
Statement of Response to Pre-application Consultation Opinion

‘Build-To-Rent’ Housing Development

**Unit 5A-C Second Avenue,
Cookstown Industrial Estate,
Tallaght,
Dublin 24.**

Pyrmont Property Developments Ltd

February 2019



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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, Pymont Property Developments Ltd, to accompany a planning application to An Bord Pleanala for a proposed Strategic Housing Development on lands at Unit 5A-C Second Avenue, Cookstown Industrial Estate, Tallaght, Dublin 24. Following consultations with South Dublin County Council, a request to enter into pre-planning consultations with An Board Pleanala was submitted and a pre-planning consultation meeting was facilitated on 9th November 2018.

An Bord Pleanala subsequently issued a Notice of Pre-Application Consultation Opinion on 14th November 2018, which identified 3 no. items to be addressed, in order for the application to constitute the reasonable basis for a Strategic Housing Application. These 3 no. items were as follows:

1. Further consideration and/or justification of the documents as they relate to the proposed ground floor uses of the proposed scheme, in particular along Cookstown Road, in terms of the creation of an active streetscape at this location and the provision of commercial uses at ground floor level. A design Statement addressing the criteria contained within section 11.2.4 of the South Dublin County Development Plan 2016 in relation to development within such regeneration zones, and which includes, *inter alia*, justification addressing the point that residential development should not be introduced at ground floor level adjacent to busy roads, and/or roads that are subject to significant movements by Heavy Goods Vehicles (HGVs). The further consideration of these issues may require an amendment to the documents and/or design proposals submitted at application stage.
2. 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 Built to Rent and Shared Accommodation developments. The further consideration of these issues may require an amendment to the documents and/or design proposals submitted at application stage.
3. 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 sufficient quality to ensure that the proposed development makes a positive contribution to the character of the area over the long term.

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. 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 Built to Rent accommodation. There shall be a requirement that the development remains owned and operated by an institutional entity and that thus 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 Requirements 7 of the 'Sustainable Urban Housing: Design Standards for New Apartments, Guidelines for Planning Authorities' 2018)
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. Construction and Demolition Waste Management Plan.
4. Details of any measures required to prevent interference with aviation, in particular the use of the helipad at the hospital at Tallaght.

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. The Irish Aviation Authority
5. Department of Defence
6. Coras Iompair Éireann
7. Commission for Railway Regulation
8. 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 planning application.

2.0 Response to Issues Raised

The following sets out how the applicant and design team have addressed the 3 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 – Commercial Element and Active Street Frontage

The Board required the following in relation to the commercial elements of the scheme and active street frontage:

1. *Further consideration and/or justification of the documents as they relate to the proposed ground floor uses of the proposed scheme, in particular along Cookstown Road, in terms of the creation of an active streetscape at this location and the provision of commercial uses at ground floor level. A design Statement addressing the criteria contained within section 11.2.4 of the South Dublin County Development Plan 2016 in relation to development within such regeneration zones, and which includes, inter alia, justification addressing the point that residential development should not be introduced at ground floor level adjacent to busy roads, and/or roads that are subject to significant movements by Heavy Goods Vehicles (HGVs). The further consideration of these issues may require an amendment to the documents and/or design proposals submitted at application stage.*

2.1.1 Applicants Response to Item No. 1

Following receipt of the Boards Notice of Pre- Application Consultation Opinion on 14th November 2018, the design team re-examined the commercial elements of the scheme and street frontage and have made a number of changes to address the issues raised and ensure an appropriate response to the abovementioned criteria.

The current proposal retains a gym and a creche along the Cookstown Way frontage which will serve both the residents of the development and the surrounding area more broadly. The street frontage activation resulting from the creche has been improved upon through the reconfiguration of its internal layout (more rooms positioned adjacent to the street than originally proposed) and the introduction of additional glazing along the street frontage. The additional windows improve surveillance and activation of the Cookstown Way frontage.

The street frontage activation resulting from these two commercial components has been further added to through changes included in the current proposal. Firstly, the concierge area and communal amenity space previously featuring in Block B and Block D, respectively, have been relocated to the ground floor of Block C. This will increase footfall and activations along the Cookstown Way frontage.

Secondly, the size of the commercial unit featuring in the south-western corner of the development has been increased by c. 82sq.m (from 166.22sq.m to 248.35sq.m) and re-positioned further north at ground floor level of Block B. This will further improve activation of the adjacent section of Cookstown Way.

Thirdly, a 111.48sq.m office unit has been introduced in the south-western corner of the development, in the position previously occupied by the 166.22sq.m commercial unit, as well as a 25.38sq.m communal hot desk room adjacent to the concierge area. Again, these will further improve activation of the adjacent section of Cookstown Way.

We consider that the changes outlined above appropriately address the issues outlined in Item No. 1 of An Bord Pleanála's Notice of Pre-Application Consultation Opinion.

Further to the above, an assessment of the proposed development against the criteria contained within Section 11.2.4 of the South Dublin County Development Plan 2016 has been included in Section 6.15.7 of the Statement of Consistency & Planning Report, prepared by Hughes Planning and Development Consultants which accompanies this application.

2.2 Item No. 2 – Internal Layout – Communal Facilities and Range of Apartment Types

The Board required the following in relation to the proposed internal layout, particularly the communal facilities and range of apartment types:

2. *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 Built to Rent and Shared Accommodation developments. 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 14th November 2018, the design team re-examined the developments internal layout, particularly the communal facilities.

