

20 October 2022

Dear Planning Department

This the TCC (Tallaght Community Council) objection to the SD22A/0361 (final date for submissions Thurs 20 Oct 2022) . The application fee has been paid and the receipt is attached.

TCC accept the principle of a suitably scaled and well-defined nursing home and/or transitional care facility (TCF) on this site which conforms to good planning practice and the Tallaght Town Centre Local Area Plan and related documents. This is not the case with this development, and the reason why are explained in detail below. We ask the developer to consider the points made and resubmit a suitably scaled proposal for consideration.

We ask the council to reject the application in its current form and request that the density does not exceed that of the HSE facility in Tymon North, SD15/0053 . Thank you for your time.

Yours sincerely

Gerard Stockil

Vice Secretary TCC

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1 The Proposal gives an unclear impression of scale due to the decoupling of the apartment dwelling, but the apartment dwellings still remain part of the drawings.

SD21A/0196 asked for permission for an 8-storey development which combined apartment blocks and a nursing home which was refused. The new application SD22A/0361 removes the apartment blocks, adds a pocket park but increases the original density of the bed spaces per hectare from

One of the reasons ABP gave for refusal of SD21A/0196 is

Reasons and Considerations

1. The proposed development would in the current context where the environs of site is generally in employment and commercial use, be physically isolated from compatible uses and in the absence of confirmed adequate connections and linkages in terms of pedestrian and cycle links towards the town centre and to key public transport routes, would constitute a poor standard of residential amenity for prospective occupants and would give rise to residential and commercial uses which are disconnected from public transport and from the wider area. In this regard, the proposed development would be contrary to the provisions of the Tallaght Town Centre Local Area Plan 2020-2026, specifically Section 8 (implementation and sequencing). The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

We contend that the issue of access to facilities such as Luas has not yet been fixed, see later point 3. We acknowledge that there are plans to improve some of the transport infrastructure but still consider the distance from Luas to me a major negative.

Transitional Care Facility	
Number of residents	131
Car Parking Spaces (TCF dedicated)	17
Bike Parking Spaces (TCF dedicated)	26
Private Courtyard Area	519 m ²
(A) Gross Floor Area	6,743 m ²

Site	
(B) Subject Site (red line inc. drainage works, road upgrades – see OS map)	1.627 ha
(C) Plot outline	1.162 ha
(D) Public Open Space (% of C)	11% (1260m ²)
(E) Development Site Area (excludes D)	0.3784 ha
(F) Plot Ratio (A ÷ E)	1.78
(G) Site Coverage (ground floor area ÷ E)	41%

Figure 1 Area figures from proposed developed, E is used to calculate a beds per hectare density

The new application still has 131 bed spaces on what is called Develop Site Area (Excluding the public open space, this area is specified at 0.3784 hectares, divide 151 by 0.3754 hectares and is 348 bedspaces per hectare. **This compares to the previous density of 222 beds per hectare and increase of over 50%, this is massively over dense.** A density of 125 beds per hectare which is line with the Tallaght Tymon North HSE application should be proposed, the development is overly dense and should be refused. TCC's original objection stress the high density, and this appears to have been increased not decreases.

The comparable density in Convent Rd, Clondalkin application (SD18A/0328 approved in 2019) by the same developer is **109** beds per hectare. This nursing home is four stories. The HSE Tymon North Nursing Home Facility (SD15A/0053) is 125 beds per hectare. This was granted permission in 2015. This the density standard that should be acceptable, anything higher is over dense

The recently refused St Mary's medical application in the Priory Tallaght had a density of **222** dwellings per hectare.

