



## ARCHITECT'S DESIGN REPORT

for

Development at

Taylor's Lane, Ballyboden, Dublin 16

Large-scale Residential Development

Planning Application

March 2023

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**1.0 DESCRIPTION OF DEVELOPMENT**

The development will consist of:

- Demolition of existing former Institutional buildings and associated outbuildings (c.5231 sq.m).
- Construction of 402 residential units within 3 apartment/duplex blocks ranging in height from 2-5 storeys and comprising of 39 no. 1-Beds; 302 no. 2-Beds; and 61 no. 3-Beds all with associated private balconies/terraces to the north/south/east/west elevations. Each block has a shared basement car park area serving all the buildings within a block.
  - Block A is 5 storeys in height and consists of 118 units in two L-shaped buildings along with a creche and two retail units.
  - Block B consists of three 5 storeys buildings containing 123 units plus 2 no. duplex blocks containing 8 units resulting in a total of 123 units
  - Block C is 5 storey in height and consists of 161 units plus a residential amenity area all in one building
- Provision of a new public park along Taylor's Lane
- Provision of 290 no. car parking spaces and 1054 no. cycle parking spaces
- Revised vehicular access from Edmondstown Road and an emergency vehicular access off Taylor's Lane along with provision of pedestrian accesses to the site.
- Road improvement works along Edmondstown Road including the existing junction of Scholarstown Road/ Edmondstown Road.
- All associated development works, substations, bin stores and landscaping required.

And as described in the statutory notices.

Design Team

Client	Shannon Homes
Planning Consultant	McGill Planning
Architect	McCrossan O'Rourke Manning Architects
Civil and structural Engineer's	DBFL
Landscape Architects	Doyle O'Troithigh
Arborist	Independent Tree Surveys
Ecologist	Altemar – Bryan Deegan
Daylight and Sunlight Analysis	Digital Dimensions
Archaeology and Conservation	IAC

## 2.0 PROJECT BACKGROUND

The following is a list of the previous planning applications on the site, a summary of the previous stages for this LRD Application, and an itemised response to the Stage 2 LRD opinion.

### 2.1 PREVIOUS APPLICATIONS ON THE SITE

(i) Reg. Reference: SD16A/0121

Application to demolish the existing Institutional Buildings and associated outbuildings.

The application was refused permission for one reason which was related to the requirement for road upgrade works along Edmondstown Road. The full extent of the upgrade works would have necessitated the demolition of additional outbuildings that were not included in the application.

The full scope of building demolition and road upgrade works have now been included in this application in consultation with South Dublin County Council requirements.

(ii) Reg. Reference: SHDABP-307222-20

Strategic Housing Development (SHD) planning application for 496 residential units a creche and two retail units.

The application was granted permission by An Bord Pleanála through the Strategic Housing Development planning process. However, that decision was later quashed following judicial review.

The reasons for quashing the An Bord Pleanála decision were as briefly put:

- (i) Failure to recognise material contravention of the Development Plan as to density and address it as such.
- (ii) Failure to take into account a relevant consideration as to the capacity of the public transport network and give adequate reasons for its decision on density in that context.
- (iii) Inadequacy of reasons on the traffic issue – specifically as to the disagreement between the traffic experts regarding methodology and the reliability of the results resulting from the application of that methodology.

We consider that adequate information has been provided with this application to allow the local authority to consider the above items in the context of this new application.

### 2.2 LRD APPLICATION

Following the decision by the High Court to quash the SHD planning permission and the lapsing of the SHD planning process our client has instructed us to prepare a revised scheme taking into account the new South Dublin County Council Development Plan 2022-2028 and the requirements of the LRD planning process.

The LRD Stage 1 (s.247): Pre-application consultation with South Dublin County Council was held on 04.03.2022

The following amendments were carried out based on the discussions and feedback at the Stage 1 meeting:

- Reduce height of Blocks A, B, and C to 5 Storeys
- Reintroduction of Core 3 in Block A and 6 no. Duplex Units in Block B
- General revisions to the design proposals following the above resulting in a reduction in quantum of proposed units from 446 to 398.
- Review and reduction in car-parking within the Development to align with the accessibility to public transport in the area.
- Basement Access revised to include segregated access to parking for cyclists.
- Edmondstown Road amended to accommodate revised road layout and cycle lanes.
- Site access increased to allow for cyclist and pedestrian access.

The LRD Stage 2(s.32C) meeting with South Dublin County Council was held on 11.11.2022 and the LRD opinion was issued at the end of November 2022.

