

SHD3ABP -313606 Former ABB Site - Arboury <https://abb-belgardrdredevelopment.ie/>

Observation Tallaght Community Council



Contact person for this submission.

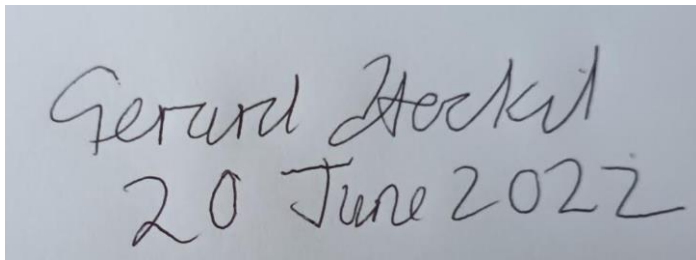
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20 June 2020

20 June 2022

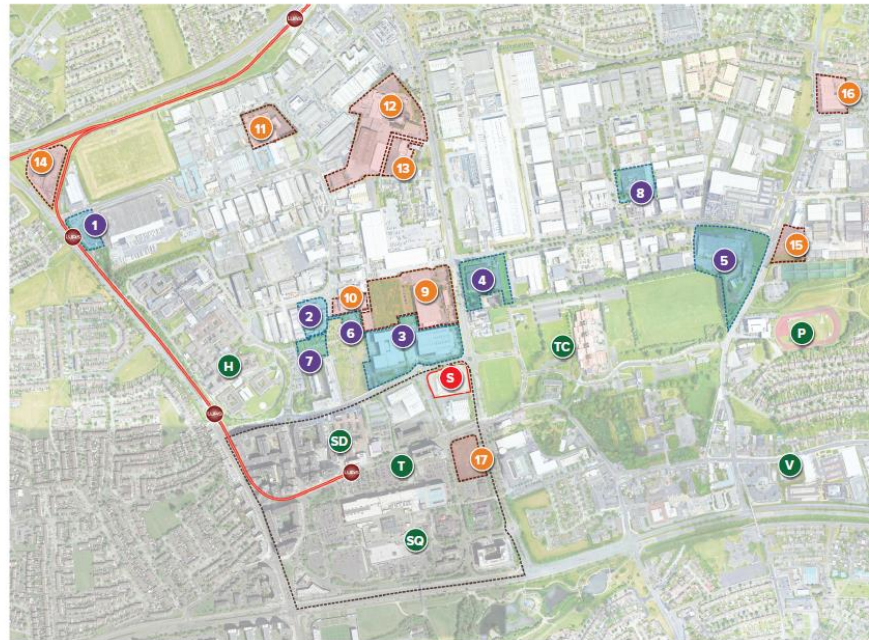
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Registered Charity Number (RCN): 20012335



Gerard Stockil
20 June 2022

- Local Granted Planning Permissions**
- 1 **SHD Bord Pleanala Ref 301204** - 196 no. apartments, a commercial unit, an office, a crèche and a gym.
 - 2 **SHD Bord Pleanala Ref 308398**- 20 - 133 no. affordable apartments
 - 3 **SHD Bord Pleanala Ref 303306** - 438 no. residential units, 403 student accommodation beds and 7,000 sq ft of retail.
 - 4 **SHD Bord Pleanala Ref 30306** - 328 no. apartments, crèche and associated site works.
 - 5 **PL06S.306705 - Gallaher Site** - 502 no. apartments and a crèche.
 - 6 **Tallaght Innovation Centre** - Proposed new Innovation Centre.
Tallaght Apartment Development - 133 affordable rental apartments with a community facility.
 - 8 **SHD Bord Pleanala Ref 311725** - 242 no. apartments, crèche and associated site works.
- Under Development**
- 9 Marlet Site - Phase 2 under design development.
 - 10 Phase 2 of SHD, An Bord Pleanala - Ref 30898-20
 - 11 Bartra Site - under design development
 - 12 Comans site - under design development
 - 13 Glenabbey site - under design development
 - 14 Unit 1 Cookstown - under design development
 - 15 Bancroft Park - under design development
 - 16 Agnell Motors Site - under design development, An Bord Pleanala - Ref 311038
 - 17 Belgard Square East - - under design development



Dear Sir, Madam

Here is an observation on the Arboury SHD SHD3ABP -313606 from TCC(Tallaght Community Council) . We are objecting to this development under the following headings

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This is one of three recent SHDs in the Tallaght Area, the accumulation of SHDs in the Tallaght Town Centre area (380 hectares) is excessive, has breached numerous planning regulations, have excessively invoked exceptional circumstances in material contravention statements which on examination are not in any way exceptional and do not merit breaking rules in the local area plan.

