important for Tallaght and the LAP masterplan for the area

Prospective Applicants response:

- Discussions are ongoing with the Planning Authority
- PA are eager for the site to be developed however development would need to fit in with the Local Area Plan
- Would agree that there is a large number of SHD proposals in the Cookstown area
- Have discussed the Link Road, Interface East and Airton Road extension with the PA but need to consult with the PA further and find a solution on site B

Further ABP comments:

- May need to justify the level of housing in the development and higher density levels may need to be addressed and rationalised
- Application should be led by the LAP once published
- Apartment mix is important and should be balanced

2. Architectural Expression – urban redevelopment sites

ABP sought further elaboration/discussion on:

- Prospective Applicant should review the Urban Development and Building Heights Guidelines in order to present a rationale for the development
- Examine how the proposed development fits into the existing LAP, if relevant
- CGIs are important at application stage to show how the development fits in with surrounding development

Planning Authority comments:

- 6-7 storeys is the proposed height in the LAP for this site
- Articulation is important in order to break up the form of the apartment blocks
- The southern portion of site B may be of concern with regards to height
- Sunlight and daylight penetration needs assessment
- 5 storeys would be the preferred level of height on site B

- A rationale for commercial/retail units is required
- How the building is serviced requires greater analysis

Prospective Applicants response:

- The south of site B, intends to create an entrance feature into Cookstown
- There is a good level of open space with the creche and the playground
- There is an intention to work with the Marlet site and are aware of the challenges with regards to the LAP
- Storage facilities and a management company will be provided and will give more detail at application stage

Further ABP comments:

- Justify the building height in the context of recent guidelines at application stage
- Servicing details and building management are important, a building life cycle report should be submitted at application stage

3. Site Interface

ABP sought further elaboration/discussion on:

- Integration of the proposed development and the adjacent Marlet site,
- It would be helpful to show the proposed development in the context of what is proposed on the adjacent Marlet site
- Detail and demonstrate how the two sites will relate and/or connect

Prospective Applicants response:

- Are in consultations with owners of the adjacent Marlet site and have more detailed information from them which will be submitted at application stage
- Will provide a wider map and detail on the context
- Will submit further details and liaise with the Planning Authority further

Planning Authority comments:

- Detail how the open space will fit in, linkages area important
- Integration and permeability are vital to successful urban design

Further ABP comments:

- Liaise further with the Planning Authority and demonstrate how the two sites will relate in the context of permitted and existing development

4. Residential Amenity - Quantum and distribution of communal facilities

ABP sought further elaboration/discussion on:

- Open space, ownership and how will it operate
- The distribution and quantum of resident's facilities was queried in relation to access and usability

Prospective Applicants response:

- Could envisage amenity's being shared with others off site

Planning Authority comments:

- Demonstrate how the development and surrounding uses will work
- Important to collaborate with the PA in terms of commercial development and rationale, vacant commercial spaces are unwanted
- Would like a good layout which will be attractive to everyone with good quality urban design
- Would need good open space areas where everyone could use, plaza may not be sufficient
- The amount of open space proposed and who will be the end-users needs reassessment
- Examine SUDS in open space locations and water attenuation
- LAP would envisage new connections and wider open spaces
- Would have concerns that the 7-storey building height would have an impact on the level of sunlight in the open space and for the surrounding area

Further ABP comments:

- Review landscape plans and ensure that the open space locations are comfortable, usable and attractive spaces
- Demonstrate daylight and sunlight levels and ensure there is sufficient levels of light
- Selection of robust and attractive materials and finishes is important
- Consult further with the Planning Authority on residential amenity in terms of public open space planned for the wider area.

5. Carparking**ABP sought further elaboration/discussion on:**

- Carparking quantum and design

Prospective Applicants response:

- Have provided .3 spaces per unit and bicycle parking feel this is appropriate level
- Go Car spaces will be provided at basement level
- The level of parking provided is sufficient as there is good transport links a short distance from the site

Planning Authority comments:

- Prospective applicant should justify the .3 Ratio as it would have preference for a lower ratio as per the LAP
- Capacity of Luas may need to be examined in light of this development and others planned
- Plan for electric cars and the use of charging points

Further ABP Comments:

- Justify the level of carparking at application stage
- Traffic impact should be reviewed

6. Any other Matters

ABP Comments:

- Clarify attenuation and green roof calculations
- Discuss and detail information on SUDS
- Discuss further with the Planning Authority

PA Comments:

- Consider 'HeatNet' and the lifespan of planned heating systems, in terms of retrofit and costs.

Conclusions

The representatives of ABP emphasised the following:

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- 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
Assistant Director of Planning
July, 2019