The following amendments were carried out in response to the LRD opinion:

- Introduction of full height break in southwest corner of Block C
- Redesign of town houses as duplexes
- Amend layouts Block A Core 3/5 and 6 and Block B Core 1 and 3 to adjust mix to achieve extra 3 bed units
- Amend east elevations of Block A (1 No.), Block B (2 No.) and Block C (1 No.) to offset balconies to achieve the daylight
- Amend all roof plans to calculate out the sedum roof area for the 'Green Factor'
- Revisions to basement layouts to reduce carparking to 290 spaces – 0.72 spaces per unit.
- Change store strategy so there is now one bed, two bed and three bed stores rather than one standard size for all (sized for bicycle storage – 1 per bedroom)
- Update on surface bicycle parking to provide additional sheltered spaces.
- Increase ground level activity provided to Edmondstown Road by the introduction of an entrance to Block B Core 1 from the public footpath.
- Minor site layout changes due to minor changes to core entrances and basement ramps as a result of the above

### 2.3 RESPONSE TO THE LRD OPINION

The following is an itemised response to the items listed in the Conclusions and Recommendations Section of the opinion report.

**Item 1 -** Justification and mitigation for the significant loss of trees at the site to cater for the development.

Response: Please refer to the arborist report from Independent Tree Surveys Ltd and the landscape report prepared by Doyle O'Troithigh landscape architects. 2 No. Category A trees have been identified on site and these are to be retained. 90 trees are to be removed of which 75 No. or 83% are of relatively low value or unsuited to long term retention. The existing landscaping layout has resulted from the former institutional land use and in particular, the use of the land as a pitch and putt course. It is not compatible with the proposed use as a residential development with sustainable densities in accordance with national policy.

The proposed design includes a comprehensive landscaping strategy which achieves a Green Space Factor of 0.5 in accordance with the development plan requirements. To achieve this factor requires the provision of extensive new planting and landscaping. It will also result in a significant increase in the quality of planting for the site.

**Item 2 -** Justification of the height and density of the development, with reference to Appendix 10 of the Development Plan, and other relevant policies and objectives of local and national plans.

Response: Please refer to McGill Planning planners report and Section 3.0 of this report.

Appendix 10 of development plan provides (i) guidance on the analysis of the existing context and (ii) a toolkit to demonstrate that the proposed heights are contextually appropriate. In order to demonstrate our holistic design approach and our justification of both the height and density we have analysed the existing context and the proposed scheme at the scale of the city, the scale of the neighbourhood and the scale of the site in accordance with Development Management Criteria in the Urban Development and Building Height Guidelines for Planning Authorities as referenced in Appendix 10.

At the scale of the city, and based on the collected bus data, the site can be determined as an 'Accessible Location' under the apartment guidelines which is generally suitable for higher density development. National policy also identifies strategic sites like this for improved density and

consolidation in order to redress existing city sprawl and to promote modern sustainable community populations.

At the scale of the neighbourhood the site is located in a context of two storey housing estates (10-20 units/ha) typical of 80's and 90's suburban planning with local areas of more recent increased height (4-6 storeys). The urban grain is very disparate with no defined streetscapes or dominant building lines. The site itself had a previous institutional use containing a large seminary building. KPMG Future Analytics Housing Demand and Composition Assessment report identifies that 94.4% of dwellings within a 10-minute walk are houses. This site presents an opportunity to provide an area of increased density with alternative residential typologies that can make a modest contribution towards supporting a more sustainable residential density for the wider area.

The examination of the site and the surrounding area shows that the unique characteristics presented can accommodate a scheme of additional building height and density. The site benefits from large setbacks on all sides to surrounding properties. Furthermore the design approach and urban design strategy creates a building zone within the middle of the site creating additional separation. A new park is provided to the north of the site and a perimeter woodland walkway and ecological corridor is provided around the east and south of the site.

The proposed context elevations show these large separation distances. The daylight and sunlight analysis also demonstrates that due to these large distances the 25 degree line of impact is not subtended by the proposed development and as such the proposed scheme will have negligible impact on the daylighting and sun lighting of existing properties. The massing of the blocks has also been proportioned by the use of strategic breaks in the blocks, the natural topography of the site and by specific elevational treatments.

We respectfully submit that the proposed 5 storey height is appropriate for this specific site given the strategic location, the site conditions, and the proposed design. Section 3 of this report specifically responds to Appendix 10 of the development plan.

**Item 3 -** Revisions to the design of Block C to improve daylight and sunlight achieved in both the central open space area, and lower-level units of concern. The applicant should aim to achieve 100% compliance with room specific targets.

