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# **Statement of Response to Pre-application Consultation Opinion**

## **Build-to-Rent' Housing Development**

**Units 66 & 67 Fourth Avenue, Cookstown Industrial Estate,  
Tallaght, Dublin 24**

**Steelworks Property Developments Limited**

**October 2019**



**Hughes Planning & Development Consultants**

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## 1.0 Introduction

Hughes Planning and Development Consultants, 70 Pearse Street, Dublin 2, have prepared this Statement of Response to Pre-application Consultation Opinion on behalf of our client, Steelworks Property Development Limited, to accompany a planning application to An Bord Pleanála for a proposed Strategic Housing Development at Units 66 & 76 Fourth Avenue, Cookstown Industrial Estate, Tallaght, Dublin 24. Following consultations with South Dublin County Council, a request to enter into pre-planning consultations with An Bord Pleanála was submitted and a pre-planning consultation meeting was facilitated on 26<sup>th</sup> June 2019.

An Bord Pleanála subsequently issued a Notice of Pre-Application Consultation Opinion on 11<sup>th</sup> July 2019, which identified 6 no. items to be addressed, in order for the application to constitute the reasonable basis for a Strategic Housing Application. These 6 no. items were as follows:

### 1. Height, Density and Unit Mix

*Further consideration of the document as they relate to height and residential density. In this regard, a planning rationale/justification for the height and residential density proposed should be submitted which has due regard to inter alia, the local and national planning policy context. Specifically, the prospective applicant must be absolutely satisfied that the development would not conflict with emerging local policy guidelines in terms of any proposed Local Area Plan. The prospective applicant should also provide a reasoned rationale for the proposed building height, taking into account the pattern of existing and permitted residential developments in the area and the zoning objective and permitted densities pertaining to such lands and how the proposed development of the scale proposed would be successfully assimilated into the area, now and in the future. A planning rationale/justification for the proposed unit type/mix should be submitted which includes a housing assessment report that considered existing and recently permitted developments in the Tallaght area including tenure, unit type and mix. The further consideration of these issues may require an amendment to the documents and/or design proposals submitted.*

### 2. Roads

*Further consideration of the documents as they relate to planned roads improvements in the area. Specifically prospective applicant is advised to illustrate all new and planned road infrastructure as it relates to both subject sites (A and B) and how the proposed development will integrate and/or facilitate these proposals. The prospective applicant should be satisfied that the proposed development is not premature pending the delivery of such road infrastructure. The prospective applicant should demonstrate that the proposed development would not prejudice any stated objectives of the planning authority to deliver new roads and increase the prospect of vehicular connections to and from Cookstown, Airtown Road and Belgard Square North or limit the possibility of land acquisition for proposals led by the Local Authority. The further consideration of these issues may require an amendment to the documents and/or design proposals submitted at application stage.*

### 3. Site Integration

*The pre-application consultation documentation has failed to provide an adequate amount of material to allow any meaningful assessment of site integration if submitted as a full planning application. No documentation has demonstrated how the development will successfully integrate with the character and amenities of the area, such as they are, or recently permitted development to the east. Further consideration should be given in relation to the design rationale/justification outlined in the documents as it relates to the integration of the proposed development with adjacent permitted and emerging development. Layout drawings should show recently permitted development to the east in the context ABP-303306-18 regarding the provision of a future vehicular and/or pedestrian route, position of apartment buildings and open space. In addition, contiguous elevations, levels and cross sections should show permitted development*

*on those lands to the east. There should be a logical physical connectivity between the site and the site to the east, as a means of providing a usable pedestrian/cyclist route. The further consideration of this issue may require an amendment to the documents and/or design proposals submitted.*

#### *4. Residential Amenity*

*Further consideration and/or justification of the documents as they relate to the internal layout of the proposed development, having regard to the provision of resident support facilities and amenities and their location within the overall development, having regard to the provision of the Sustainable Urban Housing: Design Standards for New Apartments, 2018 including the specific planning policy requirements in respect of Build-to-Rent and Shared Accommodation developments. The provision of a variety of facilities should contribute to the creation of a shared environment where individual renters become more integrated and develop a sense of belonging with their neighbours in the scheme. The further consideration of these issues may require an amendment to the documents and/or design proposals submitted at application stage.*

#### *5. Materials and Finishes*

*Further consideration of the documents as they relate to the detailed design of the proposed development. The documentation submitted at application stage should demonstrate that the external finishes, materials and detailing of the proposed buildings together with landscaping and surface/boundary treatments of the outdoor spaces would be of a sufficient quality to ensure that the proposed development makes a positive contribution to the character the area over the long term. The further consideration of these issues may require an amendment to the documents and/or design proposals submitted at application stage.*