The result is too many small apartments, that are overly dense and lack the capacity to created a thriving community in Tallaght, are not served by adequate greenspace, do not provide any mix of housing, and in many cases are build-to-rent which skews a competitive market and makes housing more expensive as family sizer units are rare, as well as this they are eroding the industrial base in Tallaght.

This is all happening in a small geographic area, where the LAP is inconsistent with the NFP guidelines, this is unwise and will make it impossible to establish family units as the dwellings are just too small . We as An Bord to reject this and other recent applications and to address the inconsistency in overall projected populations density growth rates in Tallaght Town Centre being massively out of scale with the National Framework for Planning.

Yours etc

Gerard Stockil

Member TCC

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Microwave Link / Mobile Phone Area Report Requires Clarification.

The applicant includes a reports by the consultants ISM The-Abroury - Telecommunicatons-Reort_ISM.pdf

One result seems to be conditional (Page 12)

Notwithstanding the fact that ISM did not identify any direct impact to either Telecommunication Channels such as Microwave Links or Radio Frequency links, ISM **did identify a significantly high concentration of telecommunication sites with in a very close proximity to the Development.**

We note that not finding a direct impact does not preclude indirect impacts. We note for example that consideration of telecommunication reception in adjacent builds does not to have received an in depth treatment.

We ask An Bord that all stakeholder involved in the Mobile Phone business are made aware of possible problems. As the building is very tall, it is a credit to the applicant that it make this analysis, two other tall build in adjacent SHD (Bromhill and Bancroft View) did not have such a report. The area is hope to industry and commercial organisation, and possible disruption to the mobile phone reception in the area should be pointed out to all stakeholder in the region, and it appears from the data supplied that has not been done. We ask An Bord to discern what needs to be done to avoid future problems.

It goes on to say

ISM is therefore recommending that the Applicant make a minor provision for telecommunication infrastructure within its submission, should the heigh and scale of the development impact future Microwave links needing to reach the noted telecommunication masts.

TCC ask An Bord to clarify whether such an impact will require telecoms operators to take any action of their own, and if they are aware of this. There is not listing of letters to telcomms operators in the documentation that we have seen however we may have missed it.

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Building Height Massively Exceeded with no demonstrated reasons.

The material contravention statement state the following

The Tallaght Town Centre Local Area Plan 2020-2026 acknowledged that deviations in prescribed building heights can be permitted in the interest of placemaking and improving legibility stating that:

The proposed development has a plot ratio of 2.68 which exceeds the maximum plot ratio of 1.5 as set out under the Tallaght Town Centre Local Area Plan 2020-2026

The excess it is seeking is 39% higher than permitted. This is an outrageous ask. This development is not in the interest of placemaking

Does not blend with surroundings, is in centre on industrial Estate not on a main Rd, and surrounding do not justify any height increase over LAP recommendation

The development is austere in design, being abruptly angular in form, with no use of redeeming design features or materials to create a sense of gravitas, quality place making or adding to the broader streetscape and location. The building massing simply creates an austere, monotonous form with no architectural interest or finesse. They balconies should be recessed and opaque to allow comfortable outside space at the very least for tenants. The use of basic rendering on the exterior of blocks has been shown to weather poorly and create very poor public impressions as they age.

Studio	1- bed	2- bed	3 Bed	4 Bed	Total	Area Hectares	Dwelling per Hectare
0	96	141	5	0	242	1.4	173
0%	40%	58%	2%	0%	100%		

The statement of consistency shows how many other developments clearly breached the guidelines for three bedroom apartment, if you want to be convinced why this planning permissions should not be give read section 5.1 of the statement if consistency

We note the following comments from SDCC

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SDCC noted the 0.75-1.0 standard in the LAP • Applicant confirmed a plot ratio of 1.36

This is at t 36% above the recommended limit.

The development is **not on a major Rd**, Broomhill Rd is considered an offshoot of Airton Rd. Airton Rd is considered a significant Rd, Broomhill Rd is not a primary route. The SHD is too dense for the rear end of an industrial estate and should be scaled accordingly.

