



<b>Case Reference / Description</b>	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.		
<b>Case Type</b>	Section 5 Pre-Application Consultation Request		
<b>Date:</b>	18 <sup>th</sup> January 2022	<b>Start Time</b>	14:00 pm
<b>Location</b>	Remotely via Microsoft Teams	<b>End Time</b>	15:30 pm
<b>Chairperson</b>	Stephen O'Sullivan	<b>Executive Officer</b>	Helen Keane

**Representing An Bord Pleanála:**

Stephen O'Sullivan, Assistant Director of Planning
Fiona Fair, Senior Planning Inspector
Helen Keane, Executive Officer

**Representing Prospective Applicant:**

Gary Cooper, Applicant
John Spain, John Spain Associates
Blaine Cregan, John Spain Associates
William Power, C+W O'Brien Architects
Sean O'Dwyer, C+W O'Brien Architects
Andrew Murphy, C+W O'Brien Architects
Mike Martyn, Cameo & Partners
Richard Butler, Modelworks
Richard Dalton, 3D Design Bureau
Damien Byrne, CS Consulting Engineers
Gordon Finn, CS Consulting Engineers

## Representing Planning Authority

Eoin Burke, Senior Planner
Jim Johnston, Senior Executive Planner
Colm Maguire, Assistant Planner
Graham Murphy, Senior Executive Engineer (Roads Forward Planning)
Brian Harkin, Senior Executive Engineer (Drainage)
Oisín Egan, Public Realm

### 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 once the Opinion has issued,
- ABP received a submission from the PA on 12<sup>th</sup> January 2022 providing the records of consultations held pursuant to section 247 of the Planning and Development Act, 2000, as amended 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 13<sup>th</sup> October 2021 formally requesting pre-application consultations with ABP. The prospective applicant advised of the need to comply with the definition of SHD as set out in the (Housing) and Residential Tenancies Act of 2016, as amended, in relation to thresholds of development. The representatives of ABP advised that the Inspector dealing with the pre-application consultation request would be different to the Inspector who would deal with the application when it was submitted. Recording of the meeting is prohibited.

### Agenda

1. Compliance with CDP Policy and the Tallaght LAP 2020.
  - Principle of the development - TC Zoning
  - Integration with the street and wider area
  - Active uses at ground floor
  - Density/ Unit Mix/ Tenure
  - Plot Ratio and Height Strategy, Visual Impact.

- Mat Con Issues
- 2. Residential Amenity
  - Separation distances.
  - Overlooking
  - Daylight and Sunlight
  - Overshadowing
  - Quantum and quality of outdoor amenity space
  - Resident support services & facilities
- 3. Issues Raised in the CE Report
  - Public Realm, Open Space and Landscaping
  - Access, Transport and Parking
  - Microclimatic Effects
  - Irish Water (IW)
- 4. Any Other Matters

**1. Compliance with CDP Policy and the Tallaght LAP 2020.**

- **Principle of the development - TC Zoning**
- **Integration with the street and wider area**
- **Active uses at ground floor**
- **Density/ Unit Mix/ Tenure**
- **Plot Ratio and Height Strategy, Visual Impact.**
- **Mat Con Issues**

• **ABP Comments:**

- There is a need to further address and justify the principle of the development within the 'TC' zoning objective, 'to protect, improve and provide for the future development of Town Centres.' The predominant use proposed in the scheme is residential a town centre zoning might envisage a greater degree of mixed use
- Issue as to whether a material contravention of the Tallaght Town Centre LAP 2020 – 2026 has been justified in this instance (density, height, plot ratio).
- There is a need to for active uses at ground level.
- Further elaboration on how the proposed scheme ties in with the expansion of the overall town centre area. 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, and contribute to and enhance the character and identity of the wider area.
- Issue of the height, architectural design / treatment given the site's context and its location on the periphery of the Town Centre Zone.

• **Prospective Applicant's Comments:**

- The proposed development is justified in principle given its 'TC' zoning, central and accessible location, connectivity, which determined the density.
- The proposed development delivers on a mix of uses.
- The proposed development site is located on the edge of a town centre and the massing and height considers same.

