

STRATEGIC HOUSING DEVELOPMENT - PLANNING APPLICATION

PERMISSION FOR DEVELOPMENT OF A PROPOSED MIXED-USE RESIDENTIAL SCHEME AT THE JUNCTION OF BELGARD SQUARE NORTH AND BELGARD ROAD, TALLAGHT, DUBLIN 24

PHASE I – PLANNING REPORT

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Executive Summary

Proposal for delivery of a residential mixed-use scheme at a site of c.7.2 hectares at the junction of Belgard Road and Belgard Square North, Tallaght, Dublin 24.

Net Site Area – Phase I: c.3.45 ha. (excluding area of temporary car parking)

Masterplan Strategy: The proposal provides for the demolition of all structures on the c.7.2 ha. site and the construction of the Phase I development of 438 no. apartments, a 403 no. bedspace student accommodation scheme, childcare facility, commercial units, public plaza, new streets and public realm.

Development Vision: The vision for the proposal is to create a new mixed use community living in an urban garden where pedestrian and cycle movement is prioritised. The development is to be known as Belgard Gardens.

Strategic Location:

- 1) The site enjoys a prime location within walking distance of a large range of amenities, services and employment hubs including Tallaght University Hospital, Institute of Technology Tallaght, the Square Shopping Centre and South Dublin County Council;
- 2) The site benefits from excellent transport links including the Red Line Luas, which is within 400m of the site and 7 no. bus stops which are within a five minute walking distance.
- 3) The site represents a significant underutilisation of zoned and serviced lands within an evolving urban area and will act as a catalyst for the regeneration of further existing brownfield lands.

Zoning:

The site is zoned 'Regeneration' with the objective "to facilitate enterprise and/or residential led regeneration" within the *South Dublin County Council Development Plan 2016 – 2022*.

Residential Component:

- 1) The proposal comprises 438 No. apartments with a dwelling mix of 158 no. one-bedroom units (36%), 230 no. two-bedroom units (53%) and 50 no. three-bedroom units (11%).
- 2) The proposed apartment units exceed the standards contained in the *'Sustainable Urban Housing – Design Standards for New Apartments Guidelines for Planning Authorities' (2018)***.
- 3) High-quality residents' facilities including a concierge, function room and residents' lounges are provided within the scheme.
- 4) Semi-private courtyards are provided for the use of residents and proposed green roofs will provide an additional visual amenity.

Student Accommodation Component:

- 1) The proposal includes a Purpose Built Student Accommodation scheme of 403 no. bedspaces.
- 2) Ancillary facilities include a student common room with games area, gym and a study room. Staff facilities including reception, office and meeting rooms are also provided.

Car and Cycle Parking:

A total of 107 no. car parking spaces are located below podium with 22 no. on-street spaces and 1,227 no. cycle parking spaces with 20 bike club spaces also provided **.

**(See enclosed Housing Quality Assessment, Architectural Design Statement and Masterplan document for details of the Site Analysis, Design Objectives and Scheme Design).*

*** (See enclosed Traffic Impact Assessment for further details)*

1.0 INTRODUCTION

1.1 Preamble – Proposed Mixed Use Residential Scheme at Belgard Square North and Belgard Road, Tallaght, Dublin 24

Atlas GP Limited¹ is seeking planning permission from An Bord Pleanála for the development of a mixed use residential scheme to be located at Belgard Square North and Belgard Road, Tallaght, Dublin 24.

This Planning Report has been prepared by Tom Phillips + Associates, Town Planning Consultants² and is submitted to An Bord Pleanála to accompany a Planning Application for a proposed Strategic Housing Development at a c. 7.2 hectare (c.17.3 acre) site comprising a combined site located at the junction of Belgard Square North and Belgard Road, Tallaght, Dublin 24. The sites are known as Belgard House, Belgard Square and the former Uniphar factory and are generally bounded to the east by Belgard Road, to the south by Belgard Square North, to the west by vacant land and commercial buildings, and to the north by the Belgard Retail Park.

It should be noted that as the proposed application includes the demolition of all structures on the overall site and comprises 3 no. landholdings (Belgard House, Belgard Square and Uniphar) together with areas in the ownership of South Dublin County Council required for upgrades to the road network and public realm. This area totals 71,665 sqm.

The area to which this planning application relates in terms to proposed development to be constructed is denoted by the green line on drawings prepared by O'Mahony Pike Architects and shown in Figure 1.1. This area is known as the Phase I site (site area 37,913 sqm). This green line area includes the provision of a temporary surface car park which will be removed on completion of the Phase I scheme. Thus, for the purposes of density and open space calculations, a net site area of 34,590 sqm is utilised.



Figure 1.1: Location of the subject site (outlined in red) with the Phase I development area denoted in green (Source: googlemaps.ie with Tom Phillips + Associates annotation).

The remainder of lands outside of the green line area will be progressed as part of a Phase II development, which is currently undergoing pre-application consultations with South Dublin County Council.

1.2 Format of the Planning Report

This *Planning Report* is intended to assist with the assessment of the application by providing an accessible summary of the content and context of the overall proposal and to give an insight into the rationale for the proposed development. While every effort is made to ensure accuracy in this Report, the various specialist technical reports and drawings enclosed with this Planning Application should be relied upon as the primary source material.

This *Planning Report* is laid out in nine sections, as follows:

- **Section 1** sets out the **introduction and context** to the scheme.
- **Section 2** provides details of the site's **location and context**.
- **Section 3** sets out the details of the site's **planning history**.
- **Section 4** sets out the details of the **pre-application consultation and feedback**.
- **Section 5** addresses the **planning policy context**.
- **Section 6** addresses **aviation safety**.
- **Section 7** addresses **demolition and construction phasing**.
- **Section 8** provides a summary of the **Part V** proposal.
- **Section 9** gives an overview of the **Appropriate Assessment Screening**.
- **Section 10** provides the **Environmental Impact Assessment Report overview**.
- **Section 11** concludes the *Planning Report* outlining how the proposed development is appropriate having regard to its context.

1.3 Multidisciplinary Team and Supporting Information

The Applicant has retained Tom Phillips + Associates, Town Planning Consultants, to submit an application for planning permission to An Bord Pleanála in accordance with the provisions of the *Planning and Development (Housing) and Residential Tenancies Act 2016* and has assembled an interdisciplinary team of highly experienced specialist consultants to design and evaluate the scheme, including:

- *Architects*: OMP Architects
- *Civil and Transport Engineers*: OCSC Consulting Engineers
- *Mechanical & Electrical Engineers*: JV Tierney Consulting Engineers
- *Photomontages*: 3D Design Bureau
- *Landscape Architecture*: Brady Shipman Martin Landscape Architects
- *Tree Survey and Report*: The Tree File Limited
- *AA Screening*: Altemar
- *Glint & Glare Assessment*: Macroworks
- *MicroClimate Assessment Report*: B-Fluid
- *Fire Safety and DAC*: JGA Fire Engineering Consultants with Eoin O'Herlihy Access Consultant
- *Waste Management*: AWN Consultants
- *Social Audits*: Future Analytics Consulting
- *EIAR*: Prepared and Coordinated by McCutcheon Halley Planning Consultants with additional consultant input (See EIAR for further team details)

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This experienced Design Team has worked together to produce a considered sustainable development solution for the site that responds to the site context and requirements.

1.4 Summary of the Development Proposal – A Masterplan Approach To Delivery of a High-Quality Mixed-Use Scheme

Three sites have been consolidated into one which has provided for a great opportunity to develop a scheme that can be fully integrated with existing and proposed streets and which can create a new urban quarter for Tallaght. The proposed scheme includes the creation of new streets and public realm including a large new public plaza, which will deliver a very high standard of urban living and amenity for new and future residents. This document describes the design process which has resulted in the proposed development now submitted and details how it accords with the proper planning and sustainable development of the area.

The proposed development is set out as follows within the statutory notice:

The development will consist of a mixed use residential development (total GFA 55,180 sqm) comprising a new urban quarter and streets with 5 no. blocks to provide 438 no. apartment units (including live/work units) and associated amenity facilities, a 403 no. bedspace student accommodation scheme and associated amenity facilities, childcare facility (c.380 sqm), 6 no. retail / commercial units (c.632 sqm in total) and a security room (c.52 sqm). This will comprise phase I of the overall development of the c.7.2 ha. site and will be located on a net site area of 3.45 ha. (excluding proposed temporary car park at grade). The proposed development will include the demolition of all existing buildings, on the overall c.7.2 ha. site, ranging from one to three storeys in height and the removal of hardstanding throughout. The proposed buildings for demolition include the 2 – 3 storey Belgard Square (c.11,362 sqm) and associated single storey security hut (c.9 sqm); 3 storey Belgard House (c.9,706 sqm) and associated single storey security hut (c.14 sqm); 2 storey former Uniphar factory (c.7,780 sqm), associated 2 storey office building (c.1,033 sqm) and associated single storey security hut (c.14 sqm). The proposed development will also include provision of site boundary protection where required to facilitate the phasing of the development.

The proposed development will include the provision of a new north – south street bisecting the site (to later connect to the planned Airton Road Extension) with 2 no. East- West internal streets proceeding east towards Belgard Road (pedestrian access only onto Belgard Road) and proceeding west (to later connect to lands in ownership of South Dublin County Council if required). Works to public roads to include replacement of roundabout at intersection of Belgard Square North and Belgard Square East, with a signalised junction and provision of cycle lanes on Belgard Square North and provision of a pedestrian crossing at Belgard Road.

The 438 no. apartments (158 no. 1 bed, 230 no. 2 bed and 50 no. 3 bed) will comprise 4 no. blocks (A1, A2, A3, B1) ranging from 4 - 10 storeys in height. Block A1 will be 4 – 7 storeys in height comprising 34 no. 1 bed units, 41 no. 2 bed units and 13 no. 3 bed units with residents' amenities (c.298 sqm) on the ground floor. Block A2 will be 4 – 7 storeys in height comprising 27 no. 1 bed units, 77 no. 2 bed units and 15 no. 3 bed units with residents' amenities (c.307 sqm) on the ground floor. Block A3 will be 4 – 10 storeys in height comprising 51 no. 1 bed units, 58 no. 2 bed units and 7 no. 3 bed units with residents' amenities (c.127 sqm) on the ground floor. Block B1 will be 4 – 8 storeys in height comprising 39 no. 1 bed units, 53 no. 2 bed units and 15 no. 3 bed units with 1 no. 2 bed live / work unit and 7 no. 1 bed live / work units.

Balconies / winter gardens / terraces to be provided on all elevations at all levels for each block.

The development will also consist of a 403 no. bedspace purpose built student accommodation scheme (Block B2) of 6 – 9 storeys in height, to be used for student accommodation or accommodation related to a Higher Education Institute only during the academic year, and student accommodation or accommodation related to a Higher Education Institute or tourist/visitor accommodation during academic holiday periods. Bedspaces are accommodated within 10 no. studio clusters, 10 no. 4 bed clusters, 1 no. 6 bed cluster, 15 no. 7 bed clusters and 29 no. 8 bed clusters. The proposed development also provides for ancillary facilities (c. 815 sqm) including a common room, gym, study room, laundry room and reception / parcel station; and staff facilities to include offices, kitchen and shower facilities, all at ground floor level. Commercial units to be accommodated within the ground floor of Block B1 will provide 6 no. retail / commercial units (c.632 sqm) in total. Block B1 will also accommodate the ground floor 'work' element of the proposed 8 no. live / work units (c.509 sqm) and a security room (c.52 sqm).

A childcare facility (c.380 sqm) will be provided within the ground floor of Block A2 and ancillary outdoor play area (c.242 sqm).

The proposed development will also provide 107 no. car parking spaces (including 3 no. car club spaces) to be provided at grade (c.3,180. sqm) under podium within Blocks B1 and B2 and a total of 22 no. on street parking spaces. A total of 1,227 no. cycle spaces will be provided within single storey secure shelters and ground floor storage rooms throughout the scheme and 20 no. on street bike club stands will also be provided south of Block B2.

Two semi-private courtyards (located at grade) of c.1,410 sqm and c.1,361 sqm incorporating children's play spaces are proposed for the use of Blocks A1, A2 and A3. A semi-private courtyard of c.1,495 sqm, incorporating a children's play space, is proposed for the use of Block B1 and an amenity courtyard of c.1,250 sqm for the use of students is proposed for Block B2 (both at first floor podium level). A temporary car park at grade (108 no. spaces) is also proposed for the use of residents of Block A1, A2 and A3 and will be removed on completion of Blocks B1 and B2.

A public plaza of c.2,366 sqm is proposed to the north of Block B1 to provide for multifunction outdoor uses and an amphitheatre / attenuation feature (with below ground attenuation tank) with Multi Use Games Area.

A combined heat and power plant (c. 225sqm) will be located at ground floor within Block A3 and will facilitate connection to the proposed HeatNet system.

The development will also include for waste storage areas (residential and commercial), plant rooms, green roofs, solar panels and ESB substations within Blocks A2, A3, B1 and B2.

The proposal includes all other landscaping, new public realm (c.7,442 sqm), boundary treatment, public lighting, servicing, excavation and associated site development works above and below ground including piped site wide services.