Response: As suggested in the LRD opinion report a full height break has been introduced in the southwest corner of Block C providing increased sunlight to the communal open space. Daylighting has also been improved. The width between Block A and C has been increased slightly and balcony arrangements have been adjusted on east facing elevations to provide increased daylighting to living rooms. Overall 99%+ of all rooms assessed (1023 No. out 1034 No. rooms) achieve the minimum illuminance levels from BS EN17037. This is an increase on the stage 2 submission. Of the 11 rooms that fall below the guidance level 8 No. rooms achieve at least 87% of the guidance levels. The other 3 rooms are located in large ground floor one bed apartments – one in Block A and two in Block B. These units are more than 20% larger than the minimum required area standard. We consider this level of compliance to be appropriate for a scheme in this context.

**Item 4 -** The redesign of units B111, B112, B113, B114, B114 and B116 which are considered to be terraced houses and not duplex units. These units must comply with all relevant space standards, both internally and externally.

Response: The units listed above have now been omitted and replaced with two new duplex blocks each consisting of 2 No. single storey apartments at ground floor level with 2 No. two storey three-bedroom apartments above. All units achieve the minimum spaces standards both internally and externally and in accordance with Sustainable Urban Housing: Design Standards for New Apartments. Please refer to MCORM drawings and the Housing Quality Assessment Schedule for more information.

**Item 5 -** Justify the unit mix with regard to Policy H1 Objective 12 and the requirement for 30% 3-bed units

Response: Please refer to the Housing and Demand Composition Assessment Report by prepared by KPMG Future Analytics that is included with this application. KPMG Future Analytics is a leading specialist in socio-economic, population and housing forecasting, scenario planning and modelling and has a proven experience in delivering Housing Need Demand Assessments (HNDA) and evidence-based housing market insights studies.

We have increased the total number of 3 bed units from 46 No. to 61 No. which is now just over 15% of the total mix. This was achieved by some replanning of the internal layouts and a small uplift in the total number of units from 398 No. to 402 No. We consider this provision adequate for this location based on the high proportion of 3 and 4 bed homes in the immediate local area and as per the housing needs described in the KPMG report.

**Item 6 -** Demonstrate compliance with green infrastructure policies contained within the Development Plan

Response: Please refer to Doyle O'Troithigh landscape architects report for more details on the response to this item. A green space factor of 0.5 is proposed. This includes the retention of category A trees, the upgrade of the southern boundary as an ecological corridor, the provision of green roofs throughout and high-quality planting and landscaping proposals within the scheme.

**Item 7 -** Detailed plans for the existing landscaped area at the northwest entrance and how its use can be maintained for the existing community.

Response: Please refer to Doyle O'Troithigh landscape architects report for more details on the response to this item. This area is partially taken in charge and partially owned by the applicant. Please refer to the site ownership lines on the site location map. We proposed to upgrade this area including new soft landscaping, street furniture and a new display board for local community use. A new framed pergola is also proposed signifying the entrance to the new park and to invite people to access this space. It is proposed that this area will be taken in charge and final details of the display board and landscaping can be agreed with the local authority in the event of a grant of permission. See also see Image 23 of this report for the concept sketch for this area.

**Item 8 -** Provide detailed drawings and calculations for SuDS, providing additional SuDS where possible including green roofs, as well as revised surface water attenuation and catchment area calculations.

Response: Please refer to Section 5.4 of DBFL engineer's Infrastructure Design Report for details of the SuDS calculations and associated drawings by DBFL and CSR landscape architects showing the co-ordinated layouts.

**Item 9 -** Consider the proposal in relation to traffic and transport, based on more relevant Irish Trics data, and with regard to planned cycle infrastructure upgrades.

Response: Please refer to Section 1.5 of DBFL engineer's Traffic and Transport Assessment for the relevant detail