- Integration with the wider area has been considered in the layout. There are meeting places provided for the public onto the northern elevation.
  - The prospective applicant is willing to explore the relocation of some of the commercial units.
  - The proposed development is in a gateway position and is within walking distance of employment, retail, cultural and public spaces.
  - The proposed development does not undermine the Tallaght Town Centre Local Area Plan (TTCLAP).
  - There is a strong case for additional height on the site. Zoned TC and at northern edge gateway location, well defined principle to clearly define edges. Regard is had to SPPR3 of the building height guidelines
  - Evolution of built form has had regard to location of the site and Marlet Scheme to the north, not a rigid TC site, more edge of centre. Designed to avoid blank frontages and pocket parks are provided to the north. The northern boundary will include seating places with active frontage and engagement with the street.
  - Site is positioned at a major junction with wide roads, trees, opposite and overlooking a large open space. While the LAP sets out 6 / 7 storeys this is considered a major boulevard along the Belgard Road. The site's location is strategic.
  - Substantial height, commensurate with quality of design, is justified as a reasonable strategy.
  - Design and height has regard to the vision statement which states it is an objective for continued transformance towards city scale...
  - The proposed development includes a mix of Build to Rent (BTR) and Build To Sell (BTS) apartments. In compliance with the Guidelines for BTR for mix and tenure but not with the LAP. A Housing Needs Demand Assessment (HNDA) has not been carried out for Tallaght, currently underway with draft plan being prepared.
  - Justification for the proposed density will be provided at application stage.
- Planning Authority's Comments:**
- The Local Area Plan was adopted in July 2020 with building height guidelines in mind.
  - The PA has an issue with the proposed development in terms of the proposed height. The height should be reduced.
  - The LAP does not set blanket heights. The urban form in the LAP sets out primary, secondary and tertiary streets, landmark locations. There is criteria identified in the Plan for building upwards of 4 – 6 storeys.
  - Issues is not just in respect of height.. The LAP had cognisance to Building Height Guidelines.
  - This proposal will set a precedent.
  - The PA is in favour of the development of the site in principle.
  - Has concerns in relation to where the mix of uses should be concentrated.
  - Need to consider passive surveillance, own door units, cognisance of pedestrian traffic through residential streets within TC area.
  - The prospective applicant is to have further consideration of the plot ratio and the impact on residential amenity.
  - The bulkier the development, the larger the impact on daylight and sunlight.
  - The PA is happy with the Build to Rent element where it meets the mix requirement.

- The HNDA is an evidenced based study. The 2020 TTCLAP could not have anticipated what the guidance would be.
- The proposed development has the highest density proposal the PA has seen in the area, which is an indication that the height and plot ratio is excessive.

## 2. Residential Amenity

- **Separation distances.**
- **Overlooking**
- **Daylight and Sunlight**
- **Overshadowing**
- **Quantum and quality of outdoor amenity space**
- **Resident support services & facilities**

### • **ABP Comments:**

- There is a requirement to carry out a daylight and sunlight assessment as part of any future application. The assessment should set out where the proposal complies with relevant BS or BRE standards and any noncompliance or shortfall should be clearly identified, justified and mitigation measures proposed.
- Further consideration of over shadowing to amenity spaces within the development and to future adjoining property to the north and its amenity spaces.
- Further consideration of separation distances, overbearing, over shadowing and overlooking, both within the development and to surrounding existing and proposed development, or perceived issues around these matters.
- Further consideration and justification of useability, quality, location and layout of open space and public realm strategy. A breakdown on the quantum of public open space versus communal open should be submitted as part of any application.
- Clarification is required with respect to taking in charge and long term management and control of open spaces. Documentation needs to be clear.
- Consideration for a building life cycle report to be submitted with any application. There is a need to consider maintenance and liability costs, in particular with regard to public open space open space, to future residents.
- Further consideration and justification of the quantum and quality of resident support services and facilities proposed in the scheme.

### • **Prospective Applicant's Comments:**

- The separation distances are generally more than 22 metres.
- Amendments have been made to improve the daylight and sunlight.
- Daylight and sunlight compensatory measures are provided. The scheme performs well in terms of BRE Guidelines. 93 % compliant with 2% ADF and 96% compliant with 1.5% ADF.
- The prospective applicant is confident that in terms of wind, potential concerns will be addressed.
- Will have further consideration for the PA's comments in relation to residential amenity.
- The prospective applicant is keen to develop a best-in-class amenity space to benefit the residents of the proposed development and the area.