The principle development statistics of the proposal are as shown below:

Development Statistic	Proposed Development
No. of Apartments	428 no. as follows: 158 no. 1 bed 230 no. 3 bed 50 no. 3 bed
Student Accommodation	403 no. bedspaces as follows: 10 no. studio clusters 10 no. 4 bed clusters 1 no. 6 bed cluster 15 no. 7 bed clusters 29 no. 8 bed clusters
Site Area	Red Line: 7.2 ha. Green Line: 3.8 ha. Phase 1 (net site area): 3.45 ha.
Gross Demolition Area	29,918 sqm
Gross Floor Area	55,180 sqm
Density	146 units per hectare
Plot Ratio	1.59
Site Coverage	37%
Building Height	4 – 10 storeys
Aspect	37% dual aspect
Public Open Space	44.3% (22.8% excl. new public realm)

Table 1.1: Development Statistics

1.5 Scheme Rationale

The proposed development comprises Phase I of an overall 7.2 hectare development site, which will form a new urban quarter for Tallaght.

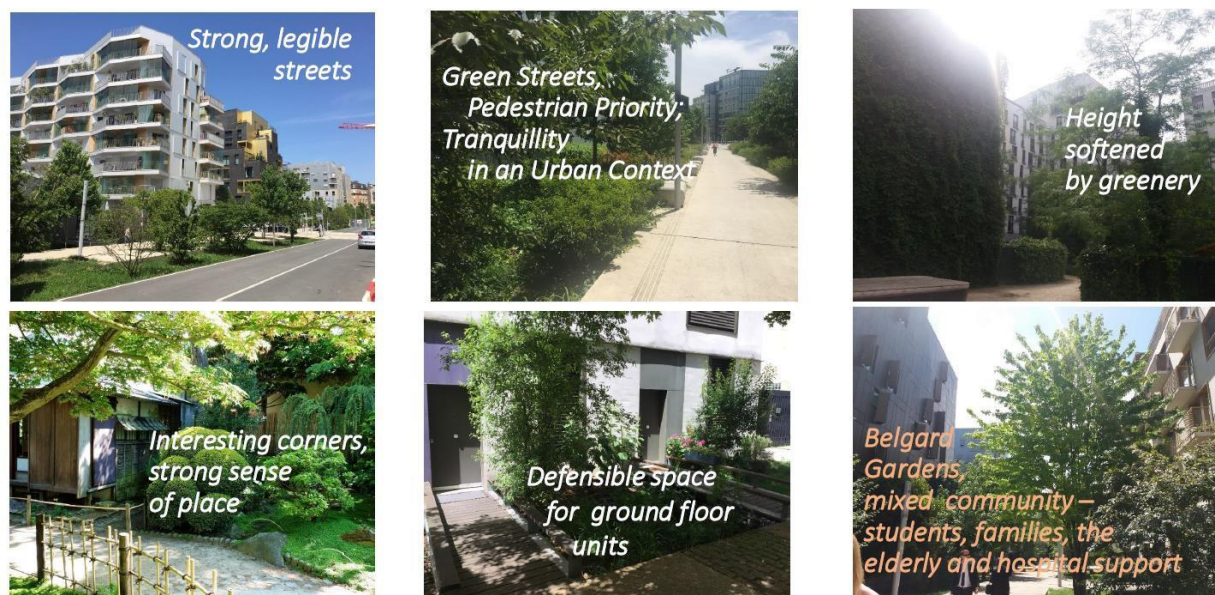


Fig. 1.2: Concept Vision

The vision for the scheme is to create a new mixed community living in an urban garden, where car travel is minimised and pedestrian and cyclist movements are prioritised. The proposed name for the completed development is Belgard Gardens, which is intended to convey the 'green environment' and emphasis on sustainability which the scheme is based upon.

High quality landscaping is the defining feature of the development and it is envisioned that the scheme will provide an exemplar for future development based on its innovative SuDS features and green infrastructure.

The Phase I planning application will frontload the essential infrastructure for the site including the main streets which form the block layouts, future connections to planned road infrastructure, public and semi-private open spaces, childcare facility and drainage infrastructure. This provides clarity in terms of the overall plan for the site and further detail is available in this regard within the *Masterplan* document which accompanies this Planning Application to An Bord Pleanála.

1.6 Phase II

The Phase II outline design comprises approximately 1,100 residential units covering sectors 04 to 09 located to the North of Phase 1.

It is expected that there will be 13 no. residential blocks ranging in height from 4, 6, 8 storeys, and a 13 storey 'landmark building' with a dedicated civic centre of 4 storeys addressing the public plaza in sector 05.

Phase II will comprise a mixed-use development with apartments, duplex units and live / work units comprising 29% (1-beds), 52% (2-beds), 19% (3-beds) along with mixed retail, Food and Beverage outlet, tenant resident amenities and a multi-purpose civic centre.

From the perspective of land and soil, there will however be 2 no. basement car parking areas with an outline area of approximately 11,000 sq.m which will contain associated plant, bicycle parking and bin storage areas.

The development will include infrastructure to service and provide access to the Phase II residential units, with the provision of car and bicycle parking to take the same approach as that for Phase I.

2.0 SITE LOCATION AND CONTEXT

2.1 Site Location and Urban Context

The subject site, which measures c.7.2 ha is located at the junction of Belgard Square North and Belgard Road, Tallaght, Dublin 24. The sites are known as Belgard House, Belgard Square and the former Uniphar factory and are generally bounded to the east by Belgard Road, to the south by Belgard Square North, to the west by vacant land and commercial buildings, and to the north by the Belgard Retail Park.

Surrounding land uses include Cookstown Industrial estate to the north which provides a mix of commercial and industrial uses, however, it is currently experiencing high levels of vacancy. IT Tallaght is located to the east on a campus of 16 hectares and is to become a Technological University with Dublin Institute of Technology (DIT) and IT Blanchardstown in January 2019. The Square Shopping Centre is located to the south of the site and accommodates over 160 stores. The offices of South Dublin County Council and the Red Rua Arts Centre are also located within close walking distance.

The site is currently fully vacant with only Belgard House being occasionally occupied over the previous number of years. Despite enjoying a strategic location adjacent to the junction of Belgard Square North and Belgard Road, the sites have little or no relationship with the public realm and are screened by overgrown planting and high palisade fencing.

The site is generally flat, however a high point is located to the mid-west of the site falling east to north east.

Aerial views of the site are provided in Figures 2.1 – 2.3 below.

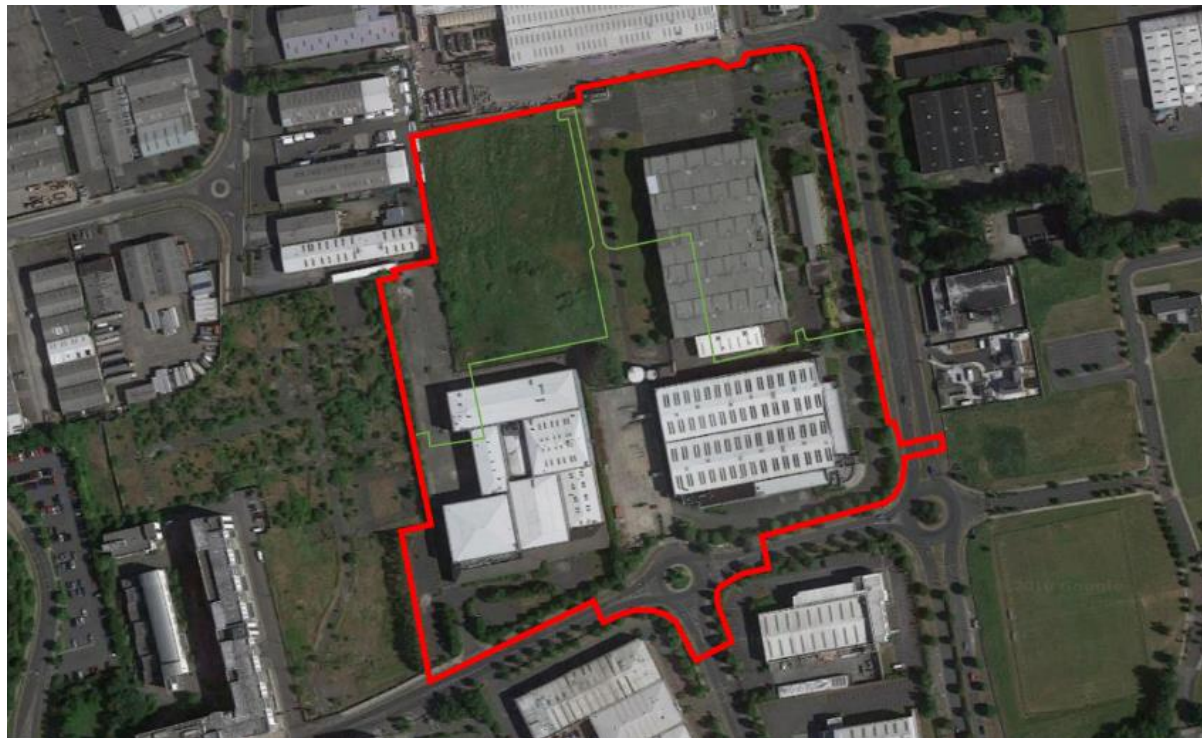


Fig. 2.1: Aerial View of of the subject site (outlined in red) with the Phase I application area denoted in green (Source: googlemaps.ie with Tom Phillips + Associates annotation).



Fig. 2.2: Northward Aerial View of the overall Masterplan Site (Phase I & II) outlined in red (source: Bing Maps with Tom Phillips + Associates annotation).



Fig. 2.3: Westward Aerial View of the overall Masterplan Site (Phase I & II) outlined in red (source: Bing Maps with Tom Phillips + Associates annotation).

These sites represent a significant underutilisation of zoned and serviced lands within an evolving urban area. The site enjoys a prime location within walking distance of a large range of amenities, services and employment hubs. The location of the site within the centre of a number of strategic nodes is shown in Fig. 2.3 below.



Fig. 2.3: Strategic Context of Subject Site

There are a range of public transport options located in close proximity to the site, which include the Luas Red Line (c.400m from subject site) that provides frequent, high capacity services from Tallaght to Dublin City Centre. A number of bus stops, including 2 no. stops which are directly adjacent to the site, are also easily accessed from the subject site and provide services to Dublin City, Blanchardstown, Blessington, Citywest and Jobstown. The site also benefits from close proximity to planned transport infrastructure including the BusConnects programme (to be serviced from Belgard Square North) and MetroWest (to be serviced from Belgard Road).

3.0 PLANNING HISTORY OF THE SUBJECT LANDS

3.1 Why Review Planning History?

Planning history is reviewed in order to ascertain if previous applications on the subject site have raised any concerns either from those making submissions/observations on the applications (and appeals against decisions) or concerns raised by the planning officers considering the applications/appeals or if precedents have been established by previous planning permissions. Once such concerns have been identified, whatever proposal is in hand can be configured, insofar as is possible, to address them. The planning history of adjacent structures and sites will also be examined.

All planning applications are recorded in a Planning Register kept by the relevant Local Authority. Whilst every effort is made to carry out a detailed planning history search, it is important to note that our findings are only as accurate as the Planning Authority's available records.

3.2 Planning History of Subject Site – A Short Overview

We have carried out a planning search using the South Dublin County Council website in order to establish the planning history of the subject site. There is 1 no. recent application (Reg. Ref. SD18A/0094) pertaining to the subject site which was lodged on 23/03/18 comprising Belgard House, Belgard Square and the former Uniphar factory for the following;

“Demolition of all existing buildings on the site ranging from one to three storeys in height and the removal of hardstanding throughout. Proposed buildings for demolition include 2-3 storey Belgard Square (c.11362sq.m) and associated single storey security hut (c.9sq.m); 3 storey Belgard House (c.9706sq.m) and associated single storey security hut (c.14sq.m); 2 storey former Uniphar factory (c.7780sq.m), associated 2 storey office building (c.1033sq.m) and associated single storey security hut (c.14sq.m). The proposed development will also include provision of site boundary protection where required and all ancillary site works. At this site of 6.87 hectares, approximately, at a combined site - the sites are known as Belgard House, Belgard Square and the former Uniphar factory and are generally bounded to the east by Belgard Road, to the south by Belgard Square North, to the west by vacant land and commercial buildings and to the north by the Belgard Retail Park”.

A Request for Further Information (RFI) was issued on 15/05/18 in relation to 2 no. items as follows;

1. Submission of an EIAR for the proposal
2. Updated Construction and Demolition Waste Management Plan

A response was not submitted to the Council with the last day for response being 14/11/2018. The application was declared withdrawn by SDCC on 11/12/2018. It should be noted that the subject application addresses the issues raised in the RFI and includes both an EIAR and a *Construction and Demolition Waste Management Plan*.

4.0 PRE-APPLICATION CONSULTATIONS AND FEEDBACK

4.1 Overview of Meetings Held

The Applicant and the Design Team have undertaken a number of Pre-Planning Meetings with South Dublin County Council (hereinafter SDCC) under S.247 of the *Planning and Development Act 2000* (as amended) in addition to an initial informal Masterplan meeting, which allowed all parties to discuss the main considerations and requirements for the subject site. In addition to these meetings, all members of the Design Team have continuously engaged with relevant departments within SDCC in terms of detailed design considerations such as landscaping, drainage, public lighting, traffic and transport and Part V provision. The detail of these consultations is set out within the documentation provided by each Design Team member.

An initial S.247 meeting was undertaken between the Applicant and Design Team with SDCC on 09/02/2018 (Ref. SHD1SPP01/18) with a second S.247 meeting taking place on 01/06/2018 (Ref. SHD1SPP07/18). Following the conclusion of the formal S.247 meeting with SDCC, the Application prepared a Request for a Pre-Application Opinion, which was submitted to An Bord Pleanála in June 2018 (Ref. ABP-301909-18).