Image 1 – Public Realm and Scale/Building Heights Diagram

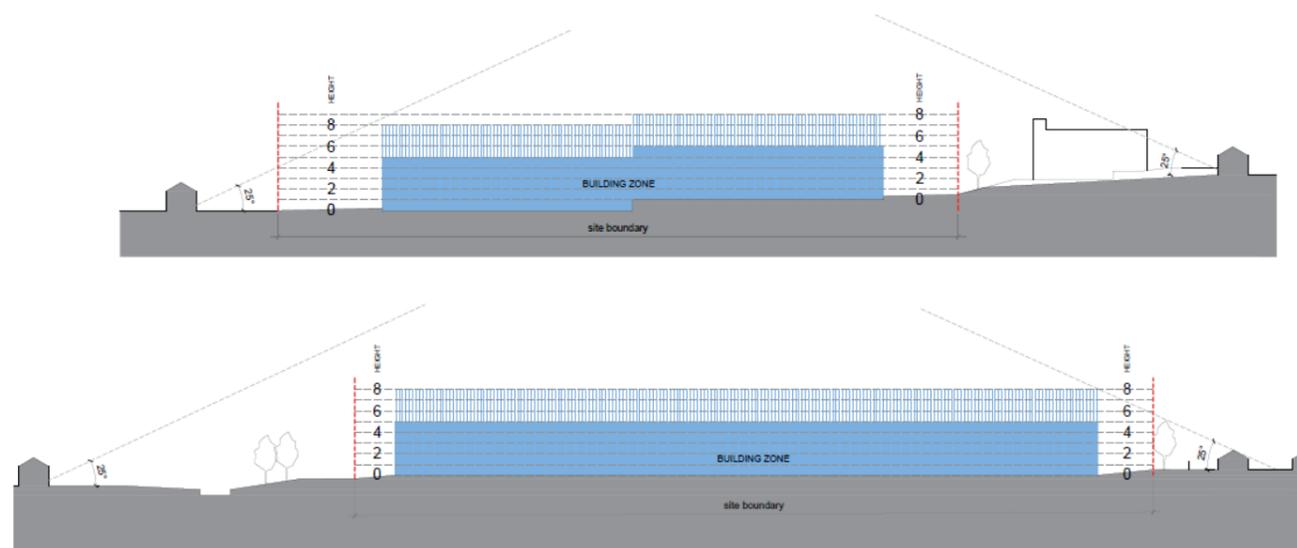


Image 2 – Context Section Diagrams showing separation distances (five storey building height zone shown solid blue)

**3.0 BUILD HEIGHT, DENSITY & DESIGN APPROACH**

Item 3 of the LRD opinion requires “Justification of the height and density of the development, with reference to Appendix 10 of the Development Plan, and other relevant policies and objectives of local and national plans.”

Appendix 10 of the development plan ‘Building Height and Density Guide’ is a guide to:

- (i) Identify sites for increased height
- (ii) Provide a toolkit to the assess developments with proposed increased heights

It is divided into five sections. Section 1 is a general introduction. Section 2 sets out the ‘Planning Context’ at national and local level. Section 3 describes the ‘Understanding’ and considerations around density and height. Section 4 ‘Develops’ a criteria-based approach for assessing the site and context using ‘urban design criteria and key themes’ and Section 5 consists of ‘Indicative development scenarios’. Together these five sections provide guidance on how to:

- (i) Analyse the existing context
- (ii) Demonstrate that the proposed heights are contextually appropriate

Our approach to building height and density is intrinsically linked to our overall design approach to the site including the urban design, daylight and sunlight, amenity, and visual impact.

We propose to structure the analysis of our design approach according to the three scales identified in the Development Management Criteria in the Urban development and building Height Guidelines for Planning Authorities which is also referenced in Appendix 10. The scales are: (i) at the scale of the city (Section 3.1) , (ii) at the scale of the neighbourhood (Section 3.2) and (iii) at the scale of the city (Section 3.3). We will reference, also where appropriate, the relevant aspects of Appendix 10 of the development plan ‘Building Height and Density Guide’ to support our justification for the Urban Design Strategy for this development

We suggest that in this way we can show the holistic approach and by doing so can justify the height and density of the development and demonstrate that the overall positive benefits of the development justify the scale and density of the proposed scheme as required in Appendix 10 of the development plan.

For reference - to the sections identified in Appendix 10 – Section 3.1 in this report examines the ‘*Planning Context*’, Section 3.2 details our ‘*Understanding*’ and ‘*Analysis*’ of the local context and Section 3.3 demonstrates our response to the contextual analysis and our approach to the design on this site including the relevant urban design criteria and key themes.