The developer states

Access to extensive public open space will be provided in the form of a central courtyard, directly accessible from Broomhill Road to the west of the site via an existing access point, and will include lawn areas, seating and play areas.

When the percentage of green space is look at as a proportion of the site , the following maps shows that this is around 30% of the development area. We do not consider this extensive, and we do not think that roof terrace should be included in greenspace.



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Minimum requirement of 30% 1-bed noted in LAP , and yet the developer is offering 4% instead of 30%.

A ratio of 0.56 spaces per unit is considered appropriate given the site's proximity to public transport and local amenities/services and the proposal's full compliance with bicycle parking requirements. , This is low and should be increased to at least 1 per apartment.

The marked for apartment living is going to be saturated in Tallaght, the Statement of Consistency gives a strong argument for this

There has been a substantial amount of residential development granted within the vicinity of

the site The commencement of construction on these sites is imminent. :

- 66 & 67 Fourth Avenue, Cookstown – 252 build to rent apartments, with commercial and creche in 2 to 9 storey development.
- Former Gallagher's Cigarette Factory, Airton Road – 502 apartments, with retail units and creche ranging from 4 to 8 storeys
- Site at Corner of Airton Road and Belgard Road – 328 apartments
- Belgard House, Belgard Square North – 438 apartment units, 403 student bedspaces, childcare facility and six commercial/retail units

In addition to the above there are others not listed such as the one on Second Avenue in Cookstown.

If this is the case, why do we need more and there are two other SHD in the pipeline.

Surrounding, established scale and height . There is no established height in the area that is as high as that proposed, in fact looking a pictures of the surrounding area shows predominantly two story dwelling and factories, the latest building on the university will be three stories high. This argument is false.