A Tripartite meeting under S.6 of the *Planning and Residential Tenancies Act 2016*, was held between the Applicant and Design Team, An Bord Pleanála and SDCC on 30/07/18, which enabled an overview of the Applicant’s proposal, the submission of the Planning Authority and an *Assessment and Recommended Opinion of An Bord Pleanála* to issue.

A *Notice of Pre-Application Consultation Opinion* was issued to the Applicant on 10/08/18 and sets out the issues which the Board considered required further consideration in advance of the submission of the Planning Application.

This Planning Application includes a *Response to ABP Opinion* prepared by Tom Phillips + Associates, which is accompanied by additional documentation prepared by OCSC, Consulting Engineers and O’Mahony Pike Architects that specifically reviews and responds to the issues raised at the Tripartite Meeting.

In the time since the receipt of the ABP Opinion, the Applicant and Design Team have undergone further discussion with SDCC in terms of drainage and engineering requirements and Part V provision.

An overview of the Pre-Application process and timeline in the development of the scheme proposal is provided in Fig. 4.1.



Fig. 4.1: Overview of Consultation Timeline

4.2 Masterplan Meeting with SDCC

An informal meeting was held with South Dublin County Council on 25th October 2017 to discuss the general proposal and design rationale for the site. Given the expired nature of the Tallaght LAP, the Applicant wished to undertake early engagement in order to ensure the best response to the opportunities and challenges of the site.



Fig. 4.2: Initial Proposed Layout, October 2017 (Source: OMP Architects)

During the meeting, the following points of note were discussed:

- The site was considered critical in order to open up development further north into the Cookstown Estate.
- Active use to be provided around the plaza area. Given the scale of the proposal, it was considered important to demonstrate the quality and benefits of the scheme.
- The Belgard Road Edge was considered hostile and required visual activity. Belgard Square North should become a street and the roundabouts required removal in the interest of good urban development.
- It was recommended that consideration be given to the future delivery of the Airton Road extension and ensure that the proposed scheme can be integrated with it.
- The proposed layout should provide for a road through the site that could be connected to the Part 8 Cookstown Way extension to be delivered by SDCC.

This feedback was used to amend the proposed scheme, which was then presented again to SDCC under the formal S.247 pre-application process.

4.3 S.247 Pre Application Consultation Meetings

The formal S.247 Pre-Application Consultation with the Planning Authority required under the *Planning and Development (Housing) and Residential Tenancies Act 2016* took place on the 9th February 2018 (Ref. SHD1SPP01/18).

A summary of the matters discussed and the Applicant's Initial Responses is provided below:

SDCC Feedback	Applicant Response
Compliance with expired Tallaght LAP or Draft Tallaght LAP.	See Section 5.1 below
Active frontages to Belgard Road and Belgard Square North.	Active frontages are provided via a mix of residents indoor amenity spaces for the use of residents and student facilities within the student accommodation block. A number of retail units and enterprise spaces for the live/work units are also proposed.
Important corners on main routes to be defined.	The landmark and gateway locations as identified in the LAP have been given special consideration in term of providing focal points for the scheme. See architect's Design Statement for further detail.
Extend Belgard Square East north into the site with potential for connections further north.	This is achieved through the north - south street which bisects the site and provides secondary streets from this main route.
Provide connection between Airton Road and Cookstown Road (street link shown appears pedestrian which is not acceptable).	The north / south road will provide for vehicular, cyclist and pedestrian movement and will tie into the Airton Road Extension once delivered
Provide Pocket Park fronting Cookstown Road.	It is clarified that this land is located within the SDCC site to the west. The proposed site layout takes account of the development potential of the SDCC site.
Provide a focal urban space within subject lands.	A public plaza is proposed – see Section 5.5 regarding public open space provision.
Preference for perimeter blocks with varying heights and reasonably continuous frontage.	Perimeter blocks are provided throughout with visual links to internal courtyards.
Blocks should be 'sliced and diced' with variety of urban grain.	Proposed variations in height and alternative massing and materials provides architectural and visual interest.
General context scale of 4 – 6 storeys, additional height on basis of contribution to legibility and streetscape.	Proposed heights are generally of 4 to 7 storeys, which is considered appropriate with regard to the sustainable use of zoned land proximate to excellent public transport.
Materials, finishes and design should provide aesthetically pleasing finish.	Proposed materials are of high quality including brick, white render and metal linings.
A two phase application process should front load infrastructure such as green spaces and roads in Phase I application.	Phase 1 will include all infrastructure for the site including streets, public spaces and drainage.
Applicant to submit a robust rationale relating to roll out of site works.	A construction management plan and phasing plan has been prepared.

Applicant advised to maximise sustainable transport measures and to strengthen and improve links to ITT.	Car parking is minimised and shared car and cycle schemes will be facilitated. There is also scope to provide a commercial car hire use within one of the proposed commercial units.
Explore Uses which complement IT Tallaght and Hospital. Avoid take-aways and off-licences and promote night time and leisure uses.	A student accommodation scheme with ancillary facilities is proposed. Takeaways and off-licences do not form part of the proposal. Leisure uses will be accommodated in Phase II adjacent to the public plaza.
Provide details of heat exchange building and compatibility with HeatNet.	This has been accommodated in Block A2 and the Applicant continues to liaise with SDCC regarding accommodation of HeatNet infrastructure.
A glint and glare analysis should be provided which takes account of aviation safety.	A preliminary glint and glare methodology note has been prepared. A full analysis will be submitted with the planning application.
The Applicant should liaise with the public lighting section, environmental services and Parks and Landscaping regarding suitable proposals.	The Applicant continues to liaise with SDCC in all respects and summary feedback notes provided in the summary Pre-Planning Booklet dated 2nd May 2018.

Table 4.1: Summary Issues - Initial S.247 meeting with SDCC

A second formal S.247 Pre Application Consultation with the Planning Authority took place on 1st June 2018 (Ref. SHD1SPP007/18) to discuss the above amendments. The below provides an overview of the primary items of discussion.

- Demolition Application to be deemed withdrawn. This will be incorporated into the Phase 1 planning application

The current live application on the site (Ref. SD18A/0094) regarding the demolition of all buildings will be deemed withdrawn and all demolition proposals will be included in this Phase 1 application.

- SDCC requested that the north-south street to the Airton Road extension to be front loaded as part of Phase 1 development and within 5 year permission. SDCC requested timing and rationale for delivering north-south street and critical infrastructure.

The Design Team suggested that this link road could be constructed within 3 years. This is reflected in the submitted Phasing Diagrams.

- SDCC suggested that Community/ Civic building be delivered as part of Phase I application but noted not critical if design team provide rationale.

The Design team noted that while the plaza would be delivered in Phase I, it did not seem appropriate to provide the civic building as the receiving environment and boundary/ edge conditions would be characterised by hoarding until phase II was completed. The building would be isolated and would not be serving a critical mass of population thereby impacting on its use and viability on the short-term. No change required.

- SDCC recommended that the design team discuss the proposal in further detail with the Irish Aviation Authority and contact Tallaght Hospital regarding building heights, flight path and avoidance of any impact on its emergency helicopter services.

This point is noted and is now reflected in the methodology within the *Glint and Glare Analysis* prepared by Macroworks and the *MicroClimate Modelling Report*, both submitted with this application.

- SDCC queried the colonnade feature at Ground Floor along Belgard Square North and the need to ensure good passive surveillance and avoidance of blind, sheltered corners to mitigate against anti-social behaviour.

Design team noted that the street frontage will be activated by tenant amenities, concierge facilities etc. Building design and massing is also more attractive and dynamic due to this element. See *Design Statement* provided by O'Mahony Pike Architecture for further detail.

- Design team to provide clearer allocation and description of ground floor resident's amenities and uses.

This point is noted and it is clarified that a range of uses for residents are proposed to include a lounge, function room and work spaces to ensure good quality active streetscape on Belgard Square North.

- Architectural massing, scale, design and material finishes were well received by the Planning Authority. SDCC suggested that the Applicant consider additional variety in material in certain areas to further enrich the scheme. This could be some rendered or coloured metal panels in certain locations.

This point is noted and has been developed further at detailed design stage.

- SDCC referred to proposed Heatnet system and potential to accommodate ducting within the Atlas GP Ltd. site.

Atlas note that they are supportive of the proposed Heatnet system and will work alongside SDCC to agree on most favourable route and connection.

Please see Appendix A for a copy of both S.247 meeting minutes.

4.4 Tripartite Meeting with Applicant, An Bord Pleanála and SDCC

A tripartite meeting between the Applicant and design team, An Bord Pleanála and SDCC took place on 30th July 2018 and a Notice of Pre-Application Consultation Opinion was issued on 10th August 2018 in addition to an *Inspector's Report on Recommended Opinion*. A full *Response to ABP Opinion* document has been prepared in relation to this meeting and the Opinion of the Board and is enclosed with this planning application.

4.5 Ongoing Consultation regarding the HeatNet Project

The Applicant (via its parent company, Marlet) continues to engage with SDCC regarding the proposed HeatNet project which intends to develop a pilot 4G (fourth generation) district-heating network linked to waste-heat generated from the new data-centre on Belgard Road. SDCC commenced a Part 8 consultation for the construction of an energy centre and associated underground heat network pipes on 19th October 2018 and approval was given on 10th December 2018. Marlet has provided a letter of consent to SDCC for the inclusion of pipes which traverse the subject site within the Part 8 consultation and continues to support the project subject to detailed design and agreement.



The finalised location of the pipe route (which SDCC have confirmed to be exempted development), will be subject to agreement and the consent of Marlet. This will ensure that there is no conflict with services or structures associated with the proposed scheme should permission be granted for both the subject proposal. See Appendix B for letter of Comfort to SDCC dated 10th October 2018.

4.6 Stakeholder Consultation

The Applicant has engaged with a number of key stakeholders located within the area throughout the design process. A series of meetings were held with figures with Tallaght University Hospital, Institute of Technology Tallaght and South Dublin Chamber of Commerce. These meetings provided a useful overview of the local development context and particularly gave an insight into the nature and type of accommodation being sought by key workers within the area.

5.0 PLANNING POLICY CONTEXT

5.1 Tallaght Local Area Plan 2006 (Extended 2011 – now expired)

The application site is subject to the provisions of the *South Dublin County Development Plan 2016 – 2022* (hereafter *Development Plan*) and the recently expired *Tallaght Local Area Plan 2006* (extended in 2011, hereinafter *Tallaght LAP*). Feedback given by SDCC under the Pre-Application meeting SPP01/18 advised that the development of the site should be guided by principles of the expired LAP or the provisions of a draft LAP if at draft stage when the application is lodged. Whilst the position of the Local Authority is acknowledged, the expired LAP has been overtaken by recent National Policy and Guidelines. A full analysis of the compliance of the proposal with these policies and guidelines is provided in the accompanying *Statement of Consistency*.

5.2 South Dublin County Council Development Plan 2016-2022

The site is zoned 'Regeneration' with the objective "to facilitate enterprise and/or residential led regeneration" within the *South Dublin County Council Development Plan 2016 – 2022* (Development Plan).

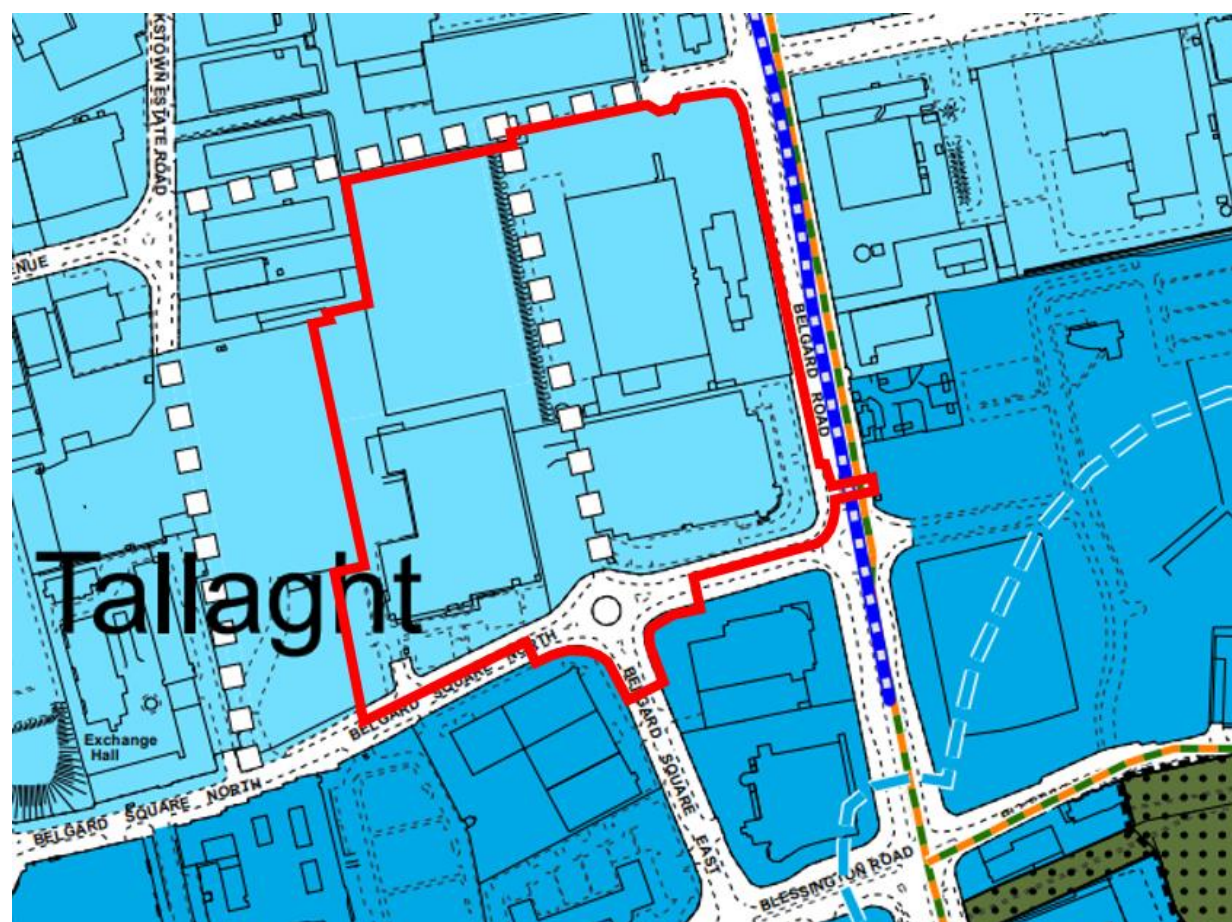


Fig. 5.1: Development Plan zoning map extract with site indicated in red (Source: sdcc.ie, cropped and annotated by TPA)

There is a long term road objective which bisects the site as illustrated by the white dotted line in Fig. 5.1. A further long term roads objective is located to the north of the subject site and is known as the proposed Airtown Road Extension.