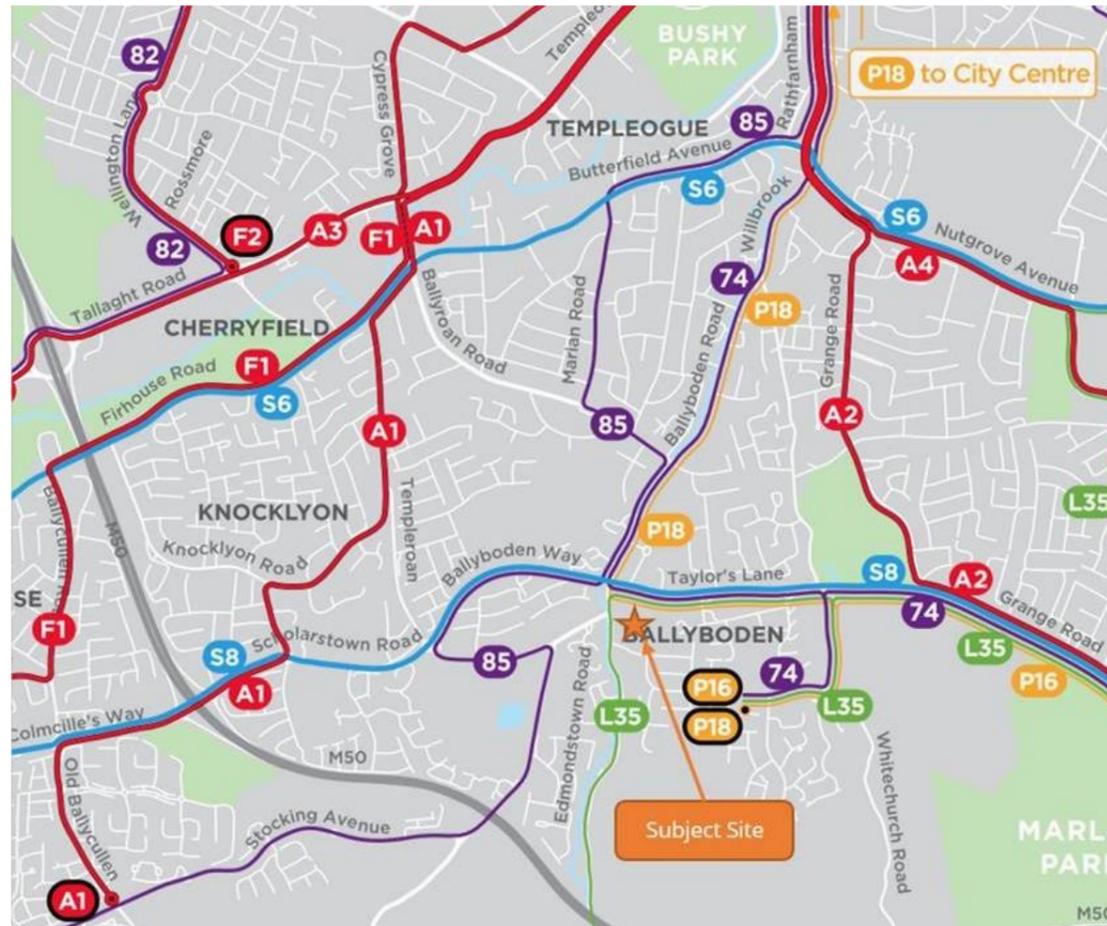


Image 3 – Site Context and proposed public transport routes (Extract from DBFL report)

**3.1 AT THE SCALE OF THE CITY**

In arriving at the proposed height and density for the scheme we have had regard to national policy, the guidance provided in both ‘Sustainable Urban Housing: Design Standards for New Apartments’ and ‘Urban Development and Building Heights – Guidelines for Planning Authorities’ and the South Dublin County Council Development plan 2022-2028 as identified in Section 2 of Appendix 10.

The land is zoned RES in the South Dublin County Council Development Plan – to protect and/or improve residential amenity. It is situated within the M50 ring and is well served by current public transport which will be enhanced by the proposals set out in the Bus Connects programme.

Within the city context the site sits at an Accessible Urban location as defined in the Sustainable Urban Housing: Design Standards for New Apartments. The guidelines require 1 bus every 10 mins (or 18 buses at peak time) for the site to be determined an accessible. Bus count data included in the DBFL Traffic and Transport Assessment recorded 43 bus services at peak hours in the morning and 38 bus service at peak hours in the evening for this

location. Accessible Urban Locations are deemed to be “generally suitable for small- to large-scale (will vary subject to location) and higher density development (will also vary), that may wholly comprise apartments”.

The site is located at the junction of Taylor’s Lane and Edmondstown Road in Dublin 16. The surrounding Ballyboden area is dominated by two storey semi-detached three and four bed houses with average densities of 10-20 dwellings per hectare typical of 1980’s and 90’s suburban sprawl.

The National Planning Framework’s (NPF’s) National Strategic Outcome No. 1 for Compact Growth states: *Carefully managing the sustainable growth of compact cities, towns and villages will add value and create more attractive places in which people can live and work. All our urban settlements contain many potential development areas, centrally located and frequently publicly owned, that are suitable and capable of re-use to provide housing, jobs, amenities and services, but which need a streamlined and co-ordinated approach to their development, with investment in enabling infrastructure and supporting amenities, to realise their potential. Activating these strategic areas and achieving effective density and consolidation, rather than more sprawl of urban development, is a top priority.”*

We suggest that this site, which was once in institutional ownership, is a prime example of a strategic site that can achieve effective density and consolidation in an area typified by historic low-density sprawl. Appropriate higher densities are required in order to begin to redress the low density nature of the wider area.