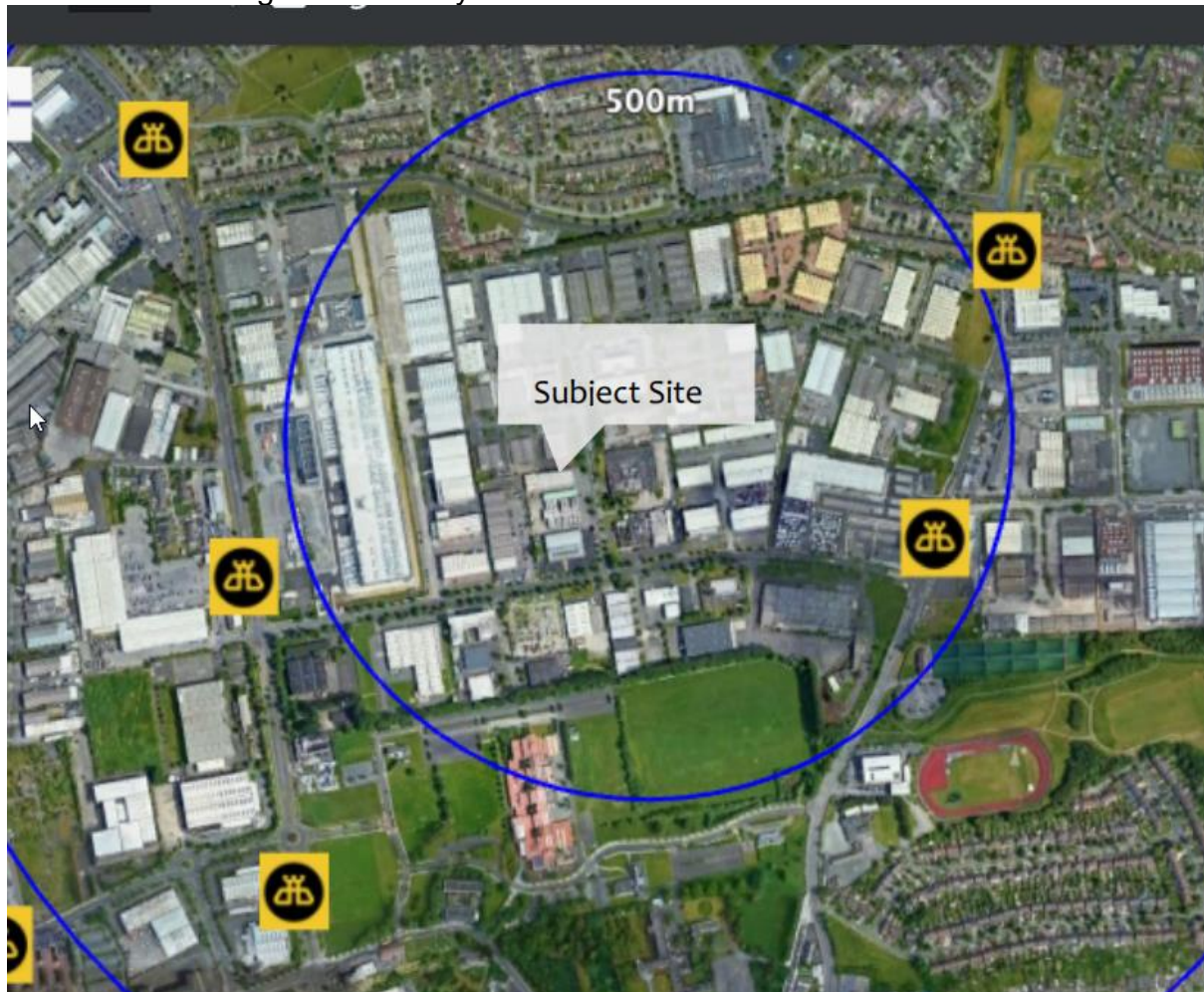


The above is what is proposed, below is a picture of the scale of the units in place,



the building is way, way too high.

Proximity to high quality public transport. There is no Luas stop within 800 m walking distance of the development, see developer graphics below. The picture also shows that the site is in the middle of an industrial estate and not on what could be considered a main Rd.



Section 2.4 of **Design Standards for New Apartments - Guidelines for Planning Authorities (March 2018)**

Sites within reasonable walking distance (i.e. up to 10 minutes or 800- 1,000m) to/from high capacity urban public transport stops (such as DART or Luas); and

This is yet another reason why a development of such size is not viable at this site

Other social or physical infrastructural benefits from the development, such as public realm contribution .

- Impact on daylight and sunlight of the development, surrounding development and private, semi-private and public open spaces.
- Impact on skyline, urban silhouette or streetscape (including overbearing).
- Other social or physical infrastructural benefits from the development, such as public realm contribution.
- Proximity to high quality public transport.

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It is incorrect to suggest that a development that has just 4% three-bedroom housing is in any way contributing to placemaking. It is creating a problem of excessive small dwelling in a area that needs larger apartments . A cursory look at all the adjacent building shows they are four stories at a maximum and most are two stories. The site is not adjacent to key public spaced identified in Section 2.6 (page 25) of the LAP

<ul style="list-style-type: none"> • High capacity public transport stops (i.e. a Luas stop or high frequency bus stop (i.e. 10-minute peak hour frequency) on a dedicated bus lane); • The proposed 'New Urban Square' within the Cookstown neighbourhood; and 	<p>It is not the case it is adjacent to a Luas line.</p> <p>There is a high frequency bus line, but this does not justify on its own such a density</p>
<ul style="list-style-type: none"> • The proposed 'New Urban Square' north of Belgard Square North in the Centre neighbourhood; • 	<p>This is not the case</p>
<ul style="list-style-type: none"> • The proposed 'New Urban Square' within the Cookstown neighbourhood; and 	<p>This is not the case.</p>
<ul style="list-style-type: none"> • The proposed Transport Interchange and adjacent proposed 'Urban Space' in the Centre neighbourhood. 	<p>This is not the case</p>

Breach of RE-2

Here is the breakdown of dwellings

		Studio	1-bed	2-bed	3 Bed	4 Bed	Total	Area Hectares	Dwelling per Hectare
Landmarque		2	193	128	11	0	334	0.898	372
	%	1%	98%	65%	6%	0%	170%		

The material contravention statement states the following RE 2 objection, page 89, of the LAP

'It is policy of the Council to ensure an appropriate housing mix is provided within the LAP lands, therefore a minimum of 30% of units within any new residential development (in the form of either apartments or houses, but excluding student accommodation schemes) shall have a minimum of 3 bedrooms.' Of the 197 no. residential units proposed under the subject application, 6.6% have a minimum of 3 no. bedrooms and, as such, the development falls short of the required quantum of 3 no. bedroom units

An Bord Pleanála is aware that many developers use **Specific Planning Policy Requirement 1** the Apartment Guidelines to justify breaching any sensible unit mix. An Bord should be aware of the cumulative effect of numerous SHD is a small area and interpret the Apartment Guidelines in 2020 in such a manner as to **prevents more bad planning** in Tallaght. The developer argues they are not in breach of the Guidelines

However, SPPR1 this is a very selective reading of the guidelines which must be seen as a holistic document, and not overusing one clause SPPR1, which in this case does not do what the document wants to obtain, sustainable urban development, this, and many similar SHDs, are or were never sustainable.