COMPARISION OF Nursing/Retirement Dwellings per Hectare figures

1 LOCATION	Cookstown Tallaght	Clondalkin	Tallaght North	Tymon	Priory, Tallaght	1
2 Name	Bartra 1st Avenue	Bartra Convent Rd	HSD Tymon North		St Mary's Medical	2
3 Planning Ref	SD21A/0196	SD18A/0328	SD15/0053		SD21A/0126	3
4 Status	Application Pending	Granted	Granted		Refused	4
5 DATE	08/09/2021	22/05/2019	30/07/2015		19/07/2021	5
6 Max Height	5	4	3		5	6
7 Nursing/Home Beds	131	146	100		112	7
8 Retirement Homes	0	14	0		108	8
9 Total Dwellings	131	160	100		220	9
10 Area	0.626	1.34	0.8		0.99	10
11 Beds/Dwelling/hectare	209	119	125		222	11

The Bartra Cookstown proposal is massively over dense and should be scaled to a figure of at most the HSE nursing home density. In the section of COVID and Nursing homes we suggest a maximum density figure of 100 dwelling per hectare (or less) on all large new nursing homes and residential care facilities.

Allowing this five-story proposal without stipulated the details of the adjacent proposal does not give an accurate picture of the future impact of the situation.

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The following shown the older application compared to the current one.

<p>Old Applications SD21A/0196</p> <p>Refused after ABP Appeal</p> <p>https://planning.agileapplications.ie/southdublin/application-details/61096</p>	<p>New Applications SD22A/0361</p>
<p><i>Demolition of all existing 1-3 storey industrial/commercial structures and small cafe on site totalling c.5,500sq.m in area;</i></p> <p>construction of a 1-5 storey nursing home/step-down facility (131 bedspaces) over partial basement (total floor area c.6,743sq.m) with central courtyard (c.519sqm); construction of a deck-access apartment development comprising 139 residential units arranged in 2 blocks (Block A - 8 storeys and Block B - 5 to 6 storeys) with a total floor area of c.10,556sq.m excluding deck access (c.1,141sq.m); 2 commercial units comprising a cafe and pharmacy located at ground floor level facing Cookstown Road in residential Block A (c.292sq.m in area); the residential development consists of 67 one bed/two person units, 12 two bed / three person units and 60 two bed/4 person units with north, south, east and west facing balconies throughout and residents amenity area at ground floor level; central communal open space (c.1,272sq.m); the basement serving the nursing home consists of a sprinkler tank and pump rooms, tank room, plant room and workshop; provision of dining and kitchen areas, siting/family rooms, activity rooms, coffee dock, hair salon, oratory, lobbies/reception areas, ancillary offices and staff areas, stores, toilets, shower/changing facilities, ESB substation, generator, switch room, service yard and waste areas serving the nursing home; provision of an ESB substation, switchboards, waste areas, water tanks and generator serving Blocks A and B; lobbies, stair/lifts, photovoltaic panels and green roofs throughout; partial provision of the pocket park identified in the Tallaght LAP (c.1,165sq.m); <i>new vehicular access from First Avenue and egress onto</i></p>	<p><i>Demolition of all existing 1-3 storey industrial/commercial structures and small cafe on site totalling c.5,500sq.m in area;</i></p> <p><i>Construction of a 1-5 storey Transitional Care Facility (step-up/step-down) providing 131 bedspaces over partial basement (total floor area c.6,743sq.m) with central courtyard (c.519sq.m);</i> The basement consists of a sprinkler tank and pump rooms, water tank room, plant room and workshop; Provision of dining and kitchen areas, siting/family rooms, activity rooms, coffee dock, hair salon, oratory, lobbies/reception areas, ancillary offices and staff areas, stores, toilets, shower/changing facilities, <i>ESB substation, generator, switchroom, service yard and waste areas serving the facility; Lobbies, stair/lifts, photovoltaic panels and green roofs throughout;</i> Partial provision of the pocket park identified in the Tallaght LAP (c.1,286sqm); <i>New vehicular access from First Avenue and egress onto Cookstown Road via a one-way system through the subject site;</i> Entrance signage on the eastern elevation of the proposed facility; All associated site development works, services provision, connection to the water supply, foul and surface water networks on First A venue and Cookstown Road including partial diversion of the foul line to the north east of the site at First A venue, temporary foul pump station, attenuation/bioretention systems, vehicular and pedestrian access including internal road and footpaths, interim pedestrian facilities/public realm upgrade works, landscape and boundary treatment works, tree removal, bicycle storage (76 total spaces), car parking (32 total spaces), set-down parking spaces, <i>1 ambulance set-down</i></p>