With regards to the communal facilities, additional internal communal spaces have been provided at ground and first levels of the development. This brings the overall total no. of internal communal spaces serving the development to 10 no. which equates to a combined floor area of 342sq.m. These additional communal spaces comprise multi-functional communal rooms and games rooms, communal secure storage areas and a communal hot desk room which are independent of the individual apartments provided and are positioned in easily accessible locations so that they can be used by all residents within the development.

These additional communal spaces provided build on the ground floor concierge, gym and open space area, which includes seating areas, ping pong tables and a playground, among other things originally featuring in the development which are to be maintained. The provision of additional communal spaces as discussed above, improves the quality of accommodation proposed.

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 and is consistent with the provisions of the Sustainable Urban Housing: Design Standards for New Apartments, 2018, including the specific planning policy requirements in respect of Built to Rent and Shared Accommodation developments.

2.3 Item No. 3 – Detailed Design – External Finishes and Boundary Treatment/Landscaping

The Board required the following in relation to the external finishes and materials used for the specific buildings and the landscaping treatment of boundaries and outdoor spaces:

3. *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 sufficient quality to ensure that the proposed development makes a positive contribution to the character of the area over the long term.*

2.3.1 Applicants Response to Item No. 3

Following receipt of the Boards Notice of Pre-Application Consultation Opinion on 14th November 2018, the project Architects, C+W O'Brien Architects have amended the architectural drawing set to include additional details regarding external finishes, materials and detailing of the proposed buildings. Further to this, the Landscape Masterplan and Landscape Rationale Statement, prepared by Cunnane Stratton Reynolds Ltd., include additional information regarding landscaping and surface/boundary treatments of the outdoor spaces proposed.

We consider that the additional information outlined above appropriately address the issues outlined in Item No. 3 of An Board Pleanala's Notice of Pre-Application Consultation Opinion and the proposed development is of a quality that ensures that it will make a positive contribution to the character of the area over the long term.

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 Requirement of Legal Agreement for use as Built to Rent

The application is required to be accompanied by a 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 Built to Rent accommodation. The application is accompanied by a legal agreement pursuant to Section 47 of the Planning and Development Act 2000, as amended, prepared by Hughes Murphy Solicitors.

3.2 Daylight/Sunlight Analysis

The application is required to be accompanied by an Internal Daylight/Sunlight Analysis, showing an acceptable level of residential amenity for future occupiers. 3D Design Bureau have prepared a detailed Daylight & Sunlight Analysis which is provided under a separate cover.

The Daylight & Sunlight Analysis found that the majority of the 53 no. rooms analysed far exceeded the requirements set out in the BRE guidelines, with two exceptions. The two rooms analysed that did not meet the guidelines are the living space in Apartment No. C1 and Bedroom 2 in Apartment No. C10. However, this non-compliance was considered acceptable as the variation resulting was minimal - the living space in Apartment No. C1 achieving an Average Daylight Factor of 87.1% of the target value and Bedroom 2 in Apartment No. C10 achieving an Average Daylight Factor of 97.2% of the target value

Overall, it was concluded that the proposed development achieves a good level of daylight and that the courtyard area of the proposed development will receive sufficient levels of sunlight.

3.3 Construction and Demolition Waste Management Plan

The application is required to be accompanied by a Construction and Demolition Waste Management Plan. GDCL Consulting Engineers have prepared a detailed Draft Construction, Demolition and Operational Waste Management Plan which is provided under a separate cover. The Draft Construction, Demolition and Operational Waste Management Plan addresses waste generated during the construction of the proposed development, including demolition of the existing buildings on the site, and waste materials generated during the operational phase of the proposed development.

3.4 Measures to prevent Interference with Aviation – Tallaght Hospital

The application is required to be accompanied by details of any measures required to prevent interference with aviation, in particular the use of the helipad at Tallaght Hospital. The application is accompanied by an Aeronautical Assessment Report, prepared by O'Dwyer & Jones Design Partnership Aviation Planning & Architecture Consultants. In preparing this report, O'Dwyer & Jones Design Partnership Aviation Planning & Architecture Consultants consulted with the Irish Aviation Authority, the Coast Guard and the Air Corps in relation to any possible effect that the proposed development might have on helicopter operations into or out of the existing helipad at Tallaght Hospital, as well as other airports and aerodromes in the surrounding area. This report, in Section 8.1, details that no published flight procedures or established obstacle limitation surfaces exist in relation to Tallaght Hospital as it is a private helipad. The Air Corps 'Heli Ops' when consulted advised that in their opinion the proposed development is not expected to have any effect on operations to/from the helipad, with a number of similar scaled building already featuring in the surrounding area.

In light of the above, no measures were deemed necessary for inclusion in the proposed development to prevent interference with use of the helipad at the Tallaght Hospital. More broadly, no measures were deemed necessary to prevent interference in relation to other airports and aerodromes in the surrounding area, the proposed development having been found to generally comply with the aviation and aeronautical requirements affecting the site associated with the Casement Aerodrome, Dublin Airport and Weston Aerodrome.

4.0 Conclusion

This report sets out how the various issues raised by An Board Pleanála, in their Notice of Pre-Application Consultation Opinion, in relation to the proposed 'Built-to-Rent' residential development at Unit 5A-C Second 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.



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for HPDC.