To the west, a third long term roads objective is located from the Cookstown Estate Road to Belgard Square North. This road was recently approved under the Part 8 process in February 2018.

Objective H8 Objective 4 of the Development Plan states the need "To support proposals for more intensive enterprise and/or residential led development within areas designated with Zoning Objective 'REGEN' (To facilitate enterprise and/or residential led regeneration), subject to appropriate design safeguards and based on traditional urban forms that adhere to urban design criteria".

The following use classes are Permitted in Principle, Open for Consideration and Not Permitted within this zoning category. Proposed uses in this development are highlighted in bold.

USE CLASSES RELATED TO ZONING OBJECTIVE	
Permitted in Principle	Advertisements and Advertising Structures, Childcare Facilities , Community Centre, Education, Enterprise Centre, Health Centre, Home Based Economic Activities, Hotel/Hostel, Housing for Older People, Industry-Light, Live-Work Units , Motor Sales Outlet, Office-Based Industry, Office less than 100 sq.m, Offices 100 sq.m –1,000 sq.m, Offices over 1,000 sq.m, Open Space, Petrol Station, Public Services, Recreational Facility, Residential , Restaurant/Café, Residential Institution, Science and Technology Based Enterprise, Shop-Local , Sports Club/Facility, Stadium, Traveller Accommodation.
Open for Consideration	Allotments, Bed & Breakfast, Betting Office, Boarding Kennels, Car Park, Crematorium, Cultural Use, Doctor/Dentist, Embassy, Funeral Home, Garden Centre, Guest House, Hospital, Industry-General, Nursing Home, Off-Licence, Place of Worship, Primary Health Care Centre, Public House, Recycling Facility, Retail Warehouse, Retirement Home, Service Garage, Shop-Neighbourhood, Social Club, Veterinary Surgery, Warehousing, Wholesale Outlet.
Not Permitted	Abattoir, Aerodrome/Airfield, Agriculture, Camp Site, Caravan Park-Residential, Cemetery, Concrete/Asphalt Plant in or adjacent to a Quarry, Conference Centre, Fuel Depot, Heavy Vehicle Park, Industry-Extractive, Industry-Special, Nightclub, Outdoor Entertainment Park, Refuse Landfill/Tip, Refuse Transfer Station, Rural Industry-Food, Scrap Yard, Shop-Major Sales Outlet, Transport Depot, Wind Farm.

Table 5.1: Land use zoning matrix

5.3 Residential Density

HOUSING (H) Policy 8 Residential Densities states "It is the policy of the Council to promote higher residential densities at appropriate locations and to ensure that the density of new residential development is appropriate to its location and surrounding context".

The scheme proposes higher densities due to its location adjacent to Tallaght Town Centre and its excellent transport links including the Red Line Luas and 7 no. bus stops within a five minute walking distance. The proposed density is 146 units per hectare (uph) using a methodology whereby the house clusters in the student accommodation (65 no.) are classed as residential units which when added to the 438 no. apartments gives a total of 503 no. units. Applying this to the net site area (3.45 ha.) results in a density of 146 uph.

The provision of active ground floor uses including resident’s amenities, retail and enterprises uses will ensure a new vibrant neighbour. The Applicant is cognisant of the location of the site outside of the designated Retail Core of Tallaght and therefore does not propose significant retail uses which would compete with the Square Shopping Centre.

5.4 Heights, Daylighting and Dual Aspect

Building heights of generally between 4 and 7 storeys are proposed for the scheme. A 10 storey element is proposed for Block A3 which will form a landmark feature at the entrance to the scheme. The 9 storey element within Block B2 (student accommodation scheme) will also form a gateway to the site). An overview of the proposed heights is shown below:



Fig. 5.2: Height Strategy (Source: OMP Architects, Masterplan Document)

It is an objective of the *Development Plan* (H9 Objective 4): “To direct tall buildings that exceed five storeys in height to strategic and landmark locations in Town Centres, Mixed Use zones and Strategic Development Zones and subject to an approved Local Area Plan or Planning Scheme”.

It is noted that there is currently no LAP in place for Tallaght, however as noted in Section 5.1 of this Report, recent changes to National Policy as set out in the 2018 *Apartment Guidelines*, *Height Guidelines* and *Ireland 2040* have made clear that additional density facilitated through increases in height is acceptable, subject to the creation of quality living environments and adherence to certain performance criteria:

“To more effectively address the challenge of meeting the housing needs of a growing population in our key urban areas, it is clear that we need to build inwards and upwards, rather than outwards. This means that apartments will need to become a more prevalent form of housing, particularly in Ireland’s cities³”.

Notwithstanding that higher densities are supported by National Policy, a *Material Contravention Statement* setting out the rationale for non compliance with H9 Objective 4 of the *Development Plan* accompanies this planning application. In addition, it is noted that precedent for buildings of scale is

evident within the local Tallaght context with the adjacent Exchange Hall (7 storeys) and Tallaght Cross (6 to 10 storeys).

The nature and layout of the proposed blocks ensures excellent daylighting and sunlighting of both the internal courtyards and apartments. A *Daylight and Suncast Shadow Study* has been undertaken by JV Tierney Consulting Engineers and accompanies this planning application. The Study finds that the block design meets with the principles of the BRE guide and the latest guidelines for new apartments as issued by the Department of Housing with good quality daylight available across a substantial portion of the development.

The *Height Guidelines* state that *appropriate and reasonable* regard should be taken of quantitative performance approaches to daylight provision outlined in guides like the Building Research Establishment’s *‘Site Layout Planning for Daylight and Sunlight’* (2nd edition) or *BS 8206-2: 2008 – ‘Lighting for Buildings – Part 2: Code of Practice for Daylighting’*.

In line with the provisions of the *Apartment Guidelines*, the *Height Guidelines* make allowances for where a proposal may not fully meet all requirements of daylight provisions. This discretion should be applied where it is desired that a scheme meets wider planning objectives such as comprehensive urban regeneration. This is applicable to the subject scheme whereby the requirement to provide for a sustainable level of development results in a need for some discretion to be applied in terms of completely meeting performance standards.

Notwithstanding that the scheme does not meet quantitative standards in all case, the quantum of spaces meeting the daylight factor target is greater than 80% and exceeds international environmental assessment standards such as BREEAM, which targets a figure of 80% and LEED, which targets a figure of 75%. In addition, sufficient amounts of sunlight will be available in the development’s amenity areas.

The 2018 *Apartment Guidelines* state that apartment schemes should deliver at least 33% of the units as dual aspect in more central and accessible and some intermediate locations, i.e. on sites near to city or town centres, close to high quality public transport or in SDZ areas, or where it is necessary to ensure good street frontage and subject to high quality design. The proposed scheme includes 164 no. dual aspect units, which equates to 37% of the scheme. Given the location of the site adjacent to Tallaght Town Centre and proximate to high quality public transport, it is considered that this percentage of dual aspect units is appropriate.

³ National Planning Framework, 2018, p.93

5.5 Public Open Space

The following policies are required by the Development Plan with regard to public open space:

Development Plan Requirement	Design Response
A detailed Landscape Plan that outlines the extent of open space and details for its treatment will be required with residential developments of 10 units and above.	Please see accompanying landscaping drawings and landscape statement prepared by Brady Shipman Martin (BSM).
In all other zones all new residential development shall be required to incorporate a minimum of 10% of the total site area as public open space.	Total open space across the site amounts to 44.3% including, public and semi-public spaces. The public plaza equates to 7% open space, however given the scale and amenity value of the proposed public realm provision (c. 7,442 sqm), the total increases to 22.8% public open space (excl. semi-private courtyards). This generous provision of public open space, including the central plaza, will be delivered at an early stage of the overall masterplan project which will be of benefit to the wider area.
Public and semi-private open space in all residential developments will be required to incorporate natural features that promote children's play. Opportunities for children's play should be addressed as part of the Landscape Plan.	High quality landscaping is proposed throughout the scheme. The provision of courtyards located at grade within Blocks A1, A2 and A3 will allow for generous tree planting and green areas.
Developments of 50 units or over shall include formal provision for children's play in semiprivate or public open spaces through provision of a Young Children's Area for Play (YCAP), or a Local Equipped Area for Play (LEAP) or a Natural Play Area. Where publicly accessible YCAPs are provided, they should be taken in charge by the local authority.	The landscaping proposals include a children's play area within each residential courtyard. The proposal for the central civic plaza includes a multi-use play area. This area is not proposed to be taken in charge by the local authority due to the dual function attenuation system within the plaza.
Play features should be sited so that they are accessible and supervised, without causing nuisance to nearby residents.	The play areas are located to the centre of each courtyard and are not immediately adjacent to apartments or private amenity spaces.

Table 5.2: Overview of Landscaping Rationale

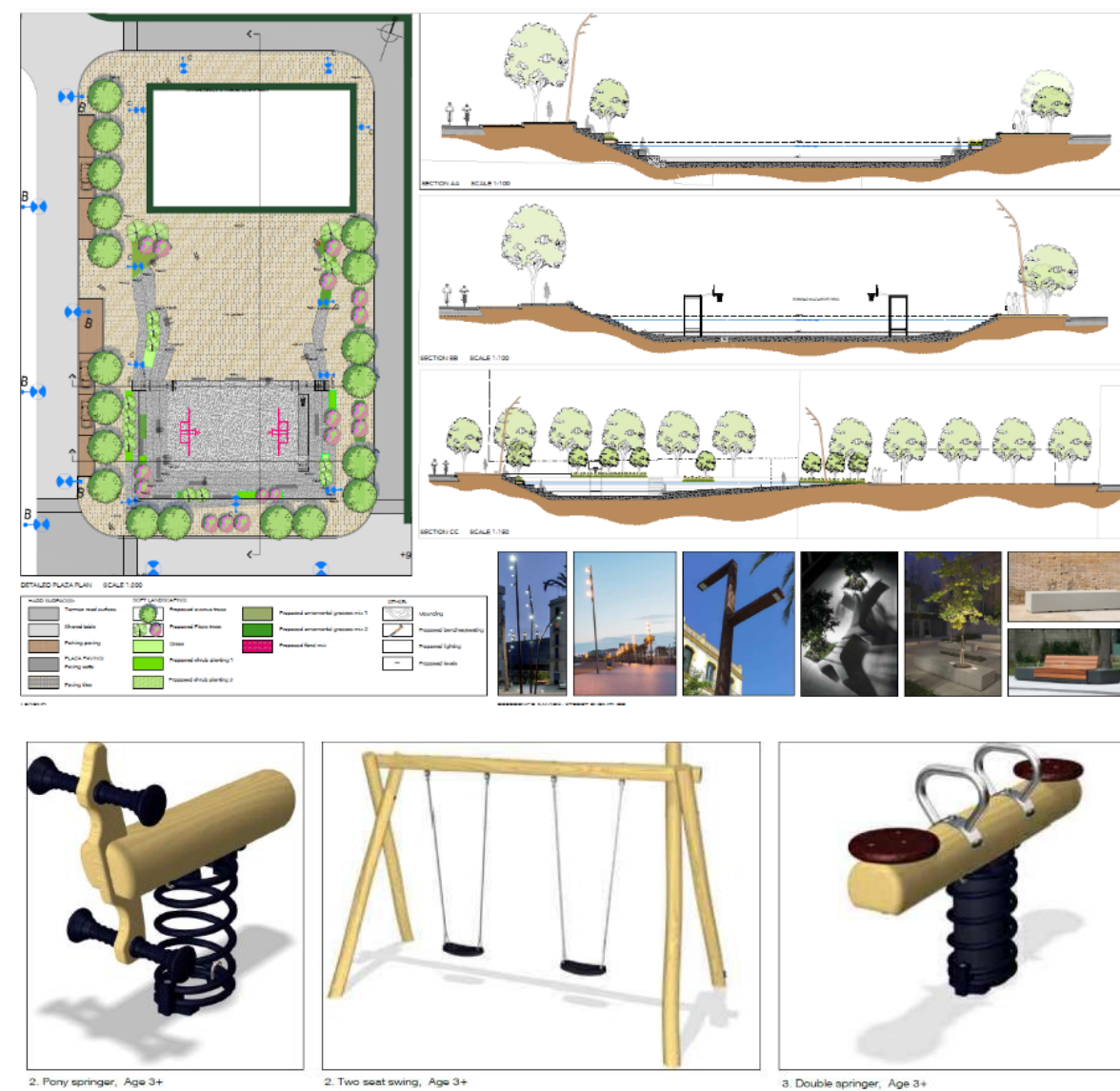


Fig. 5.3: Landscaping Proposals (Source: BSM)

5.6 Private Open Space

Private balcony and terrace sizes for all apartments are indicated on the *Housing Quality Assessment* as provided by OMP Architects. It is noted that private amenity space requirements are consistent across the *2018 Apartment Guidelines* and the *Development Plan* as shown below:

Minimum floor areas for private amenity space

Studio	4 sq m
One bedroom	5 sq m
Two bedrooms (3 person)	6 sq m
Two bedrooms (4 person)	7 sq m
Three bedrooms	9 sq m

Table 5.3: Private Open Space Requirements (Source: 2018 Apartment Guidelines)

Private open space is provided via balconies and terraces in compliance with minimum areas. Many balconies exceed the minimum areas required, with balconies of greater than 7.5 sqm provided in most cases. A number of apartments are provided with large balconies (c.20 sqm), which will benefit from views towards the mountains. These will be particularly suitable for larger households.