#### *6. Public and Communal Open Space*

*Further consideration should be given to the design rationale/justification outlined in the documents as it relates to the qualitative standards of public and communal open space provisions particularly in the context of the disposition and usability of such spaces. Details of usability and hierarchy of such spaces, ease of access and consideration of any impact in terms of overlooking issues that may arise to units at ground floor level should be considered. The further consideration of this issue may require an amendment to the documents and/or design proposals submitted. A site layout plan which clearly distinguishes between public open space and communal open space should be submitted. Any proposed pedestrian connections to adjoining lands should be clearly indicated on plans. The prospective applicant should include any plans for public open spaces in the wider area, if know, and how such proposals would link in and integrate with the proposed development. The further consideration of these issues may require an amendment to the documents and/or design proposals submitted.*

The Board also requested, pursuant to article 285(5)(b) of the Planning and Development Act 2000 (As amended by the Residential Tenancies Act 2016), the provision of the following specific information:

- 1. Photomontages and cross sections at appropriate intervals for the proposed development including how the development will interface with existing streets and contiguous lands. In this regard, due consideration should also be given to recently permitted residential and road development not yet constructed.*
- 2. Daylight/Sunlight analysis, showing an acceptable level of residential amenity for future occupiers of the proposed development, which includes details on the standards achieved within the proposed residential units, in private and shared open space, and in public areas within the development.*
- 3. A revised Traffic Impact Assessment report which addresses concerns raised by the*

*planning authority regarding inter alia, access to car parks, roads layout, public transport capacity, car parking rationale and planned roads. A rationale justifying any reduction in car parking spaces should also be submitted in the context of the Sustainable Urban Housing guidelines and advice on Build to Rent schemes.*

4. *Additional water and waste water details to address matters raised in the planning authority's opinion dated 6 June 2019 in particular the Water Services Department's comments and consideration of the provisions of appropriate SuDS measures and attenuation calculations.*
5. *Construction and Demolition Waste Management Plan.*
6. *A proposed covenant or legal agreement further to which appropriate planning conditions may be attached to any grant of permission to ensure that the development remains in use as Build to Rent accommodation. There shall be a requirement that the development remains owned and operated by an institutional entity and that this status will continue to apply for a minimum period of not less than 15 years and that similarly no individual residents units are sold or rented separately for that period (Your attention is drawn to the provisions of Specific Planning Policy Requirement 7 of the 'Sustainable Urban Housing: Design Standards for New Apartments, Guidelines for Planning Authorities' 2018).*
7. *The information referred to in article 299B(1)(b)(ii)(II) and article 299B(1)(c) of the Planning and Development Regulations 2001-2018 should be submitted as a standalone document.*

Sections 2.0 and 3.0 overleaf provide a response to the above.

Further to the above, the Board's Notice of Pre-Application Consultation Opinion set out the statutory bodies to be notified of the making an application, pursuant to section 8(1)(b) of the Planning and Development (Housing) and Residential Tenancies Act 2016. They are as follows:

1. Irish Water
2. National Transport Authority
3. Transport Infrastructure Ireland
4. Irish Aviation Authority
5. Department of Defence
6. Commission for Railway Regulation
7. South Dublin Childcare Committee

A copy of the current application has been sent to the prescribed bodies identified by the Board. Copies of the applicable cover letters are enclosed with the application.

## **2.0 Response to Issues Raised**

The following sets out how the applicant and design team have addressed the 6 no. issues raised in the Board's Notice of Pre-Application Consultation Opinion to ensure the subject application constitutes a reasonable basis for an application for strategic housing development.

### **2.1 Item No. 1 – Height, Density and Unit Mix**

The Board required the following in relation to the height, density and unit mix proposed for the development:

*'Further consideration of the documents as they relate to height and residential density. In this regard, a planning rationale/justification for the height and residential density proposed should be submitted which has due regard to inter alia, the local and national planning policy context. Specifically, the prospective applicant must be absolutely satisfied that the development would not conflict with emerging local policy guidelines in terms of any proposed Local Area Plan. The prospective applicant should also*

*provide a reasoned rationale for the proposed building height, taking into account the pattern of existing and permitted residential developments in the area and the zoning objective and permitted densities pertaining to such lands and how the proposed development of the scale proposed would be successfully assimilated into the area, now and in the future. A planning rationale/justification for the proposed unit type/mix should be submitted which includes a housing assessment report that considered existing and recently permitted developments in the Tallaght area including tenure, unit type and mix. The further consideration of these issues may require an amendment to the documents and/or design proposals submitted.'*

### **2.1.1 Applicants Response to Item No. 1**

Planning rationale/justification for the unit type/mix, height and residential density proposed, as well as an assessment of subject proposal's consistency with local and national planning policy context including the recently published Draft Tallaght Town Centre Local Area Plan 2020-2026, is included in Section 6.0 of the Statement of Consistency & Planning Report, prepared by Hughes Planning and Development Consultants, which accompanies this application.