Cookstown Road via a one-way system through the subject site; entrance signage on the eastern elevation of the proposed nursing home; all associated site development works, services provision, connection to the water supply, foul and surface water networks on First Avenue and Cookstown Road including partial diversion of the foul line to the north east of the site at First Avenue, attenuation/bioretention systems, vehicular and pedestrian access including internal road and footpaths, public realm upgrade works, landscape and boundary treatment works, tree removal, bicycle storage (307 spaces), car parking (42 spaces), set-down parking spaces including 1 ambulance space serving the nursing home and delivery/loading areas to Cookstown Road and First Avenue.

space serving the facility and delivery/loading areas to First Avenue.

2. Welcome use as Transitional Care Facility but wish for clarification/confirmation on precisely what this term is and ensure that the facility is used for this purpose only.

While we think the overall development is massively over dense, we welcome the usage as a Transitional Care Facility is potentially positive. We ask for clarification of the terms Transitional Care Facility (TCF), is the TCF intended to be part of the HSE definition of Transitional Care as it appears in a transitional care facility as described below

Transitional Care Funding has been in place in the HSE since 2015 to assist acute hospitals as a delayed transfer of care support. The aim of the funding is to assist acute hospitals in discharging patients to private nursing homes for:

- *Patients requiring Long Term Care and who have made a Nursing Home Support Application.*
- *Patients who require a period of convalescence care up to a maximum of six weeks before they return home*

We ask the council to clarify that there is no other usage intended for the development if it gets planning permission, **and that if any such change is envisaged a new planning application must be made.**

3 Distance from Luas Stop is confusing, it is closer to over a km and not 200 m



Question about distance to Luas Stops – may be misleading, the following is in the applications

The Belgard Luas stop is approximately 200m away as the crow flies, and the local area plan envisions an improvement in connectivity to this through upgraded landscaping along existing secondary and tertiary routes, as well as new connections through to Katharine Tynan Road from Cookstown Road.

On Google Maps the distance as the crow flies to the Belgard Luas is 297 m. We as the count to check this figures, because of true then 297 m is not approximately 200 m. Also, the map shows there is clearly **no direct way of walking to the Belgard Luas**, so it is not very helpful to quote as “as the crow flies” when the map shows no direct path and indeed to even attempt a direct path would require crossing a Line which is dangerous



Figure 2 Distance to Belgard Luas is over 200 m as crow flies and "crow fly" distances are not relevant, the walking distance on safe pathways are this is around a 1km at least

To go as the crow flies should require going through private property and a surrounding trees (see figure). This "200 meter as the crow flies figure" is misleading, and is certainly not a reason for giving planning permission,