The proposed development comprises of 402 apartments (114.9 units/ha), a creche and 2 No. retail units in three blocks.

**3.2 AT THE SCALE OF THE NEIGHBOURHOOD**

In accordance with section 3.0 of Appendix 10 we have examined the local context and surrounding neighbourhood – the receiving environment.

The site is strategically located along important primary city routes – the east/west route from Knocklyon to Ballinteer/Sandyford and the north/south route from Rockbrook towards Rathfarnham and the city centre - at the junction of Taylors Lane and Edmondstown Road.

The land was historically contained within the St Catherine’s estate dating back to the era of the Paper Mill industries located in the area in the 1800s. It was subsequently developed by the Augustinian Order with the seminary building dating from the 1950s. More recently this building has been used as a HSE facility (Good Counsel Centre) with the associated outbuildings home to a boxing club. While the east of the site more recently formed part of an old pitch and putt course together with further lands outside the site to the south which have now been redeveloped as the Ballyboden Primary Care Centre. The site has been unoccupied now for a number of years.

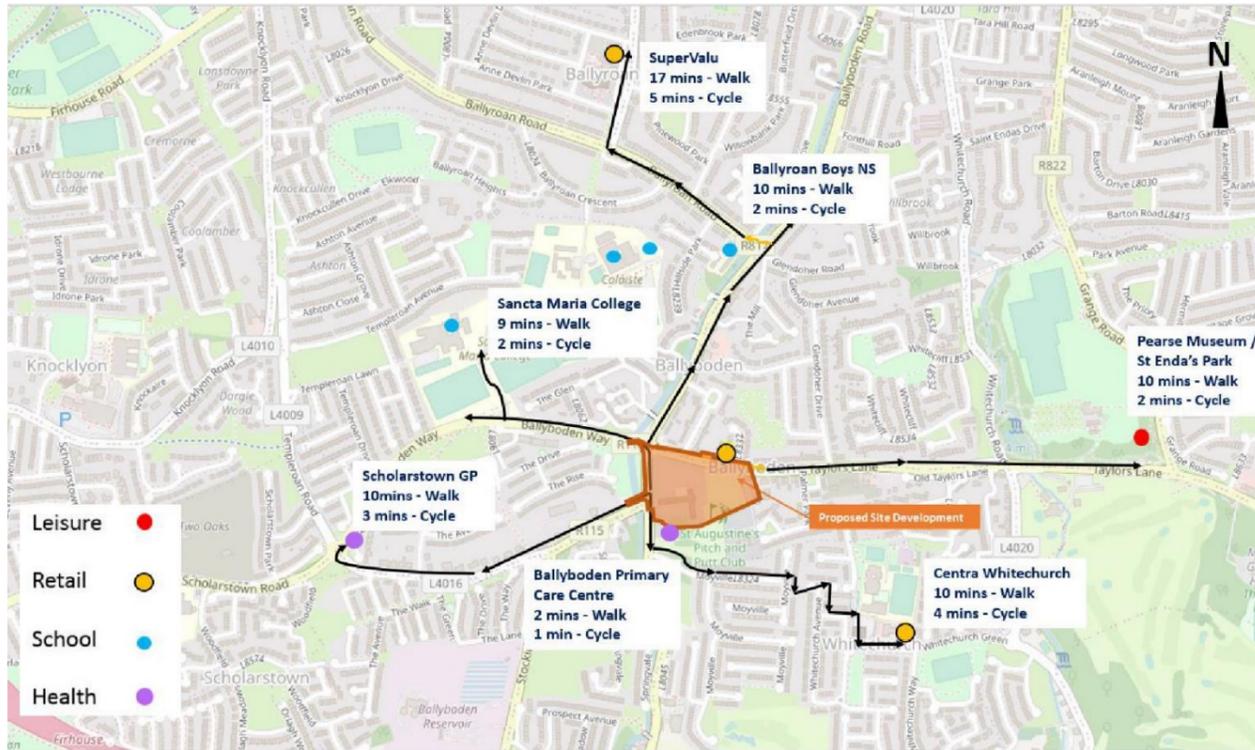


Image 4– Local Service and Facilities (Extract from DBFL report)



Image 5 – Surrounding Neighbourhood Context

The surrounding neighbourhood as mentioned is characterised by two storey semi-detached residential estates typical of 80s and 90s suburban sprawl with more recent localised instances of taller 3 storey and 4-6 storey buildings. Within this network there are also large recreational and educational land holdings such as Sancta Maria College to the northwest and St. Enda's Park to the east. Individual commercial and retail uses are also dotted through the surrounding area indicative of the low-density demand.