## **2.2 Item No. 2 – Proposed Road Improvements in Area**

The Board required the following in relation to the proposed road improvements in the area:

*'Further consideration of the documents as they relate to planned roads improvements in the area. Specifically, prospective applicant is advised to illustrate all new and planned road infrastructure as it relates to both subject sites (A and B) and how the proposed development will integrate and/or facilitate these proposals. The prospective applicant should be satisfied that the proposed development is not premature pending the delivery of such road infrastructure. The prospective applicant should demonstrate that the proposed development would not prejudice any stated objectives of the planning authority to deliver new roads and increase the prospect of vehicular connections to and from Cookstown, Airton Road and Belgard Square North or limit the possibility of land acquisition for proposals led by the Local Authority. The further consideration of these issues may require an amendment to the documents and/or design proposals submitted at application stage.'*

### **2.2.1 Applicants Response to Item No. 2**

Following receipt of the Boards Notice of Pre-Application Consultation Opinion on 11<sup>th</sup> July 2019, the design team re-examined the development in the context of planned roads in the vicinity of the subject sites. Upon review, it was decided that development of Site B (Units 69 & 70 Cookstown Estate Road, Cookstown Industrial Estate) at this time would be premature given the uncertainty surrounding the delivery/layout of the proposed Airton Link Road. Therefore, it was decided to omit Site B from this SHD planning application. An application will be made in relation to Site B at a later date after a strategy for the delivery of the proposed Airton Link Road has been established.

The subject application pertains to Units 66 & 67 Fourth Avenue, Cookstown Industrial Estate (identified as Site A in the pre-planning submission). The subject proposal for Site A will integrate with the extension to Cookstown Road currently under construction.

We consider that the changes outlined above appropriately address the issues outlined in Item No. 2 of An Bord Pleanála's Notice of Pre-Application Consultation Opinion.

## **2.3 Item No. 3 – Integration of Site with Surrounding Area**

The Board required the following in relation to how the proposed development will Integrate with Surrounding Area:

*'The pre-application consultation documentation has failed to provide an adequate amount of material to allow any meaningful assessment of site integration if submitted as a full planning application. No documentation has demonstrated how the*

*development will successfully integrate with the character and amenities of the area, such as they are, or recently permitted development to the east. Further consideration should be given in relation to the design rationale/justification outlined in the documents as it relates to the integration of the proposed development with adjacent permitted and emerging development. Layout drawings should show recently permitted development to the east in the context ABP-303306-18 regarding the provision of a future vehicular and/or pedestrian route, position of apartment buildings and open space. In addition, contiguous elevations, levels and cross sections should show permitted development on those lands to the east. There should be a logical physical connectivity between the site and the site to the east, as a means of providing a usable pedestrian/cyclist route. The further consideration of this issue may require an amendment to the documents and/or design proposals submitted.'*

### **2.3.1 Applicants Response to Item No. 3**

The proposed development considered at the pre-planning consultation meeting, on 26<sup>th</sup> June 2019, involved two parcels of land (identified as Site A and Site B) located adjacent to the intersection of Fourth Avenue and Cookstown Road, respectively. Site A (Units 66 & 67 Fourth Avenue) comprised an area of approximately 0.71 ha (1.75 acres) located to the south-west of the junction of Fourth Avenue and Cookstown Road. Site B (Units 69 & 70 Cookstown Estate Road) comprised an area of approximately 0.44 ha (1.08 acres) located to the south-east of the junction of Fourth Avenue and Cookstown Road. Site B was located immediately west of the development approved at Belgard House, Belgard Square and the former Uniphar factory, The junction of Belgard Road and Belgard Square North, Tallaght, Dublin 24, under ABP Ref. ABP-303306-18. As discussed in Section 2.2.1 of this report, Site B has been omitted from the subject application and will instead be the subject of a planning application at a later date. Site B's integration with the development recently permitted to the east, under ABP Ref. ABP-303306-18, will be taken into consideration when this proposal is being prepared as well as any further approvals that have occurred in the intervening period. This application will also include contiguous elevations, levels and cross sections showing permitted development on those lands to the east.