- The designers have interrogated best practice. Informed by UK experience in BTR and BTS schemes, residential support facilities and amenities are located on all floors. The BTS units will be able to benefit and avail of the services, opt in or opt out choice.
- It is not intended that open space areas would be ceded to SDCC.
- The amenity spaces allow access through podium, enables own door access, creates spill out areas. Green area to the south of the site, acts as a buffer, to southern adjoining warehouse. Proposed native planting and hedges forming a green street to enable roosting. Layout incorporates flexible design, permeability and movement.
- Will have consideration for the PA's comments.
- The issue of security is paramount.

- **Planning Authority's Comments:**

- The applicant is to provide a full daylight and sunlight analysis at application stage.
- The PA is happy with the layout in terms of the linear blocks but have concerns in relation to their bulkiness. They are too close together.
- Sunlight / Daylight analysis should not look at lower standards for justification.
- The PA has concerns in relation to the quality of the public open space.
- The public open space is peripheral to the proposed development and the PA has concerns in relation to the potential effect on the amenity.
- What is the nature of the public open spaces. Insufficient play items, rain gardens, hard and soft landscaping, need to consolidate the POS at ground level, consideration of relocation within the site.
- Tallaght village is quite exposed to wind coming down from the hills.
- Additional information is required on the proposed play items.
- Additional sustainable drainage systems (SuDS) features are required.
- The prospective applicant is to provide further detail on the soft and hard landscaping.
- The two proposed pocket parks do not fulfil the role of pocket parks.
- The PA has concerns in relation to the design and layout of the two pocket park spaces.
- The prospective applicant will be required to monitor and maintain the public open space.
- The PA would like to see the connection between the public open space areas to the north and south of the proposed development and make it more permeable. It should not be gated.

### 3. Issues Raised in the CE Report

- **Public Realm, Open Space and Landscaping**
- **Access, Transport and Parking**
- **Microclimatic Effects**
- **Irish Water (IW)**

- **ABP Comments:**

- Further consideration of access and parking arrangements proposed, and the observations contained within the Roads Department Report.
- Further consideration, with respect to issues raised by Public Realm & Parks Division.

- Further consideration, with respect to microclimatic effects.
- Further consideration, with respect to issues raised by Irish Water (IW)
- Clarification that all items raised by the PA in their report submitted to the Board are addressed, further meetings should be sought to resolve outstanding issues.

- **Prospective Applicant's Comments:**

- The prospective applicant is seeking to engage with the National Transport Authority regarding Bus Connects.
- The proposed parking is compliant with the development plan (sets max standards) and the 2020 apartment guidelines.
- Acknowledge that the car parking standards proposed are low. The proposed development site is suited to the proposed level of parking.
- A road safety audit will be carried out.
- Cycle parking provision shall have cognisance to car parking ratio.
- The proposed widths and fire tender access will be clarified.
- Vehicular access would be 6 metres from wall to wall.
- The prospective applicant will have consideration for the PA's comments.
- There are proposals for improving the public transport in the area, including the Bus Connects scheme. Details will be provided at application stage.
- The prospective applicant has received a confirmation of feasibility from Irish Water.

- **Planning Authority's Comments:**

- The parking ratio is extremely low. Should be closer to 0.35 spaces per unit.
- The Luas is at capacity. Capacity issues need to be addressed at application stage.
- The public footpath widths on the public realm area along the north and east of the proposed development seem inconsistent.
- Vehicle access is very narrow. 4 m does not allow two vehicles to pass
- A traffic assessment on the junction is required.
- The emergency vehicle access is to be shown on the application documents.
- The prospective applicant is to be cognisant of the Bus Connects scheme and the flow of traffic.
- The PA will liaise with the NTA and the prospective applicant.
- The prospective applicant is to show how attenuation will be provided at application stage.

#### 4. Any Other Matters

- **ABP Comments:**

- No further comments.

- **Prospective Applicant's Comments:**

- Public transport, Bus and LUAS, is much better at this location than other locations in Dublin. Future residents have option to cycle / walk to the town centre, nearby services and amenities.

- **Planning Authority's Comments:**
- Capacity of the LUAS and proximity to the LUAS stop has to feed into the intensity of the development on the site.
- Precedent set, in the Fortunestown LAP, by the Board to increase density.
- Intensity of development has an impact on developments and capacity further going into the city. City edge project all of these areas feed into the LUAS. What is the maximum potential to accommodate this development.

## Conclusion

The representatives of ABP emphasised the following:

- There should be no delay in making the planning application once the public notice has been published.
- A Schedule of Documents and Drawings should be submitted with the Application.
- 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).

---

Stephen O'Sullivan  
Assistant Director of Planning  
February, 2022