Consider the following statement from 1.6 of the Guidelines

The NPF also signals a shift in Government policy towards securing more compact and **sustainable** urban development, to enable people to live nearer to where jobs and services are located, which requires at least half of new homes within Ireland's cities to be provided within the current built-up area of each, i.e. on sites within the existing urban 'envelope'.

From [Department of Housing, Local Government and Heritage](#)

Published on 8 December 2020

Last updated on 6 January 2021



Design Standards for New Apartments - Guidelines for Planning Authorities (March 2018)

[Download](#)



Design Standards for New Apartments - Guidelines for Planning Authorities 2018 - SEA Pre-Screening Note (208.61 KB)

[Download](#)

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The meaning of sustainable has to have a holistic integrated aspect, given that there are numerous development on this type in the Tallaght Town Centre Area that have already gained approval, this has turned the notion of sustainability on its head, this and other similar development are **unsustainable**, too dense, too small and all in the one place, so An Bord should consider using this clause of the Apartment Guidelines and reject this and similar developments on the area.

In the Local Area plan (page 6) it states

*An inclusive and vibrant Town Centre, a connected and accessible place with an attractive built environment for **families of all kinds**, workers, visitors and tourists.*

As the development will not cater for families with even just two children never find families who want a space requirement of a separate bedroom for two teenagers, there is no way this development adheres to the NFP or the LAP.

Note also that the Apartment Guidelines refer to the NHDA, the requirements for three-bedroom apartments has been documented by the council planning department . Given the results housing need and demand assessment of the NHDA it is clearly time to stop granting permission to developments which do not design housing solutions for the population profile.

Census		2016		2011		SDCC - 2016	
No. of Families	%		%		%		
2 Person	49%	787	54%	605	37%	27,410	
3 Person	29%	464	33%	362	24%	17,935	
4+ Person	22%	348	13%	146	39%	28,796	

Table 5.3 Families by size of Family in LAP Area and SDCC

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Development is part of overall plan which is inconsistent with NPF population projections.

The Arboury Developer has quoted the following extract from the Tallaght Town Centre Local Area Plan on page 7 of the Architect's report

Landmarque notes the clear ambition of the LAP, which succinctly outlines that

"Tallaght LAP area is expected to be able to accommodate between 8,410 to 11,090 new homes; 7,800 to 15,300 additional jobs; and a population of up to 34,000 people, over a number of plan periods".

The opportunity to participate in the growth of Tallaght, and facilitate better living for its community is one we are proud to engage and re

The developer is quoting an figure that requires correction as it is not in conformance with the NFP. This cannot really be used to justify the development as the assertion of 34,000 figure is clearly incorrect as we will show.

The National Planning Framework for planning seeks to set the overall parameters for excellent in planning.

The NPF has this to say about community

*UrbanThey offer **choice** and opportunity as well as connectivity and community.*

People are **not being offered** a choice in housing. The NPF goes on to say

*In other cases, the edges of cities and smaller towns within commuting distance of larger centres **have been overdeveloped at a pace that has overwhelmed existing communities. In combination, this pattern has undermined many of our urban places.***

While many positive things have been planned and executed in Tallaght, **the excess of highly dense SHD all in a small place is going to overwhelm communities.** The cumulative effect of many SHDs in one area is damaging to the overall sustainability of the area.

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We will demonstrate that the figures the council have in mind in the Local Area Plan (which they have not revised despite many reminder) will give a density level higher than the Borough Of London, this seems a starting claim but please read the figures, this is what the local area plan actually says.

For many years TCC has stated that the numbers in the existing Tallaght Town Centre Local Area plan are not consistent with that of the NFP. We have brought this to the attention of the council and they have never said our figures are incorrect.

The headline figure for growth in Table 4.1 for the NFP a max of 25%.