Following receipt of the Board's Notice of Pre- Application Consultation Opinion on 11<sup>th</sup> July 2019, the design team re-examined the proposal for Site A and how its design and layout integrates with the surrounding area. In response to the recently issued Draft Tallaght Town Centre Local Area Plan 2020-2026, more specifically the Overall Urban Structure outlined for 'The Centre' neighbourhood in Figure 3.3 and objectives outlined in Section 3.2, the following amendments were made to the development proposed at Site A:

- The building's setback from the southern site boundary was increased to provide an appropriate interface with the strategic amenity route and South Dublin County Council Housing Scheme proposed to the south of the subject site; and
- The development has been designed to tie in with the extension to the Cookstown Road, and associated cycle and pedestrian paths, currently under construction adjacent to the site's eastern boundary.

Further to the above, the photomontages, prepared by 3D Design Bureau, and contextual elevations featuring in the architectural drawing set, prepared by C+W O'Brien Architects, which accompany this application illustrate how the proposed development will sit in the context of the development approved at Belgard House, Belgard Square and the former Uniphar factory, The junction of Belgard Road and Belgard Square North, Tallaght, Dublin 24, under ABP Ref. ABP-303306-18, and existing development in the surrounding area.

We consider that the changes outlined above appropriately address the issues outlined in Item No. 3 of An Bord Pleanála's Notice of Pre-Application Consultation Opinion.

## 2.4 Item No. 4 – Residential Amenity

The Board required the following in relation to Residential Amenity:

*'Further consideration and/or justification of the documents as they relate to the internal layout of the proposed development, having particular regard to the provision of resident support facilities and amenities and their location within the overall development, having regard to the provisions of the Sustainable Urban Housing: Design Standards for New Apartments, 2018 including the specific planning policy requirements in respect of Build to Rent and Shared Accommodation developments. The provision of a variety of facilities should contribute to the creation of a shared environment where individual renters become more integrated and develop a sense of belonging with their neighbours in the scheme. The further consideration of these issues may require an amendment to the documents and/or design proposals submitted at application stage.'*

### 2.4.1 Applicants Response to Item No. 4

Following receipt of the Board's Notice of Pre- Application Consultation Opinion on 11<sup>th</sup> July 2019, the design team re-examined the proposed development's design and layout with regards to residential amenity. The proposed development is compliant with the guidelines and standards set out in the *Sustainable Urban Housing: Design Standards for New Apartments, 2018*, specifically having regard to the policies for Build-to-Rent Accommodation.

With regards to shared facilities and communal spaces, the proposed development includes 21 no. communal amenity spaces (totalling 880sqm), including a communal gym (82.5sqm), scattered across all levels of the development (a minimum of 1 no. communal amenity space per floor). Further to this, residents have access to a ground floor level landscaped courtyard featuring a basketball/kickabout court, a bbq area, a playground, a table tennis table and multiple seating areas.

The above items are discussed in more detail in the Design Statement, prepared by C+W O'Brien Architects; Statement of Consistency & Planning Report, prepared by Hughes Planning and Development Consultants; and Landscape Plan and Landscape Design Rationale, prepared by Cunnane Stratton Reynolds, which accompany this application.

We consider that the proposed development appropriately addresses the issues outlined in Item No. 4 of An Bord Pleanála's Notice of Pre-Application Consultation Opinion.

## 2.5 Item No. 5 – Finishes and Materials

The Board required the following in relation to Finishes and Materials:

*'Further consideration of the documents as they relate to the detailed design of the proposed development. The documentation submitted at application stage should demonstrate that the external finishes, materials and detailing of the proposed buildings, together with the landscaping and surface/boundary treatments of the outdoor spaces would be of a sufficient quality to ensure that the proposed development makes a positive contribution to the character of the area over the long term. The further consideration of these issues may require an amendment to the documents and/or design proposals submitted at application stage.'*

### 2.5.1 Applicants Response to Item No. 5

Details regarding the external finishes, materials and detailing of the proposed buildings are included on the elevations and in the Design Statement, prepared by C+W O'Brien Architects, which accompany this application. Details regarding the proposed landscaping and surface/boundary treatments of the outdoor spaces are provided in the Landscape Plan and Landscape Design Rationale, prepared by Cunnane Stratton Reynolds, which accompany this application.