Balconies and terraces will be screened with glass and aluminium screening, as per the proposed building design. Ground floor terraces shall be protected with low hedges and soft landscaping.

5.7 Dwelling Mix, Size and Amenities

The *Development Plan* includes the H10 Objective 1, “To ensure that new residential developments provide for a wide variety of housing types, sizes and tenures in line with the Interim South Dublin County Council Housing Strategy 2016-2022”.

The residential mix of the application is set out below.

Sector 1 & 2 Mix		Current Mix	
Total 1Bed	158	36%	
Total 2Bed	230	53%	
Total 3Bed	50	11%	
TOTAL	438	100%	

Table 5.4: Unit Mix

The *Development Plan* states that proposals that include a high proportion of one bedroom dwellings (more than 10%) shall be required to demonstrate a need for such accommodation. As such, we submit that the Housing Strategy states that average household sizes have been falling throughout the Dublin Region with South Dublin experiencing the largest reduction. A *Socio-Economic Statement* prepared by Future Analytics Consultants accompanies this planning application and corroborates this finding. The FAC Report finds that in 2002, 96% of the total housing types in Tallaght were semi-detached, detached and terraced units, with just 2.6% being apartments or flats. Using the latest CSO figures from 2016, two person households make up 38% of the total household mix, which suggests that one and two bed units will be a continuing future requirement for the residential market in the area.

Dwelling size and design complies with the provisions of ‘Sustainable Urban Housing: Design Standards for New Apartments’ (2018) as evidenced by the *Schedule of Accommodation* provided by OMP Architects. Section 3.8 (a) of the Guidelines state that “The majority of all apartments in any proposed scheme of 10 or more apartments shall exceed the minimum floor area standard for any combination of the relevant 1, 2 or 3 bedroom unit types, by a minimum of 10% (any studio apartments must be included in the total, but are not calculable as units that exceed the minimum by at least 10%)”. The proposed scheme provides that 63% of apartment exceed the minimum area, which is in compliance with the Guidelines and illustrates the generous size of the units proposed.

The proposed development seeks to ensure the highest standard of living accommodation for future residents and as such, includes proposals for communal amenity spaces within the ground floors of the residential blocks. These facilities will be available for the use of residents, however it is also envisioned that they would be available for hire for a nominal fee to local residents or community groups. The facilities are located on Belgard Square North and will provide passive surveillance as well as day and night-time activity.

The available facilities total c.732 sqm and will include a resident’s lounges, concierge, function room and work stations.

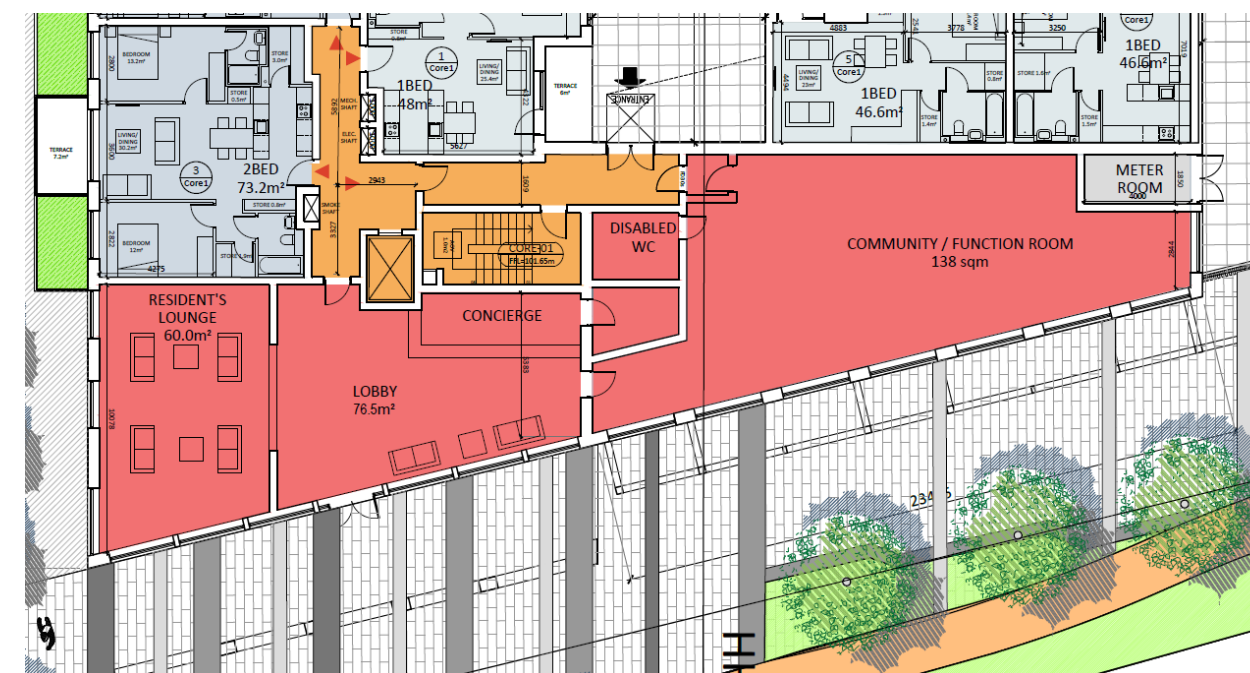


Fig. 5.5: Proposed Resident’s amenities within Block A1 (Source: OMP Architects)

5.8 Separation Distances

A minimum separation distance of 22m between directly opposing rear upper floor windows is required by the *Development Plan* (Section 11.3.1 (v)). Where opposing windows are provided, separation distances are generally between 30m up to 45 m.

5.9 Car and Cycle Parking

Some 107 no. car parking spaces are proposed under podium level, with a further 22 no. car parking spaces proposed on street at grade. 3 no. spaces will be dedicated for the use of a car share scheme such as go-car.

1,227 no. bike parking spaces will be provided as part of this development which will be allocated throughout the development. An additional 20 no. spaces will be provided as part of a bike club scheme and will be located to the south of the student accommodation scheme.

A full overview of the rationale for car and cycle parking is provided with the accompanying documents prepared by OCSC Consulting Engineers.

5.10 Bin Storage / Operational Waste Management

Communal bin stores are provided for each apartment internally within the ground floor of each block and conveniently located for residents. The layout has been designed with bin collection in mind and the road has been tracked to demonstrate a bin truck turning within each Block.

An *Operational Waste Management Plan* has been prepared by AWN Consultants and accompanies this planning application.

5.11 Childcare Facility

The proposed development includes the provision of a crèche in Block A2. This is designed to accommodate c.73 children comprising 6 no. 0 - 1 yr olds, 15 no. 1 - 2 yr olds, 15 no. 2-3 yr olds, and 15 no. 3-6 yr olds, however the exact breakdown of children catered for will be subject to the final operators requirements and local demand. There is also provision for a sessional service to be accommodated within the childcare facility which will cater for 22 no. children during a session with scope for an afternoon / afterschool session also. Total staff numbers will be c. 12 no. An outdoor playground has been provided for the crèche (c.242 sqm).

It is anticipated that the proposed development will result in a demand for 29 no. childcare places. The remainder of the capacity within the childcare facility will cater for the childcare requirements of the Phase II scheme.

Type	Calculation	Total
No. of Households	100%	438
No. of Households which are Families (with or without children)	70.2% (Based on 2016 Census)	307
Avg. no. of children (0-18) per Family (with or without children)	1.38 (x 307)	424
% aged 0 – 4 (SDCC)	27.6% (of 424)	117
% uptake in Childcare	25% (of 117)	29

Table 5.5: Childcare demand calculation

There are 7 no. on street parking spaces adjacent to the facility which may be used for staff parking and set down / pick up spaces for parents and guardians.

This facility has been designed in line with the *Childcare Facilities Guidelines 2001* which states that 'Authorities could consider requiring the provision of larger units catering for up to 30/40 children in areas of major residential development on the basis that such a large facility might be able to offer a variety of services – sessional/drop-in/after-school, etc.'

The proposal is also in compliance with *Development Plan* policies:

Policy C8 (a)

It is the policy of the Council to support and facilitate the provision of good quality and accessible childcare facilities at suitable locations in the County.

Policy C8 (b)

It is the policy of the Council to require the provision of new childcare facilities in tandem with the delivery of new communities.

The proposed hours of operation are 8am to 6pm Monday to Friday and services provided will include full day care, sessional services and after school care.

5.12 Student Accommodation

The *Development Plan* states in HOUSING (H) Policy 4 Student Accommodation that "It is the policy of the Council to support the provision of accommodation for third level student in the campus of third level Institutions or at other appropriate locations that are proximate to centres of third level education". Therefore, it is considered that the proposed development of a 403 bedspace purpose-built student accommodation scheme is compatible with this Policy and will assist ITT as it evolves to a new Technological University with Blanchardstown IT and Dublin Institute of Technology.

The *Development Plan* does not provide quantitative standards in terms of room sizes or ancillary student and staff facilities. Therefore, in designing the proposal, the Applicant has had regard to best practice and required standards set out by other Planning Authorities. The below breakdown of bedspaces is proposed.

TOTALS	(No)
8 bed cluster	29
7 bed cluster	15
6 bed cluster	1
4 bed cluster	10
Studio cluster	10
	65
TOTALS	
Bedroom Type 1	354
Bedroom Type 2 (DAC)	13
Studio	36
	403

Table 5.6: Breakdown of student accommodation unit clusters

High quality amenity facilities comprising both indoor and outdoor spaces are proposed for the use of the student residents. Indoor facilities total c.848 sqm and include:

- Common room (including group kitchen and games area)
- Foyer with seating and reception
- Gym
- Study Room
- Laundry Room
- Parcel store area
- Staff facilities (including offices, kitchen shower and storage room)

Externally, a dedicated semi-private open space area is provided at podium and accessed from the foyer. This area measures c.1,250 sqm and provides a seating area, Multi-Use Games Area and hard and soft landscaping.

5.13 Live / Work Units

A total of 8 no. live work units are proposed to the east of the main street. These units will provide flexible ground floor space (c.509 sqm in total) with good street frontage suitable for a variety of enterprise and creative / commercial uses. As shown in Fig. 5.6, the units have been designed with large fenestration at ground floor level, an open-plan floor and, storage and WC facilities which would be suited to accommodate a range of businesses and services.

Residential accommodation is provided at first floor level with 1 no. 2 bed apartment and 7 no. 1 bed apartments. These units reflect the Regeneration zoning of the site, which encourages Enterprise and / or Residential led uses. In addition, ET2 Objective 3 of the *Development Plan* states the intention “To support proposals for incubator, starter and/or live work units on lands designated with Zoning Objective ‘REGEN’ (to facilitate enterprise and/or residential led regeneration)”.

It is envisioned that the units would be particularly suited to sole traders or start-up businesses and will contribute to the economic development of the area.

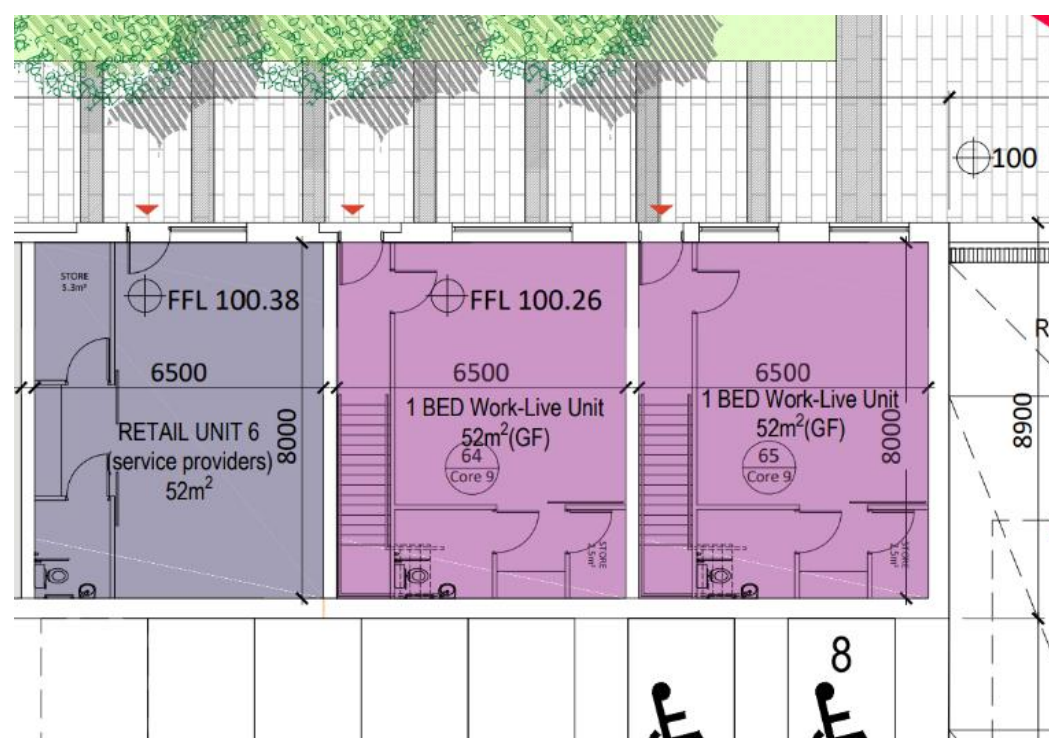


Fig. 5.6: Live / Work Units adjacent to proposed plaza (Source: OMP Architects)

5.14 Commercial Units

A number of local retail and services units (totalling c.632 sqm) will be provided in close proximity to the central plaza and the entrance street. These units are detailed as retail / retail services units and may include a café / restaurant unit, pharmacy and local convenience retailer. The Applicant is continuing to investigate demand for healthcare and medical related uses and it is considered that given the multifunctional design of the units, they may be amended or amalgamated at a later stage in response to identified demand. The Applicant is happy to accept a condition requiring that the end uses be agreed with the Planning Authority prior to commencement of operation.