Table 4.1 | Ireland 2040: Targeted Pattern of City Population Growth

City	Population 2016	Population Growth to 2040 ²⁷		Minimum Target Population 2040
		% Range	People	
Dublin - City and Suburbs	1,173,000	20-25%	235,000 - 293,000	1,408,000

Now look at the comparative growth rates for the NFP plan, the CDP (County Dev Plan (and the LAP (which we believe to have a mistaken figures because the figures is unsustainable)_

Ref	Document	Census 2016 Population 2016	Future Population Future Date	What future date means.	Increase	% Increase
1	National Plan(Eastern and Midland Region) Ireland 2040, published Feb 2018	2,327,128	2,867,128	2040	540,000	23%
2	Proposed 2022 County Development Plan, adopted June 2020	278,767	329,000	2031	50,233	18%
3	Tallaght Town Centre Dev Plan 2022 Consultation published August 2020	6,126	34,000	"after a number of plan periods"	27,874	455%

The growth rate of 455% have never been contradicted by the council. It might read like a type, maybe they meant 45.5% but this is not the case, **it is actually 455%, please check this**, and leaving such a statement in a planning document contradicts the NFP which asks Dublin to grow at 23%, why should one small part of Dublin Tallaght Town Centre 380 hectares, , have a proposed

Growth rate of 455%.

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Dublin County has an area of 92,200 hectares, Tallaght Town Centre is just 0,4% of the County areas, why is growth rate of 455% envisaged over a number of plan periods which the recent CEO report on the CDP state is around 20 years, be allowed in an area for the overall grown rate is 23% for Dublin and 18% for the County, something is dramatically wrong.

The image shows a web-based calculator titled "Percentage Increase Calculator". It has two input fields: "Starting Value" with the value "6126" and "Final Value" with the value "34000". Below these are "Clear" and "Calculate" buttons. The "Answer" field displays "= 455.011% increase". Below the answer is a "Share this Answer Link" section with a "help" link and a text box containing the URL: "https://www.calculatorsoup.com/calculators/algebra/percentage-increase-calculator.php?v_1=6126&v_2=34000&action=solve". At the bottom, there is a link "Get a Widaget for this Calculator".

In a response to TCC the CEO Report suggested that a number of plan periods would be around 20 years.

*However, its full build out, which includes significant regeneration and intensification of brownfield lands and changing character areas, is envisaged over a longer **period of up to 20 years.***

Page 45 of CEO report

<https://www.sdcc.ie/en/devplan2022/stage-3-material-amendments/chief-executives-report-on-the-proposed-material-amendments-public-consultation/>

However even if this is the case, the growth is still excessive. Apart from being too big, it allows developers to state that the council seems to be promoting an aggressive growth rate, we feel this needs to be clarified or amended.

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The TTC LAP contains population targets significantly more than the National Regional Plan, as outlined here. A 455% population growth Vs a 23% growth plan in 20 years outlined by the Government. This discrepancy is having a negative impact on the planning applications for Tallaght. Each application is compounding the negative impact.

Having a maximum population increase to 34,000, or even half that (and the revision figure is around 26,000, which is more than half), will drive up the density the area, and create unrealistic expectation on what is to be allowed in planning. It will **have significant effects on the environment.**

We ask the Board to examine the guiding legislation on population growth for Tallaght and verify if indeed there are anomalies that are relevant to ensuring sustainable planning is achieved for Tallaght. TCC feel that SDCC have simply made a mistake , one that needs correction, we ask An Bord to check our estimate, if we have wrong and a calculation error is pointed out, we apologise in advance, but feel that this question has not been dealt with and it needs correction . We ask that this point be discussed in the Inspector's report if the inspector feels , as we do, that this is an important issue.

There is a clear indication in the local area plan that the number of 4+ Person families in the area is 39%, Page 90 of the LAP. This is included to remind the Bord that families live in Tallaght, not just singles and that the apartment sizes re way too small, and not sustainable and that this contradicts

Census	2016		2011		SDCC - 2016	
No. of Families	%		%		%	
2 Person	49%	1,609	54%	1,113	37%	74,141
3 Person	29%	464	33%	362	24%	17,935
4+ Person	22%	348	13%	146	39%	28,796

Table 5.3 Families by size of Family in LAP Area and SDCC

The following is from page 6 of the LAP

With an area of approximately **380 hectares**, the full development of the Tallaght LAP area is expected to be able to accommodate between 8,410 to 11,090 new homes; 7,800 to 15,300 additional jobs; and a population of up to **34,000** people, **over a number of plan periods.**

<https://www.sdcc.ie/en/services/planning/local-area-plans/tallaght-current/tallaght-town-centre-local-area-plan-2020.pdf>

Now compare Tallaght Town Centre (380 hectares) with the Borough of London (360 hectares), roughly the same size.