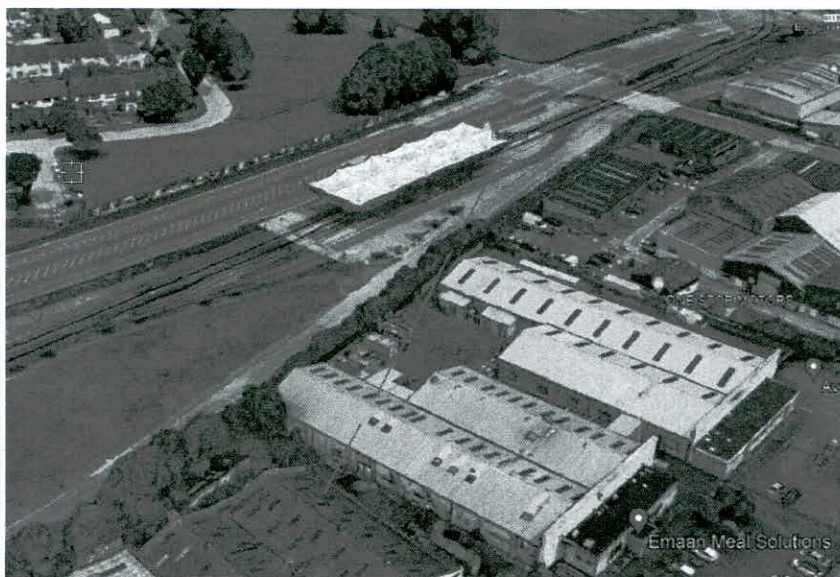


Figure 3 Approach to Belgard Luas Stop, you have to walk through private property

3 The maximum height can be interpreted as 7 stories not 5 and this contradicts the planning description.



Figure 4 Planning Documents shows bones of a 7-storey future proposal, this must be taken into overall consideration

The proposal description only mentions 1 to five stories, yet the drawing clearly shows a seven story structure (See Figure 4). It is assumed this seven-story block is part of the development. It clearly seems on the developer's radar and consideration of this should be given, and SDCC may note that the developer by including this drawing is asking for some sort of " advanced permission" for this.

Allowing this five-story proposal without stipulated the details of the adjacent proposal does not give an accurate picture of the future impact of the situation.

Construction of a **1-5 storey** Transitional Care Facility (step-up/step-down) providing 131 bedspaces over partial basement (total floor area c.6,743sq.m) with central courtyard (c.519sq.m);

Elevation diagram Elevations-6614279.pdf shows "a residential development subject to separate **LRD** application". This is seven stories tall. It is not possible to view the total impact of the Transitional Care Facility of the other development has not been specified, but seven stories is way, way too big and contradicts the height is the local area plan.

An LRD is a large-scale residential development and a seven story building will overlook the TCF and look disproportional next to a transitional care facility (TCF)

It seems that max height of the composite development is, in some sense, seven stories, as it appears on a drawing, and this should be taken into consideration.

4 Confusion over Photomontage.

The photomontage file [Photo Montage Verified Views 16/9/2022](#) does not seem to give a photomontage of the development, the pictures are of other locations . There does not seem to be a photo montage file for the development.

[Photo Montage](#)
Verified Views

5 Concern over Water Supply by ABP

We note that ABP, in refusing an earlier application , had concerns over the existing public order network.

3. On the basis of the information submitted with the application and appeal, the Board is not satisfied that the applicant has demonstrated that the proposed development can be accommodated within the existing public wastewater network. In the absence of confirmed evidence within the application and appeal documentation, that the existing network can accommodate wastewater arisings generated from this specific scheme at this site, or the identification of the nature and scope of any upgrades and works, including the timeframe for implementation of same, which would be necessary to facilitate the connection of the proposed development to the wastewater network, it is considered that the proposed development would be premature. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Figure 5 ABP Reason for refusal

We would ask the council to verify that any such concerns have been fully and comprehensively addressed in applicant's data. We ask for proof of water flow rates (that is actual measurements and the date of measurement and not just desk estimates or simulations) and water pressure, and the most up to date information from Irish Water.

We note that the provision of adequate water and suitable pressure is necessary to facility fire fighting using dry risers. The following document by the developer

ENGINEERING SERVICES REPORT

Transitional Care Facility at Unit 21 First Avenue, Cookstown Industrial Estate, Dublin 24 For Bartra Property Cookstown Ltd.