6.0 AVIATION SAFETY

The Applicant and the Design Team are highly cognisant of the nearby location of the helipad located at Tallaght Hospital at a distance of 150m west of the subject site. The Applicant initially engaged with the Director of Facilities of Tallaght University Hospital (TUH) who advised that a number of entities who operate the helipad be contacted with regard to understanding what impact, if any, the proposed development may have on its operation. Information regarding flight paths and the location of the helipad were also provided. The following is a summary of the consultations undertaken.

Contact	Response
Corporate Affairs, Irish Aviation Authority	A recommendation was made on 17 th September 2018 for the Applicant to contact CHC Ireland DAC and the Irish Air Corps.
Flight Operations Manager for Coast Guard Helicopters (CHC Ireland DAC)	Confirmed by email on 20 th September 2018 that the Coast Guard do not operate the TUH Helipad.
Property Management Branch, Department of Defence	A recommendation was made on 12 th October 2018 that the Applicant carry out an aviation impact assessment, a Glint and Glare study and provide a timeline of construction and impact study of any large obstacles. It was also suggested that the Applicant meet with the Air Corps.
Irish Air Corps	In response to a request to meet, the Air Corps advised on 18 th October 2018 that the development proposal had been passed to the Officer in charge of Heli Operations in Baldonnel and that any comments arising would be sent via the Property Management Branch of the Department of Defence.

Table 6.1: Overview of Aviation Consultations

No further comments were received in respect of the proposal. The Applicant ensured that the recommendations provided, regarding investigative studies, were carried out and these are included with this planning application. A full copy of correspondence is included in Appendix C of the *Planning Application Form*.

A *Glint and Glare Assessment* was undertaken by Macroworks relating to both the helipad at TUH and a number of additional aviation receptors. Please note that where glare occurs, this can be classified as Green, Yellow or Red. Green glare is considered by the Federal Aviation Administration (FAA) to be an acceptable level of reflectance effect. The *Glint and Glare Assessment* should be consulted for a comprehensive analysis of results, however a summary is provided below:

Aviation Receptor	Result
Weston Airport	No potential for glare of any type at the runway or Air Traffic Control Tower (ATC).
Baldonnel Aerodrome	Potential for Green Glare (acceptable) to occur on runway approaches. No Glare potential at the ATC.
Dublin Airport	No Glare at the ATCs and runways 23 and 29. Potential for Green Glare (acceptable) at other runways.
Tallaght Helipad	A large number of receptor points were analysed due to the potential random trajectory of helicopter flights. Potential levels of reflectance did not exceed a level greater than Green Glare (acceptable)

Table 6.2: Summary of *Glint and Glare Assessment*

A *Wind and Microclimate Modelling* assessment was undertaken by B-Fluid and includes an analysis of potential impacts on the TUH helipad. The report concludes that the proposed development has no impact on the helipad within prevailing wind conditions. Some minor impacts may occur in east and north east wind flows, however the development also serves to partially protect the helipad from this incoming wind as the wake which causes the acceleration of the flow is actually created by the existing building between the site and the helipad.

It should be noted that within a c.18 month period from 2017, there were just 17 no. helicopter landings at TUH. The infrequency of the use of the helipad coupled with the fact that there will be no impact during prevailing wind conditions results in a very minimal likelihood of any negative impact on the helipad operation.

7.0 DEMOLITION AND CONSTRUCTION PHASING

A *Demolition and Construction Methodology and Phasing Plan* has been prepared by OCSC Consulting Engineers and accompanies this planning application. In addition, a *Demolition and Construction Waste Management Plan* has been provided by AWN Consulting which outlines how waste will be managed during the demolition and construction phases of the development.

The development is proposed to be constructed in a series of five phases as follows:

- 1) Construction of central junction and streets within the scheme
- 2) Construction of Blocks A1, A2 and A3; replacement of roundabout on Belgard Square North with signalised junction and provision of cycle lanes, pedestrian crossing at Belgard Road
- 3) Commence construction of Block B1, central plaza and remainder of north / south central road
- 4) Completion of Block A1, A2, A3, B1, upgrades to Belgard Square North and Belgard Road crossing. Temporary car park located to north of Blocks A1, A2 and A3
- 5) Completion of all Phase I works and removal of temporary car park

It is expected that demolition works will commence in Q1 2019 and that construction works will be completed in Q4 2021 should permission be forthcoming. Notwithstanding the proposed timeline, a ten year permission is sought in order to allow sufficient time for contingencies and to allow for amalgamation works with Phase II once permitted.

8.0 PART V

Part V of the *Planning and Development Act, 2000* (as amended) applies to the proposed development in respect to the provision of social housing units. In order to reach an agreement regarding compliance with Section 96 of Part V of the *Planning and Development Act, 2000* (as amended), Marlet acting on behalf of Atlas GP Ltd. met with the Housing Department of South Dublin County Council in May 2018 regarding the proposed development. Following the pre-application meeting with An Bord Pleanála in July 2018, Marlet undertook further consultation with the Housing Department of South Dublin County Council noting that design changes resulted in a minor increase in proposed units to a total of 438no. The 44 no. units designated for Part V i.e. 10% of the overall units proposed, consist of 22 no. 1 bed, 18 no. 2 bed and 4 no. 3 bed apartments.

In accordance with the Council's requirements, indicative costings are enclosed as part of this planning application.

A validation letter from South Dublin County Council's Housing Department is also enclosed with this planning application. Thus, it is considered that the proposal meets the requirements of Part V of the *Planning and Development Act, 2000* (as amended).

9.0 AA SCREENING

An *AA Screening* has been prepared by Altemar and accompanies this planning application. The purpose of the AA Screening is to assess whether effects to the Natura 2000 network are likely to occur in accordance with Article 6(3) of the *Habitats Directive and the Planning and Development (Amendment) Act, 2010*. The *AA Screening* concludes that significant effects are not likely to arise, either alone or in combination with other plans or projects that would result in significant effects to the Natura 2000 network.

It is requested that An Bord Pleanála makes a written determination in this regard.

10.0 ENVIRONMENTAL IMPACT ASSESSMENT REPORT

Environmental Impact Assessment (EIA) requirements derive from EU Directives. Council Directive 2014/52/EU amended Directive 2011/92/EU and is transposed into Irish Law by the European Union (Planning and Development) (Environmental Impact Assessment) Regulations 2018.

Proposed development which falls within one of the categories of development specified in Schedule 5 of the *Planning and Development Regulations 2001*, as amended, which equals or exceeds, a limit, quantity or threshold prescribed for that class of development must be accompanied by an EIAR.

The subject development does not fall within development classes set out in Part 1 of Schedule 5. It does however fall within development classes set out in Part 2 of Schedule 5 and the applicable categories are;

- 10b)
i (i) Construction of more than 500 dwellings

The proposed development incorporates 438No. residential units, and 65No. clusters containing 403No. student bed spaces i.e. a total of 486No. dwellings. The proposed development triggers a requirement for a mandatory EIA because the number of units is 503 and exceeds the threshold of 500 dwellings.

- i (iv) Urban development which would involve an area greater than 2 hectares in the case of a business district, 10 hectares in the case of other parts of a built-up area and 20 hectares elsewhere. (In this paragraph, "business district" means a district within a city or town in which the predominant land use is retail or commercial use.)

The application area is an existing vacant industrial site. It is zoned 'REGEN' in the South Dublin County Council Development Plan 2016-2022 and the objective is to support and facilitate the regeneration of underutilised industrial lands for more intensive enterprise and residential led development. Accordingly, neither the existing land use nor the zoning satisfy the definition of a business district.

However, the proposal is urban development and noting the site's location within the town of Tallaght it is considered prudent to apply the precautionary principle and consider it to be a 'business district'.

The application area is c.7.2 hectares and so exceeds the 2ha threshold. It is thus considered that EIA is mandatory.

14) Works of Demolition carried out in order to facilitate a project listed in Part 1 or Part 2 of this Schedule where such works would be likely to have significant effects on the environment, having regard to the criteria set out in Schedule 7.

This application seeks permission for the demolition of existing vacant units and associated hardstanding areas. The purpose of the works is to facilitate the development of the site for a project listed in Part 2 of Schedule 5. Again, applying the precautionary principle, it was concluded that the proposed demolition works may be likely to have significant effects on the environment and to definitively discount this, an EIAR would be required.

The EIAR has been coordinated by McCutcheon Halley, Planning Consultant and is submitted with this planning application.

11.0 CONCLUSION

We submit that the proposed residential mixed-use development, on this strategically-located brownfield site, will make a positive contribution to this emerging urban area. It will contribute to creating a vibrant, sustainable residential community and help meet the needs and expectations of its future residents.

The proposed development of a new urban quarter to comprise 438 no. apartments (including 8 no. live / work units) and a 403 bedspace student accommodation scheme in addition 6 no. retail / commercial units and a 380 sqm childcare facility with a public plaza, new streets and a high quality public realm is considered compliant with the objectives and policies of the *South Dublin County Development Plan 2016 – 2022* and National Policies. Irish Water are satisfied that there is capacity in the system for the proposed development and it is feasible to connect to it.

The proposed development represents a high-quality scheme adjacent to Tallaght town centre and proximate to high quality public transport services. The proposal will meet the Regeneration zoning objective of the subject site and revitalise an underutilised vacant site in a prime location in order to meet the significant local demand for new homes.

The development proposals have been subject to 2 no. pre-planning meetings with SDCC and a tripartite meeting between the Applicant, An Bord Pleanála and SDCC, in addition to a number of informal meeting and stakeholder consultations. The scheme provides for an appropriate and efficient residential density given the excellent public transport links in the locality and will create a public realm which is innovative and will support a major improvement in public realm provision for the area.

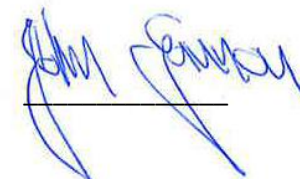
The scheme also provides a range of apartment types suitable for a mix of tenures. This means the scheme would be fit for people at different stages of the life-cycle, ranging from individuals to larger families.

Having regard to the land use zoning objective for the area, the existing underutilised nature of the site, and pattern of development in the area we believe that the proposed scheme would not seriously injure the amenities of the surrounding area and would be acceptable in terms of residential amenity, convenience and public health.

We, therefore, submit that the proposed development would be in accordance with the proper planning and sustainable development of the area.

We will be happy to assist An Bord Pleanála by providing any clarification or additional information required and look forward to receipt of acknowledgment in due course.

Yours faithfully



John Gannon
Director
Tom Phillips + Associates

Encl.



APPENDIX A: S.247 MEETING MINUTES

SOUTH DUBLIN COUNTY COUNCIL PLANNING DEPARTMENT PRE-APPLICATION CONSULTATION REPORT FORM		
Pre Planning Ref. No. SPP01/18	ADVICE WITHOUT PREJUDICE	Meeting held under the provisions of the recently adopted Strategic Housing Legislation. Any subsequent planning application should be lodged with ABP under the aforementioned legislation.



CONSULTATION:	Meeting	X
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Date of Consultation: 09/02/2018	
Full address of subject site	Belgard Square North, Belgard Road, Tallaght, Dublin 24
Name/s of Applicant/s and/or Agents Contact Details	Applicant: Atlas GP Ltd Notifier: Marlet Agent: Marlet - Ciara Slattery
SDCC Staff present	Colin Clarke, Executive Planner Jim Johnston, Senior Executive Planner, Adrian Barrett, Roads Robert Roche, Roads Grainne Mowlds, Lighting Applicant represented by: Thomas Burns (BSM), Colin King (OMP), Derek Murphy (OMP), Anthony Nolan (OCSC), Mary McMahon (Marlet), Ciara Slattery (Marlet), Tom Sweetman (OMP), Patrick Creann (Marlet), Hankeen Badh (Marlet)

DESCRIPTION OF PROPOSAL
Mixed residential, retail & Commercial units, childcare facility. Civic plaza with basement and podium parking. Community Centre.

ZONE: 'REGEN' – 'To facilitate enterprise and/or residential led regeneration.'