The detailed design of the proposed development is of a high quality and once constructed the proposed development will make a positive contribution to the character of the area in the long term as is the desired outcome sought by An Bord Pleanála in Item No. 4 of their Notice of Pre-Application Consultation Opinion.

## **2.6 Item No. 6 – Public and Communal Open Space**

*‘Further consideration should be given to the design rationale/justification outlined in the documents as it relates to the qualitative standards of public and communal open space provisions particularly in the context of the disposition and usability of such spaces. Details of usability and hierarchy of such spaces, ease of access and consideration of any impact in terms of overlooking issues that may arise to units at ground floor level should be considered. The further consideration of this issue may require an amendment to the documents and/or design proposals submitted. A site layout plan which clearly distinguishes between public open space and communal open space should be submitted. Any proposed pedestrian connections to adjoining lands should be clearly indicated on plans. The prospective applicant should include any plans for public open spaces in the wider area, if known, and how such proposals would link in and integrate with the proposed development. The further consideration of these issues may require an amendment to the documents and/or design proposals submitted.’*

### **2.6.1 Applicants Response to Item No. 6**

Due to the limited size of the subject site, public open space is not proposed as part of the subject proposal. Details regarding the communal open space provided centrally on the site are included in the Landscape Plan and Landscape Design Rationale, prepared by Cunnane Stratton Reynolds, which accompany this application.

## **3.0 Statement of Response to Specific Information Required**

The following sets out how the applicant has addressed the Board’s request for additional specific information in respect of the proposed development.

### **3.1 Photomontages**

The application is required to be accompanied by photomontages and site sections at appropriate intervals for the proposed development including how the development will interface with existing streets and contiguous lands. These items feature in the architectural drawing set, prepared by C+W O’Brien Architects, and photomontages, prepared by 3D Design Bureau, which accompany this application.

### **3.2 Daylight/Sunlight Analysis**

The application is required to be accompanied by daylight/sunlight analysis showing an acceptable level of residential amenity for future occupiers of the proposed development, which includes details on the standards achieved within the proposed residential units, in private and shared open space, and in public areas within the development. This application is accompanied by a Daylight and Sunlight Analysis, prepared by 3D Design Bureau.

### **3.3 Traffic and Transport Impact Analysis**

The application is required to be accompanied by a revised Traffic and Transport Impact prepared in response access to car park, roads layout, public transport capacity, car parking rationale and planned roads as well as a justification for a reduction in car parking spaces. A revised Transportation Assessment Report, prepared by NRB Consulting Engineers Ltd, accompanies the subject application under a separate cover. Justification for a reduction in car parking spaces also features in the Statement of Consistency & Planning Report, prepared by Hughes Planning and Development Consultants, which accompanies this application.



### **3.4 Water and Waste Water**

The application is required to be accompanied by details regarding water and waste water. The Engineering Submission and associated engineering drawings, prepared by GDCL Consulting Engineers, which accompany the subject application, include information regarding water and waste water. The details contained therein address matters raised in the planning authority's opinion, dated 6 June 2019.

### **3.5 Construction and Demolition Waste Management**

The application is required to be accompanied by a construction and demolition waste management plan. The application is accompanied by a Draft Construction, Demolition and Operational Waste Management Plan, prepared by GDCL Consulting Engineers.

### **3.6 Legal Agreement – Build-to-Rent**

The application is required to be accompanied by a covenant or legal agreement pertaining to the development's use as a Build-to-Rent development. A draft legal agreement has been prepared by Hughes Murphy Solicitors and is provided under a separate cover.

### **3.7 Information referred to in article 299B(1)(b)(ii)(II) and article 299B(1)(c) of the Planning and Development Regulations 2001-2018**

The application is required to be accompanied by the information referred to in article 299B(1)(b)(ii)(II) and article 299B(1)(c) of the Planning and Development Regulations 2001-2019, as amended. This information is provided as an Appendix to the Statement of Consistency & Planning Report, prepared by Hughes Planning and Development Consultants, which accompanies this application.

## **4.0 Conclusion**

This report sets out how the various issues raised by An Bord Pleanála, in their Notice of Pre-Application Consultation Opinion, in relation to the proposed residential development at Units 66 & 67 Fourth Avenue, Cookstown Industrial Estate, Tallaght, Dublin 24, have been addressed.

The layout and design changes incorporated into the final scheme are considered to result in improvements to the overall development and ensure that a high-quality residential development will be provided.

It is therefore submitted that the proposed development is consistent with the proper planning and sustainable development of the area, and is consistent with all relevant national, regional and local planning policies and guidelines.



Kevin Hughes MIPI MRTPI  
Director  
for HPDC.