<https://data.london.gov.uk/dataset/londons-population>

	Borough Of London	Tallaght Town Centre Area	Tallaght Town Centre Area
Year	2020	2016	c 2042
Area	360	380	380
Number of Dwelling	6506		
Dwelling per Hectare 2019	20.7		
Population	10938	6126	34000
Person per dwelling	1.7		
Person per hectares	30	16	89

In 2016 there were 16 people per hectare in Tallaght Town Centre. In 2019 there were 30 people per hectare in the Borough of London 1. In 2042 the SDCC council figure 34000 in an area of 280 hectares give a density of 80 people per hectare. This number is clearly unsustainable yet it is still in the Local Area Plan.

We note that the CEO report mentioned this query, and did not say that the TCC figures were incorrect, but stated the the OPW stated that the CDP was consistent with the NFP

<https://www.sdcc.ie/en/devplan2022/stage-3-material-amendments/chief-executives-report-on-the-proposed-material-amendments-public-consultation/>

The OPW in its recent submission (SD-C226-65) to the Proposed Amendments specifically states the “....*the draft Plan to be generally consistent with policies in the National Planning*”

However, we note that the OPW was referring to the CDP not the LAP and we note that they said it was “generally consistent” and this is not the same as always consistent.

¹ Population of London Borough in 2020 is 9721, estimate in 2020 is <https://data.london.gov.uk/dataset/londons-population> , source [h](#) and figures for dwelling per hectare from <https://data.london.gov.uk/dataset/number-and-density-of-dwellings-by-borough> Mayor of London

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We note the OPW had given a general statement but that if they had seen the TCC comparison figures they may have thought differently

TCC have asked the council to point out to any inaccuracy in the TCC analysis and note that no inaccuracies were pointed out.

An Bord regulate planning matters, and we feel this is a serious error in estimation and that any SHD permissions should be put on hold pending a clear answer to our question on density and the comparative figure with the Borough of London.

Tallaght is not London, and the density should not exceed those of London withing the next 20 years and that if a statutory planning document like the LAP in in error that this error needs to be corrected.

Continuing Unanswered Questions about Fire Safety in High Rise Building In Tallaght

All have a responsibility to address safety issues when they are aware of them, we are aware of the complexity in responsibilities involved but have reason to believe that we are building high rise building before we have a sensible and workable policy on combatting fire in High Rise Building. We have raised this before, what has changed in a fire in Tallaght in October, 2021 which to some appears a “near miss” and the question we are asking is are we granting permission to high rise building without having adequate local equipment available at local fire stations.

The Problem : A fire took place in the Glashaus Tallaght on Saturday October 16th 2021,

Terror as pregnant woman trapped on balcony during Dublin high rise fire

By [Aakanksha Surve](#)

- 18:00, 20 OCT 2021

"We were later told that they weren't sending the ladders because they couldn't reach us. They were waiting for a fire truck with a higher crane to bring us down."

<https://www.dublinlive.ie/news/dublin-news/terror-pregnant-woman-trapped-balcony-21910692>

Firefighters had to wait 24 minutes for the turntable ladder to arrive in Tallaght from Tara Street DFB HQ (Image – DFB)



No response to the questions as to if we have adequate fire firefighting equipment in Tallaght has yet been given that TCC has seen, this issue has been raised by the PPN (Public Participation Network) and is now on the Agenda of the Housing SPC of which the writer of this observation is currently a member .

We believe that that the Dublin councils have set up a committee on this, as this issue affect all, we ask An Bord in the interest of national safety to determine if this is an issue which is under control, and if so to state why, and if not to consider solutions, including the possibility of refusing SHD permissions on the ground that safety may not have been adequately addressed.

From TCC's perspective there was a fire in Tallaght in October 2021 which resulted in the press covered mentioned above, no adequate explanation of the long response time has yet been given , we ask An Bord to immediately work with other to remove **any doubt** about fire safety in high rise buildings.

If safety is to really come first, consider withholding any future permission until the question is crystal clear, have we got an adequately financed and resource fire

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service that can deal with high rise building, if we do not , do not give planning permission until this issue has been resolved.