LAND USE MATRIX - The uses intimated by the applicant are permitted in principle or open for consideration under the land use zoning matrix contained within the Country Development Plan.

FEEDBACK/OBSERVATIONS OF PROPOSAL

Comment where relevant:	Please note that advice or opinions offered at consultations is given in good faith and cannot prejudice the determination of a subsequent planning application in accordance with Section 247 of the Planning and Development Act, 2000 and in accordance with the provisions of the recently adopted Strategic Housing Legislation.
	General Guidance <ul style="list-style-type: none"> Meeting requested after one high level meeting in which the guiding principles of the site were forwarded to the applicant. This guidance is of course non-statutory and was issued to the applicant due to the current vacuum in terms of local statutory guidance. The applicant is advised to ensure any proposal reflects either:

(i) The guiding principles outlined and previously forwarded and the provisions of the recently expired Tallaght LAP in terms of building heights, provision of infrastructure, public lighting, landscaping & open space. Previous refusals within the area did not follow guidance set out within the LAP.

or

(ii) The provisions of a draft Tallaght LAP if at draft stage when lodged.

The application should also adhere to and include details in terms of:

- Adherence to National Standards & specifically the 2015 Apartment Guidelines.
- Adherence with 2016-2022 CDP in terms of certain material required to facilitate the comprehensive assessment of any subsequent planning applications such as:
 - Design Statement
 - Climate Change & Adaptation Statement
 - MMP/WTP
 - Car parking standards
 - Bike parking standards & relevant changing/shower facilities
 - TIA & RSA & Sightline Analysis
 - C & D Management Plan
 - Part V agreement
 - Clear delineation of areas to be Taken-in-Charge.
 - Creche – Staff no's, children no's. age brackets, drop off. Details required.
 - Demolition works to be correctly advertised, adequate information in terms of plans and elevations, robust C&D Plan with consideration given to decontaminated waste.
 - Landscape – Trees proximity to buildings, adequate soil planting area, lighting columns not located near trees, meet with SDCC's lighting specifications, all planting bio-diversity friendly in relation to All-Oreland Pollinator Plan. Open spaces will not be taking-in-charge.
- Additional information which may be required includes:
 - AA Screening Report
 - Information relating to EIA or lack thereof
 - Schedule of units, sizes, amount of storage space, no. of rooms,

Site specific advise

Urban Design Guidance

An opportunity to provide a world class, high quality example of architecture and urban design.

Proximity to the Luas and QBC should be exploited.

Key points:

1. Primary, active frontage to Belgard Road and Belgard Square North. The street sections shall be designed to provide attractive frontage and calm traffic, provide buffers etc.
 - o Junction Belgard Rd and Cookstown Rd seen as a Gateway within the Tallaght LAP.
2. Important corners on the main routes shall be properly defined - not recessed. Scale and design are crucial.
3. Extend Belgard Square East north into the site (with potential to make connections further north).
4. Provide connection between Airton Road and Cookstown Road.
 - Street link shown appears to be a pedestrian link at the northern end which is not acceptable and would not accord with the provisions of the LAP or CDP.
5. Provide pocket park (open space) fronting Cookstown Road.
6. Provide a new focal urban space (square), within Marlett lands. This shall accommodate the turning of the Belgard Square East route west to meet the Cookstown Road.
7. Preference for perimeter blocks with varying heights and with reasonably continuous frontage, whilst allowing light to penetrate to open spaces and to allow views of the mountains from within the site.
8. Blocks should be sliced and diced with a general variety of urban grain.
9. General context scale of between 4 and 6 storeys. Additional height considered on the basis of contribution to legibility and streetscape. Overshadowing should be avoided and solar gain maximised. Proposal exceeds building heights detailed within the recently expired LAP. However, strong precedence within the area for buildings of this height.
10. Materials, finishes and design should ensure a high quality aesthetically pleasing finish, which adds to the architectural quality of the area.

Phasing programme

Applicant detailed the intention to provide for the development of the site by way of 3 no. separate planning applications.

The Planning Authority advised that the preference would be for 1 no. application. The Planning Authority also advised that if the development was to comprise 2 no. applications then 'Phase 1' should be front-loaded to include all the main infrastructural elements such as green spaces and roads.

Construction phasing programme

Applicant was advised to submit a robust rationale relating to the roll out of site works. i.e area of commencement and infrastructure included.

Sustainable Travel and Accessibility

Applicant was advised that the car parking levels detailed within the CDP are maximums and flexibility would be advised in terms of lowering the no. of car parking spaces, given the proximity of the site to the Luas and surrounding bus network.

Applicant advised to attempt to disperse car parking entrances around the site boundaries to avoid queuing in/out of the site.

Applicant advised to strengthen and improve links to IT Tallaght given the application involves student accommodation.

Applicant advised that cycle facilities should align with the requirements of the National Cycle Manual.

Potential uses

Applicant advised to explore and investigate uses which would be complementary to both Tallaght ITT and the hospital. The LAP is expected to promote uses which would complement the hospital and Tallaght IT.

Applicant advised to heed lessons learnt from surrounding mixed use- residential developments such as Tallaght Cross West, which provided for a crèche at second floor level and a series of other uses which were maybe not positioned as well as possible within the site and led (along with other economic factors) to high levels of vacancy.

Applicant advised that the LAP states that a proliferation of take-aways within the Core Area is not acceptable. In this regard, the CDP also has policies in terms of betting offices and off-licenses. The Planning Authority consider the core area has already got an appropriate serving in terms of betting offices, take-aways and off-license.

Applicant advised that the LAP recommends uses such as night time entertainment and leisure uses within to the north and north-west of the square.

Applicant advised that the potential community uses should be well defined. An application stating community use really requires more detail. Applicant clarified that the proposed pavilion building would function as community facilities.

Energy issues

Applicant advised that the issue of heat exchange needs to be comprehensively detailed including the type and location of the proposed building.

Aviation Safety

Applicant advised that in terms of the provision of solar arrays, a Glint and Glare Assessment is required as the Department of Defence and Irish Aviation Authority will be asked for comments through the referral process.

Applicant also advised that any design should be cognisant of and aware of the helipad facilities within the Tallaght Hospital site.

Public Lighting

Applicant was advised to peruse the public lighting specifications information

available on the South Dublin County Council website.

Environmental Services

Applicant advised to liaise with Brain Harkin (Senior Engineer) in terms of water and drainage.

Parks and Landscaping

The applicant advised to liaise with Suzanne Furlong (Senior Parks Superintendent) in terms of water and drainage.

Miscellaneous

Applicant advised to look at site histories within the area and, specifically SD17A/0212, which consists of a recently granted planning permission by SDCC (still within ABP appeal period). The Planner's Report details the Planning Authorities methods in terms of assessing a planning application within the Tallaght area, in which the LAP has expired.

Signature

Colin Clarke

Executive Planner

SD17A/0211

Coby site –

Demolition of the existing 2 storey commercial building (comprising 3 units) and a portion of the adjoining Red Cow Inn (total c. 1,765sq.m); (ii) Construction of a 4 storey with mezzanine over basement mixed use building comprising the following: stores, plant, toilets and ancillary areas at basement level; event/exhibition space at ground and mezzanine floor levels (c.1,653sq.m); café/bistro at 1st floor level (c.844sq.m); offices at 2nd and 3rd floor level (c.1,692sq.m); terraces at 1st and 2nd floors; lobby and circulation areas throughout; plantroom at roof level - total gross floor area including basement (c.5,324sq.m). (iii) Associated works to the adjoining Red Cow Inn to provide connection at various floors; (iv) Improvements to the existing pedestrian footbridge over the Naas Road (R110) and provision of a new stairs (and lift structure for future fit out) to connect to the bridge. (v) Revisions to car parking within the Red Cow Complex and adjoining the Coby building. (vi) All associated site development works, services provision, drainage, vehicular access, car and bicycle parking, landscaping and boundary treatment works.
Granted subject to 14 conditions.

SD16A 0047

Modifications to permission, Reg. Ref. SD15A/0138 in addition to concurrent application SD15A/0386, comprising of the following:
(1) extension to existing hotel restaurant and provision of a new entrance and lobby at ground floor level, total additional floor area c.188sq.m;
(2) Change of use of permitted hotel gym to meeting rooms (c.67sq.m)
(3) Change of use 2 permitted hotel bedrooms to hotel gym (c.59sq.m).

SD15A/0386

Provision of 2 additional storeys above the permitted 5 storey extension and containing 52 additional hotel bedrooms; revisions to the permitted façade to accommodate the additional floors; omission of permitted courtyard plant room; provision of new external courtyard plant room and plant storage area at basement; modifications to permitted ground floor link and provision of additional external walkway and balustrade; revisions to existing/permitted car park to now provide 412 spaces and associated landscape works; all associated site development, services provision, landscaping and associated works as permitted under Reg. Ref. SD15A/0138. The above revisions result in a net increase in gross floor area of c.2,376sq.m.

Decision: Notification to Grant permission subject to conditions, dated 19-Feb-2016.

SD15A/0138 and An Bord Pleanála reference PL06S.245321

Construction of a new hotel wing comprising 5 storeys (c.5340sq.m total GFA) and containing 104 bedrooms, meeting rooms, lounge area, link to existing hotel, and plant area (c.40sq.m); modifications to existing hotel comprising demolition of c.2.5sq.m to accommodate new hotel link and change of use of hotel administration area to gym (c.73sq.m); demolition of existing 'Pavilion' building (c.2709sq.m); modification to hotel parking areas to now provide a total of 420 spaces (existing and new), with revisions to internal roads, set down areas, coach parking and delivery areas; closure of secondary entrance to Red Cow Business Park access road; all associated site development, landscaping, open spaces, boundary treatment works, car parking and infrastructural services provision.

Decision: Grant permission by SDCC and by Bord subject to conditions. Contributions condition appeal upheld by ABP, section 48 contribution accordingly reduced.

SD06A/0927

The proposed development will be carried out over 2 phases. Phase 1 will comprise the following: demolition of the existing Exhibition and Business Centre (c. 2,719sq.m. gross floor area (GFA) comprising business centre, exhibition room, warehouse and ancillary areas; existing Red Cow Hotel entrance lobby (c.44sq.m); and existing substation (c. 40sq.m); construction of a six storey (including roof level) car park building (c. 17,755sq.m GFA excluding basement area) over semi-basement area) over semi-basement (c. 1,845sq.m with 1,041 parking bays (44 of which are disabled parking), 70 bicycle parking spaces and ancillary areas; construction of a new 2 storey Nightclub building (c. 1,073sq.m GFA) adjacent to the existing Red Cow Inn building with dance areas, bars, east facing terraces and balcony (c. 121sq.m total), goods delivery access at the east elevation and ancillary areas; construction of a new Hotel and Conference building within the existing surface car park area to the north of the existing Hotel building: this building comprises 17 storey (16 floors plus mezzanine floor) over basement at the western corner of the site, 6 storey over basement wing along Naas Road and a 2 storey over basement wing along Turnpike Road. The Phase 1 Hotel and Conference building will include: a Hotel Leisure Centre (c. 705sq.m GFA) at basement level with swimming pool, gym, saunas, steam room, treatment centre, changing rooms and shower areas; Conference Centre (c. 3,598sq.m GFA) with main conference room (c. 1,505sq.m), first floor gallery (c. 580sq.m), foyer, bar areas, first floor south facing roof garden (c. 223sq.m) ancillary areas; 10 Meeting Rooms with reception and ancillary areas at ground floor level (c. 581sq.m GFA); Restaurant and Bar areas (c.1,377sq.m GFA) comprising ground floor hotel bar (c.355sq.m GFA) with west facing terrace (c.54sq.m), 1st floor hotel restaurant (c. 556sq.m GFA) with west facing terrace (c.25sq.m) and public restaurants (c.466sq.m GFA) at 15th and 16th floors with south facing terrace (c.53sq.m); Hotel Accommodation (c.9,856sq.m GFA) comprising 310 hotel bedrooms (all en-suite) with 26 bedrooms at 1st floor level, 39 bedrooms at 2nd floor level, 44 bedrooms each at 3rd and 4th floor levels, 31 bedrooms at 5th floor level, and 14 bedrooms each at 6th to 14th floor levels. Ancillary developments as part of Phase 1 include the following: a covered walkway between the proposed car park and the main entrance to the new Hotel and Conference building; glazed canopy between the new and existing Hotel buildings; revised internal road layout; 14 taxi parking spaces; private coach set down areas; pedestrian crossing; landscaping and external lighting schemes. Phase 2 of the proposed development will comprise the following: demolition of the existing Red Cow Hotel building (c. 8,051sq.m including basement) comprising 128 hotel bedrooms; restaurant and bar areas; conference/banquet suite; meeting rooms and ancillary areas; construction of an 8 storey over basement wing with single storey conference extension to the Phase 1 Hotel and Conference building and comprising the following: Conference Centre extension (c. 2,100sq.m GFA) with second conference room (c. 1,302sq.m), extended foyer and bar area and ancillary areas; a Business Centre (c.526sq.m GFA) at ground floor level with 8 meetings, reception and ancillary areas; additional Hotel Accommodation (c.5,596sq.m GFA) comprising 201 hotel bedrooms (all en-suite) with 31 bedrooms each at 1st floor to 5th floor levels and 23 bedrooms each at 6th and 7th floor levels. Ancillary developments as part of Phase 2 include the following: redesign of the covered walkway and glazed canopy; redesign of the internal road layout to include underpassing of the Phase 2 Hotel wing; redesign of the taxi parking areas and creation of an additional 2 parking spaces; alterations to Phase 1 landscaping scheme to include the creation of a Plaza; alterations to the external lighting scheme. Ancillary areas throughout the Phase 1 and 2 Hotel and Conference buildings include: Foyer and Lounge areas (c.939sq.m GFA); Staff and Administration areas (c.657sq.m

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GFA); and ancillary areas (kitchens, WCs, services, storage, plant, switch rooms, water storage, lifts, stairs, fire escapes, deliveries, goods handling, waste management and general circulation) (c.9,989sq.m GFA). All ancillary site development works. Plant is located on the roof of the proposed Hotel and Conference building. The 1no. ESB substation proposed for demolition as part of Phase 1 will be replaced with 2 substations. The roof height above ground floor level of the overall proposed development will range from c.6.9 metres (nightclub) to c.55.5 metres (17 storey tall building element). The existing vehicular entrances to the site will be maintained with the Naas Road entrance to be used by incoming traffic only. The total proposed gross floor area for both phases including multi-storey Car Park but excluding basement areas is c.52,277sq.m (total basement area is c7,423sq.m). The total gross floor area of Phase 1 is c.41, 572sq.m (total basement area is c.6,219sq.m) and Phase 2 is c.10,705sq.m (total basement area is c.1,204sq.m). Overall Hotel Accommodation gross floor area (both phases) is c.15,452sq.m with a total of 511 hotel bedrooms. The total gross floor area proposed for demolition (both phases) is c.10,854sq.m The existing Red Cow Inn building (c.3,098sq.m GFA) and existing uses will not be altered as part of this application. The planning application is accompanied by an Environmental Impact Statement (EIS).

