

**Brock McClure Planning & Development Consultants**  
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**PLANNING & DEVELOPMENT ACT, 2000 (as amended) AND PLANNING  
REGULATIONS THEREUNDER**

<b>Decision Order Number: 0258</b>	<b>Date of Decision: 09-Mar-2023</b>
<b>Register Reference: SD22A/0361</b>	<b>Date: 10-Feb-2023</b>

**Applicant:**

**Bartra Property Cookstown Limited**

**Application Type:**

Additional Information

**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**

Dear Sir /Madam,

With reference to your planning application, additional information received on 10-Feb-2023, in connection with the above, I wish to inform you that before the application can be considered under the above Act(s), **6 copies** of the following **Clarification of Additional Information** must be submitted:

1. Height and Density

The Planning Authority does not accept the applicant's justification for not complying with the provisions of the Tallaght Town Centre Local Area Plan 2020 in relation to height and plot ratio. This non-compliance is not acceptable to the Planning Authority and would set an undesirable precedent for the realisation of the clear vision of the LAP. To address these concerns, the applicant is required to submit revised details including as follows:

A. Removal of the fourth floor / fifth storey.

B. Calculations showing compliance with the plot ratio for the site, considering the maximum range allowable per the LAP and providing a detailed justification, with figures, in the event of exceeding the plot ratio. The applicant should note that this application is being considered in isolation of any future scheme that may come forward within the ownership boundary of the applicant. The proposal in terms of car parking, open space, plot ratio and density must all be acceptable in isolation of future development. In this regard, the applicant cannot rely on any works potentially granted at the site in future to subsidise or meet the requirements of future development proposals.

Timelines to respond to the request for Clarification of Further information.

The initial request for further information was made in November 2022. The applicant should be mindful of the 6 month deadline to reply to requests for further information and the option to extend this by a further 3 months if necessary.

2. Pedestrian, Cyclist and Public Realm Upgrades

A. The LAP has a clear objective in relation to phasing and sequencing of development to ensure that isolated piecemeal pockets of land are not developed without connectivity and linkages. The applicant has proposed temporary pedestrian and cyclist upgrades from the site to Belgard Luas. The Planning Authority is very clear that temporary/interim works are not acceptable to the Council.

A design team is being appointed by South Dublin County Council to provide a masterplan for Cookstown, focused on the public realm and to include pedestrian, cyclist and urban design upgrades. The applicant is requested to engage directly with the team appointed and ensure that a scheme of permanent works is agreed and provided, in tandem with the Cookstown masterplan, ensuring full integration of the proposed scheme and public realm works. The applicant may wish to apply for an extension of time in responding to this clarification of additional information request to enable this engagement. The applicant should also note that set down and loading areas outside the current site boundary along Cookstown Road and First Avenue on lands within the public realm and indicated for taking in charge by SDCC, will not be accepted irrespective of the ownership of same. In preparing a proposal for permanent works to be delivered, the applicant should incorporate all relevant items of concern raised in the Stage 1 & 2 Road Safety Audit and ensure public lighting is provided to the satisfaction of the Public Lighting Section. In preparing this response, the applicant should engage with all relevant sections of the Local Authority, and other relevant bodies, to ensure the proposed works will be acceptable prior to submission.

B. The Planning Authority is not satisfied with the lack of permeability facilitated at the southern portion of the site, adjacent to the pocket park. 2 no. car parking spaces shall be omitted and additional plans shall be submitted clearly showing full permeability around the entire pocket park, including the opportunity for connections at the south east corner of the pocket park into the southern adjoining lands. A more detailed masterplan for the pocket park shall be provided, clearly demonstrating connectivity and consideration of desire lines and ensuring that the first phase of the pocket park delivers an attractive, useable space, with the inclusion of biodiversity planting.

3. Transitional Care Facility Use

The applicant has not fully addressed all of the items previously requested. The applicant is requested to provide more detailed estimated figures and movements in relation to the following:

A. The profile of patients.

B. Likely visitor numbers, based on known figures from similar facilities

C. The specific service requirements of the dementia care facility, including number of dedicated staff, estimated visitor numbers and the requirements of patients for access to amenities outside the immediate development.

D. Clear estimated figures for the number of patients utilising the mobile diagnostic facilities, the type of diagnostic facilities that will be provided (in-premises or parked outside) and hours of operation.

4. Green Space Factor

The applicant has not achieved the required Green Space Factor (GSF) at the site of 0.5. The applicant shall engage directly with the Public Realm Section and provide a revised GSF calculation detailing how they have achieved the appropriate the minimum GSF scoring established by their land use zoning. Developers can improve their GSF score by retaining existing landscape features and incorporating new landscape features and GI interventions. Layering GI interventions increases the score. Completed GSF worksheets should be submitted to SDCC with the Green Infrastructure Plan and Landscape Plan for a proposed development. Additional/amendments SuDs measures may be included in response to this item.

Failure to respond to this request for Clarification of Additional Information within a period of six months from the date of this decision as stated above, will result in the application being declared withdrawn.

**Please ensure that you submit a covering letter, mark your reply “CLARIFICATION OF ADDITIONAL INFORMATION” and quote the Planning Register Reference Number given above.**

**NOTE:** The applicant must submit the further information **within six months of the date of the original Request for Additional Information**. If the information is not received within this period, the Council will declare the application withdrawn.

Yours faithfully,

*Pamela Hughes*  
for Senior Planner

09-Mar-2023