The site benefits from the previous institutional character of the lands and, uniquely within this neighbourhood context, has large separation distances to all boundaries. Taylors Lane is to the north of the site with minimal set back building frontage on the opposite side. To the west is Edmondstown Road and the Odendohier River and riparian corridor. To the south are the standalone buildings of the new primary care centre and the recently refurbished Augustinian priory. To the east is a tall evergreen tree line along the access lane to the Augustinian site. Further east backing onto that laneway is a small scale industrial / residential land holdings know as Perry's Yard. The lands to the south are elevated as the topography of the area slopes up from Taylors Lane and the Odendohier. For the purposes of the application the site area also includes part of the public road in the care of South Dublin County Council and a letter of consent has been included.

The urban grain in the locality is disparate with no strong streetscapes or building lines. The prevailing building height as defined in Appendix 10 of the Development Plan is two storey with local pockets of increased heights of four to six storeys, resulting in contextual heights ranging from two to six storeys. The existing seminary building which is to be demolished is in itself already a building of increased height in the local area.

We consider that this site benefits from its own contextual character area due to its previous use and setting which has remained distinct from the suburban pattern which has formed around it over previous decades. We therefore consider it appropriate to apply an urban design approach to the site which takes cognisance of the scale of the natural and the built environment in the neighbourhood. This response has regard to the historic institutional setting both in terms of the height of the existing building on the property, which in its scale and design also responded to its surrounding context. We also consider the character provided by the tall Category A specimen trees in and around the site important in our proposals as they will remain prominent in the setting of any new proposal.

We note that recent developments on larger parcels of land in the nearby vicinity have been based on strategies applying heights of 2-6 storeys. The lower heights allowed these developments to stitch into their immediate contexts and then to transition to more efficient land use where possible. We respectfully submit that the requirement to transition to lower scale development is mitigated by the prevailing conditions surrounding these lands.



Image 6 – Comparison between existing and proposed finished floor levels and scale/building height

The existing seminary building dating from the 1950s is 3 storeys tall plus pitched roof giving an overall height of 13.35m with a ground floor level of +77.26m. The buildings proposed in this application are five storey and generally 16.2m tall with a lower ground floor level set at +75.5m. The existing Monterey Pine tree on Taylors Lane will remain taller than the proposed buildings.

The new scheme will significantly enhance the public spaces available within the area. A new public park is proposed along the north of the site fronting onto Taylors Lane. A new creche and 2 No retail units are also proposed. The existing ‘gated’ perimeter of the institutional lands is opened up and new permeable boundaries to Taylors Lane

and Edmondstown road are proposed which will help to give back the public areas of the site to the wider neighbourhood.

The proposal also includes upgrade works to Edmondstown Road including improved cycle lanes and the upgrade of the signalised junction in the that location.

The design approach and block configuration have been carefully considered to prevent long uninterrupted building facades. The massing of the blocks has also been proportioned by the use of strategic breaks in the blocks and by specific elevational treatments and layouts.

The topography of the site has also been employed to introduce steps in the blocks, adding an inherent visual interest which has been reinforced by the architectural design approach. The design proposal will greatly enhance legibility at a neighbourhood level by providing a strong urban design presence to the north and west, a generous public open space adjacent to Taylors Lane and new pedestrian and cycle link through the development.

The proposed residential density for the scheme is 114.9ha. We note that this density, at a neighbourhood level, will result only in a marginal uplift to the 10-20 units/ha density of the surroundings area but will provide a substantial improvement in the variety of accommodation available in the area.

In a period defined as a ‘housing crisis’ a total of 402 new homes are proposed in this application– 39 No. one bed, 302 No two beds and 61 No. three beds. At an average occupancy of 1.5, 2.5 and 3.5 it has the potential to provide accommodation for over 1000 people.