Decision: Grant permission subject to conditions.

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SOUTH DUBLIN COUNTY COUNCIL PLANNING DEPARTMENT PRE-APPLICATION CONSULTATION REPORT FORM		
Pre Planning Ref. No. SHD1SPP07/18	ADVICE WITHOUT PREJUDICE	Meeting held under the provisions of the recently adopted Strategic Housing Legislation. Any subsequent planning application should be lodged with ABP under the aforementioned legislation.
CONSULTATION:	Meeting	X
Date of Consultation: 01/06/2018		
Full address of subject site	Belgard Square North, Belgard Road, Tallaght, Dublin 24	
Name/s of Applicant/s and/or Agents Contact Details	Applicant: Atlas GP Ltd Notifier: Marlet Agent: Marlet - Ciara Slattery	
SDCC Staff present	Colin Clarke, Executive Planner, Jim Johnston, Senior Executive Planner, Adrian Barrett, Roads, Robert Roche, Roads, Eddie Conroy, County Architect	
	Applicant represented by: Thomas Burns (BSM), Colin King (OMP), Derek Murphy (OMP), Anthony Nolan (OCSC), Mary McMahon (Marlet), Ciara Slattery (Marlet), John Macken (OMP), Hankeem Badher (Marlet), RORY Burke (J.V.T)	
	Previous Pre-planning: Meeting held on foot of the original meeting on 09 th of February 2018. The initial meeting outlined the guiding principles for the subject site and the content of the recently expired Tallaght LAP in terms of building heights, provision of infrastructure, public lighting, landscaping & open space.	
DESCRIPTION OF PROPOSAL		
Mixed residential, retail & Commercial units, childcare facility. Civic plaza with basement and podium parking. Community Centre (on a 6.87ha site)		
The proposed development is indicated on the pre-planning application form as a 3 Phase Development:		
Phase 1: Demolition of existing structures – Reg. Ref. SD18A/0094 – Currently out on Additional Information.		
Phase 2: Southern section of the site and the areas required for major infrastructure. Application will include primary infrastructure, crèche (420 sqm / 80 children), residential (427 apartments), student accommodation (357 bed spaces) and commercial units		
Phase 3: Separate planning application for the northern section of the site. Application will include community building (1,200 sq.m.), restaurant and café units, residential (1,072), live/work units (8 no.) and remaining infrastructure.		
Scheme in totality (as detailed on pre-planning application form)		
Total No. of apartments: 1,499		
Total student accommodation: 357 beds		

Total Commercial: 2,447 sq.m
Plot Ratio: 2.25 (previous LAP 1.5 – 2.0)
Site coverage: 40%

ZONE: 'REGEN' – 'To facilitate enterprise and/or residential led regeneration.'

LAND USE MATRIX - The uses intimated by the applicant are permitted in principle or open for consideration under the land use zoning matrix contained within the Country Development Plan.

FEEDBACK/OBSERVATIONS OF PROPOSAL

Comment where relevant:	
	Please note that advice or opinions offered at consultations is given in good faith and cannot prejudice the determination of a subsequent planning application in accordance with Section 247 of the Planning and Development Act, 2000 and in accordance with the provisions of the recently adopted Strategic Housing Legislation.
	General Guidance It was once more highlighted to the applicant that: (i) The guiding principles outlined and previously forwarded and the provisions of the recently expired Tallaght LAP in terms of building heights, provision of infrastructure, public lighting, landscaping & open space, should be taken into consideration. or (ii) The provisions of a draft Tallaght LAP if at draft stage when the proposal is lodged. The applicant was again also advised also adhere to and include details in terms of:
	<ul style="list-style-type: none"> • Adherence to National Standards & specifically the National Apartment Guidelines and DMURS • Adherence with 2016-2022 CDP in terms of certain material required to facilitate the comprehensive assessment of any subsequent planning applications such as: <ul style="list-style-type: none"> ○ Design Statement ○ Climate Change & Adaptation Statement ○ MMP/WTP ○ Car parking standards ○ Bike parking standards & relevant changing/shower facilities ○ TIA & RSA & Sightline Analysis ○ C & D Management Plan ○ Part V agreement ○ Clear delineation of areas to be Taken-in-Charge. ○ Crèche – Staff no's, children no's. age brackets, drop off. Details required. ○ Demolition works to be correctly advertised, adequate information in terms of plans and elevations, robust C&D Plan with consideration given to decontaminated waste. ○ Landscape – Trees proximity to buildings, adequate soil planting area, lighting columns not located near trees, meet with SDCC's

lighting specifications, all planting bio-diversity friendly in relation to All-Oreland Pollinator Plan. Open spaces will not be taking-in-charge.

- Additional information required includes:
 - AA Screening Report
 - EIAR
 - Schedule of units, sizes, amount of storage space, no. of rooms,

Site specific advise

Phasing programme

Applicant stated a correction to the information, with respect to the phasing of planning applications, supplied by way of the pre-planning application form. The applicant clarified that it is intended not to respond to the Additional Information request in relation to the demolition works proposed under Reg. Ref. SD18A/0094. The applicant intends to allow the application be deemed 'withdrawn' after the statutory 6 months for responding to the AI request have passed.

At this juncture, the applicant intends to split the proposed development over two phases with the proposed demolition work and the southern section of the site, inclusive of the areas required for the primary infrastructure, and also a crèche (420 sqm / 80 children), residential (427 apartments), student accommodation (357 bed spaces) and commercial units, forming part of the first application.

The applicant intends the second application to relate to the northern section of the site, inclusive of the community building (1,200 sq.m.), restaurant and café units, residential (1,072), live/work units (8 no.) and remaining infrastructure.

The Planning Authority advised that there are significant anomalies between the phasing programme the construction programme as detailed within the pre-planning masterplan document.

The applicant advised that the north/south link road is of paramount importance and should be provided up-front as part of the first planning application and within the first phases of works within the build out of that planning application.

The applicant's preference to build out the northern section of the road at the tail-end of the construction programme (with the two applications being built out concurrently) could lead to significant issues with the road potentially (i) not being delivered within the statutory timeframe resulting in unauthorised development or (ii) not being delivered at all due to unforeseen economic/financial circumstances

The Planning Authority re-iterated the importance of having all major infrastructure including the north/south link road being provided within the first planning application and the early phases of development within the construction of the first application.

The applicant explained the rationale for not providing the community building within the first planning application. The rationale was understood by the

Planning Authority, with the Planning Authority advising the applicant to provide this rationale within the forthcoming planning application.

Urban Design Guidance

The Planning Authority noted some significant changes to the proposal in terms of (but not exclusive to) increases in building heights, particularly the increase from 10 to 12 storeys at the 'Landmark' building located on the southeastern corner of Belgard Square North Sector 1.

The issue of building heights may be informed by the Draft Tallaght LAP (depending on publication of document and lodgment of planning application).

The Planning Authority advised the applicant that the provision of an 'arcade' type arrangement along the southern section of the site (to address Belgard Square North) could potentially give rise to anti-social behavior. The Planning Authority have a strong preference that the arcade is omitted.

In terms of materials and finishes, the applicant was advised to attempt to incorporate another level of detail within the northern elevation of the blocks addressing Belgard Square North. It was suggested that the proposed elevations require a minor amendment or additional layer to ensure the elevation treatment can be viewed as one which adds interest to the adjoining streetscape.

The applicant lodged significant details with respect to the design of the proposed plaza and civic space, which was acknowledged and welcomed by the Planning Authority.

Sustainable Travel and Accessibility

Applicant explained rationale for car parking and cycle parking numbers and noted the intention to utilise bike sharing scheme known as 'Bleper Bikes' Planning Authority note the car parking standards and request applicant to provide a rationale, with respect to the no. of car parking spaces, when lodging the forthcoming planning application.

In relation to bicycle parking, the Planning Authority note that the quantum of bicycle parking is significantly below the minimum levels prescribed within the recently revised National Apartment standards. The Planning Authority note that there are significant design issues to overcome to supply the amount of bicycle parking prescribed within the National Apartment Guidelines. The applicant was advised to contact the NTA to ascertain potential design solutions.

The applicant was informed that providing the correct quantum of bicycle parking within this site is vital given the urban nature of the site and the projected low no. of car parking spaces.

The applicant also discussed issues in relation to the NTA's 'BusConnects' project, which may have implications in terms of the public realm adjacent to the southern extent of the subject site. The Planning Authority recommended continued engagement with the NTA and also SDCC Roads Department in relation to this on-going project.

The Planning Authority advised the applicant to ensure that fire tender access is

provided for within the design of the site layout.

Live-Work Units

The Planning Authority highlight that the P & D Act, P & D Regs, National Apartment Guidelines and the current County Development Plan do not offer any definition or guidance on the provision of 'live-work' units. Notwithstanding the lack of guidance, the Planning Authority consider it vital that the residential element of the 'live-work' units accord with the standards prescribed within the National Apartment Guidelines.

Energy issues

Brief discussion on the importance of the on-going district heating project and the potential for the subject site in this regard. Applicant advised to continue on-going discussions with Eddie Conroy (County Architect), whom is managing this project on behalf of SDCC.

Aviation Safety

Applicant detailed on-going consultations with the Irish Aviation Authority and the provision of a Glint and Glare Assessment. However, the Planning Authority noted that the applicant has not taken into consideration the issue of the helipad facilities within the Tallaght Hospital site. The applicant was advised to undertake further investigations in this regard.

Environmental Services

Applicant tabled extensive details in terms of drainage. Planning Authority noted and acknowledged the utilisation of best practise in terms of the proposed SuDs measures. The applicant advised to continue on-going discussions with Brian Harkin (SDCC Environmental Services Section) with respect to any outstanding issues.

Parks and Landscaping

The applicant advised to liaise with Laurence Colleran and Brendan Redmond in Parks Department. Based on the information submitted, the Planning Authority did not offer any suggestions/recommendations with respect to parks and landscaping.

Note: The Planning Authority commended the applicant in relation to (i) addressing a significant issues raised within the initial pre-planning, and (ii) the quality and legibility of the documentation tabled.

Signature

Colin Clarke

Executive Planner



APPENDIX B: LETTER OF COMFORT RE: HEATNET PART 8 APPLICATION



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Therese Pender,
Senior Executive Architect,
South Dublin County Council,
County Hall,
Tallaght,
Dublin 24.

18 October 2018

Re: Part 8 planning scheme – Heatnet Energy Centre and district-heating network Phase 1 at
Belgard Road/ Belgard Square North

Dear Ms. Pender,

I refer to previous discussions and email correspondence, including your emails of 15th and 16th of October 2018, in relation to the Tallaght District Heating Project (Heatnet). I note South Dublin County Council

(SDCC) are about to commence a Part 8 planning scheme in relation to the construction of a two-storey energy-centre building on a site at the corner of Belgard Road and Airton Road in Tallaght. Marlet notes that the proposed works will also include the first phase of an underground heat network of two parallel pipes 500mm in diameter (which you have confirmed are exempted development and are illustrated on the Part 8 consultation drawings for information purposes only) linking the energy centre to a number of sites on Belgard Road and Belgard Square North.

Marlet note that the Part 8 consultation drawings show sections of the underground heat network traversing our site on Belgard Road/Belgard Square North and we agree to the inclusion of this land in the Part 8 process strictly on the basis of the following understandings:

- This letter of comfort is strictly without prejudice to further representations and / or requirements that Marlet may have in relation to the location, positioning or alignment of the underground heat network (district heating pipes). It does not commit Marlet in any way to further actions or agreements and is of itself not an agreement or commitment of any nature.
- The granting of Part 8 approval will not confer any rights to SDCC or obligations on Marlet in relation to the Belgard Road/Belgard Square North site.
- No action will be taken on the advancement of the district heating network prior to the completion of all necessary agreements with Marlet.

Kind Regards,


Pat Crean
Chief Executive Officer
Marlet Property Group Limited

Marlet Property Group Ltd.: Floor 7, College House, Townsend Street, Dublin 2, D02 F990
Registered in Ireland (Registration number: 591771).
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