**PROJECT NO. B981
15 September 2022**

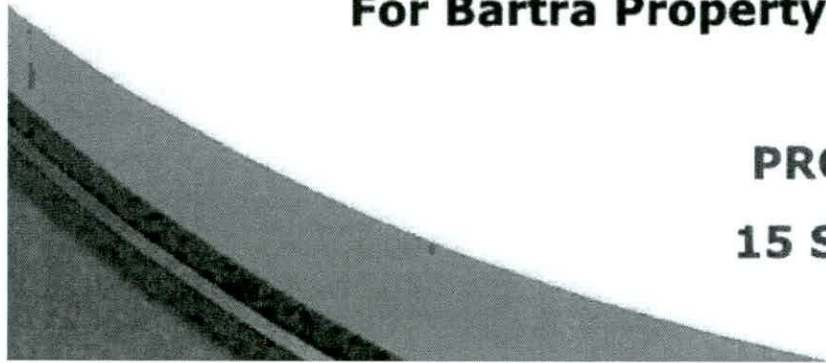


Figure 6 Another reason for refusal, Water considerations

It does appear from Section 5.3 of this report that Irish Water has indeed confirmed feasibility, we do note that there is no record of evidence (measurements) in this report confirm this, and would as SDCC to check that this Irish Water and get confirmation is back up by measured data and not just desk estimate or simulations.

Irish Water have issued a Confirmation of Feasibility which confirms that the development is feasible without upgrade to infrastructure. They further advise that a 150mm connection should made to the existing 12" AC water main on First Avenue, though it is noted that this extends to Cookstown Estate Road where it is proposed to connect.

For the case of fighting high rise in high rise building we would like to see evidence of measured water pressure in the area.

We note that SDCC has as yet not clearly stated when high rise fire fighting equipment will be in place in Tallaght Fire Station.

5. COVID, Pandemics and Nursing Homes.

The developer has a professional reputation and has made many contributions to schools, sporting organisations and other bodies. This does not mean that TCC supports all the details of any planning application, but we wish the developer well. This section is written with all possible larger care homes in mind, not just this proposal.

The COVID pandemic means that all, including health care providers, must reconsider things. The permission for the Clondalkin Bartra site was given in May 2019, before COVID had started.

One BMC Medicine study published in June 2021 is referenced below.

Excess mortality for care home residents during the first 23 weeks of the COVID-19 pandemic in England: a national cohort study form BMC Medicine <https://link.springer.com/article/10.1186/s12916-021-01945-2>

The following are two extracts

Larger care homes also had higher excess deaths per bed (8.6% versus 2.2% in small homes).

Excess deaths were mainly concentrated amongst large and branded homes that provide services to older people and people with dementia. Adjusted care home level analysis confirmed these findings.

This may be a reason why the maximum size of a care home should never exceed a threshold; we suggest this threshold should be 100 maximum and it may need to be significantly smaller.

While it is likely that all will deal with the next pandemic based on many lessons learned from the previous one, and all studies have their drawbacks, it seems according to this study that larger care homes, by the density factor alone, may be at higher risk of mortality than smaller ones. We accept that more studies may contradict this view but it seems plausible that larger facilities may be riskier.

We would ask the council planners to factor this into the overplanning of South Dublin **and to seek the opinion of people who have studied this**. A future pandemic, even in 10 years' time, is not unlikely and we must plan for it. It may well be the case that larger

homes are no more risky than smaller homes re pandemics, but this does not seem to be the case from the report cited and a sensible solution may be to impose an upper limit.

6 Residential Care Standards for Older People in Ireland may be breached due to excessive density.

The *National Standards for Older People Guide* is available at <https://www.hiqa.ie/sites/default/files/2017-01/National-Standards-for-Older-PeopleGuide.pdf>

The excessive density means that Person Centred Services in “*Your guide to the National Standards for Residential Care Settings for Older People in Ireland 2016*” are compromised

Page 8 of the above states

Each resident develops and maintains relationships with family and community, if they so wish.

The lack of car parking facilities compared to the density of the development means that many families may not be able to visit their relatives in the home on busy days because the car parks will be fill.

Reducing the density will allow this standard (not a guideline) to be respected.

<https://www.hiqa.ie/sites/default/files/2017-01/National-Standards-for-Older-PeopleGuide.pdf>

7 Comparison with Other Bartra Health Centres

No existing Bartra Development on their website is greater than four stories. Why is a massively over dense one of five stories being proposed for a Tallaght area with almost no greenspace, yes there is now a pocket park, but the prices for this seems to be an increased density of bedspaces? The pocket park will not adequately redress this, and the height should be reduced to three stories.



Figure 12 Height of Current Bartra Health Facilities, only Cookstown is Taller

8 Fire Safety Issues

Does the existing fire service have the facilities to combat a fire of in the apartment of the height proposed in such a development? Remember that application alludes to a seven-story building adjacent to the Transitional Care Facility.

9. The Pocket Park and the Overall Space Requirement of the Region

The pocket park, while welcome, is very small and it has somehow served to increase the overall density of bedspaces per hectare, so it is not getting something for nothing.

**Tallaght Community Council,
C/o G Stockil
52, Bancroft Park
Dublin 24**

Date: 24-Oct-2022

Dear Sir/Madam,

Register Ref: SD22A/0361

Development: Demolition of all existing 1-3 storey industrial/commercial structures and small cafe on site totalling c.5,500sq.m in area; Construction of a 1-5 storey Transitional Care Facility (step-up/step-down) providing 131 bedspaces over partial basement (total floor area c.6,743sq.m) with central courtyard (c.519sq.m); The basement consists of a sprinkler tank and pump rooms, water tank room, plant room and workshop; Provision of dining and kitchen areas, sitting/family rooms, activity rooms, coffee dock, hair salon, oratory, lobbies/reception areas, ancillary offices and staff areas, stores, toilets, shower/changing facilities, ESB substation, generator, switchroom, service yard and waste areas serving the facility; Lobbies, stair/lifts, photovoltaic panels and green roofs throughout; Partial provision of the pocket park identified in the Tallaght LAP (c.1,286sqm); New vehicular access from First Avenue and egress onto Cookstown Road via a one-way system through the subject site; Entrance signage on the eastern elevation of the proposed facility; All associated site development works, services provision, connection to the water supply, foul and surface water networks on First A venue and Cookstown Road including partial diversion of the foul line to the north east of the site at First A venue, temporary foul pump station, attenuation/bioretention systems, vehicular and pedestrian access including internal road and footpaths, interim pedestrian facilities/public realm upgrade works, landscape and boundary treatment works, tree removal, bicycle storage (76 total spaces), car parking (32 total spaces), set-down parking spaces, 1 ambulance set-down space serving the facility and delivery/loading areas to First A venue.

Location: Unit 21, First Avenue, Cookstown Industrial Estate, Dublin 24

Applicant: Bartra Property Cookstown Limited

Application Type: Permission

Date Rec'd: 16-Sep-2022

I wish to acknowledge receipt of your submission in connection with the above planning application. The appropriate fee of €20.00 has been paid and your submission is in accordance with the appropriate provisions of the Planning and Development Regulations 2001(as amended). The contents of your submission will be brought to the attention of the Planning Officer during the course of consideration of this application.

This is an important document. You will be required to produce this document to An Bord Pleanála if you wish to appeal the decision of the Council when it is made. You will be informed of the decision in due course. Please be advised that all current applications are available for inspection at the public counter and on the Council's Website, www.sdublincoco.ie.

You may wish to avail of the Planning Departments email notification system on our website. When in the **Planning Applications** part of the Council website, www.sdublincoco.ie, and when viewing an application on which a decision has not been made, you can input your email address into the box named "**Notify me of changes**" and click on "**Subscribe**". You should automatically receive an email notification when the decision is made. Please ensure that you submit a valid email address.

Please note: If you make a submission in respect of a planning application, the Council is obliged to make that document publicly available for inspection as soon as possible after receipt. Submissions are made available on the planning file at the Planning Department's public counter and with the exception of those of a personal nature, are also published on the Council's website along with the full contents of a planning application.

Yours faithfully,

M. Furney
for **Senior Planner**