The KPMG report included with this application identifies a housing need in this locality. It also determines that three and four bed houses are the primary typology within the surrounding neighbourhood. This proposed application would provide much needed alternate typologies to suit a mix of demographics that is important for achieving sustainable communities and improved local facilities. The extra population feasible with this scheme will help to increase demand for improved local amenities and services,



Image 7 – Context Elevations looking south along Taylor's Lane

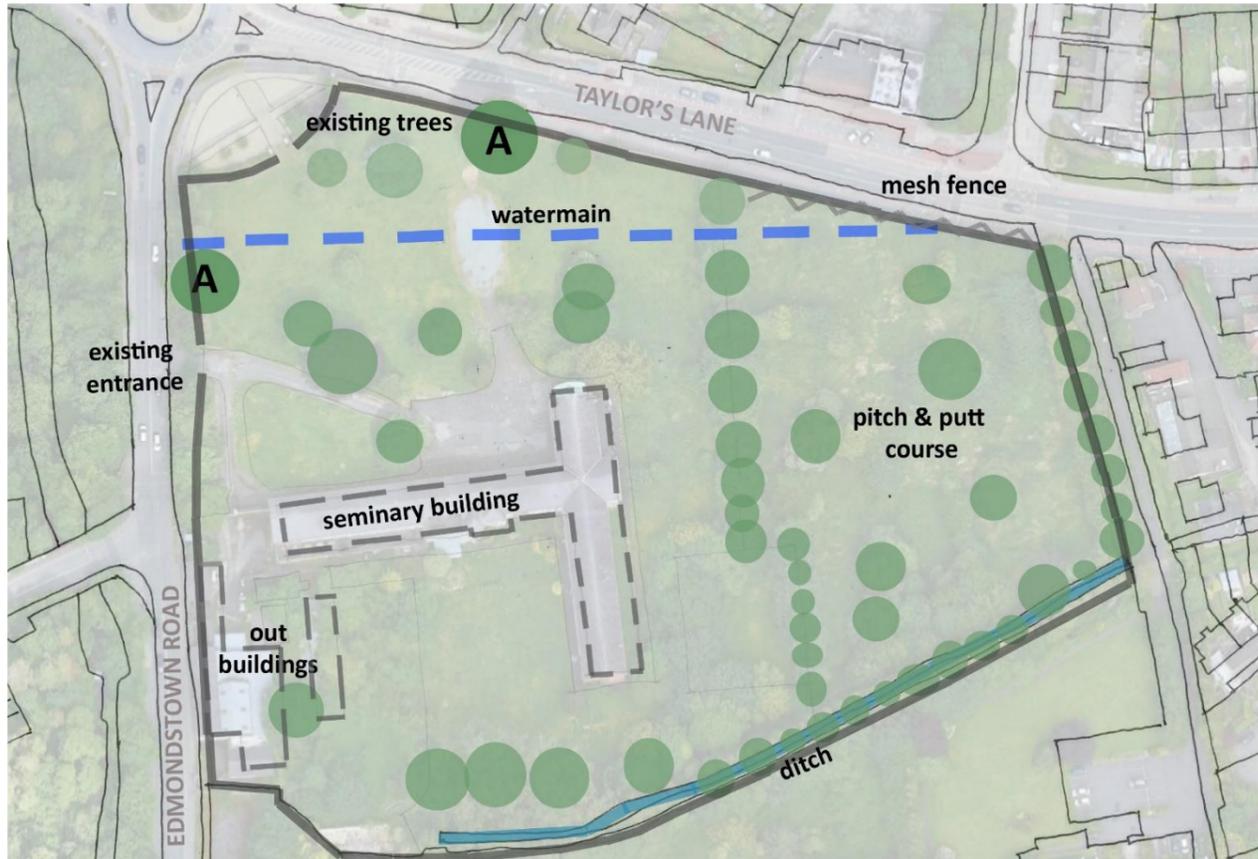


Image 8 – Existing Site



Image 9 – Aerial view of the site

**3.3 AT THE SCALE OF THE SITE**

The site is broadly rectangular in shape and rises significantly towards the south with an average level difference of 3.5 metres from Taylor's Lane to the site beyond to the south. The land contains the three-storey institutional building (previously a seminary) and a series of associated small outbuildings/ sheds in the western portion of the site which are proposed for demolition. Vehicular access is currently from the Edmondstown Road with a separate pedestrian gate in the northwest corner of the site off the roundabout in that location.

Within the site there are a number of trees - many associated with the installation of the pitch and putt course. Independent Tree Surveys have carried out a tree survey and arborists report which are included with the application. Two Category A trees have been identified in the north /west of the site a tall Monterrey Pine on Taylor's Lane and a Lime Tree on Edmondstown Road. These trees and in particular the tall Monterrey Pine are important for the setting of the site. They frame the view into the site and create a mature backdrop for a new landscaped space in this area. There are also a number of Category B, C and U trees across the remainder of the site. There is a tall line of trees in the middle of the site and to the east of the site which together with a tall mesh fence on Taylor's Lane formed the boundaries to the pitch and putt course in that area.

The ditch along the southern boundary of the site was historically formed to bring water from a paper mill located further south on Edmondstown Road across to a paper mill further east along Taylors Lane. Both these mills have long since been demolished, the ditch has been truncated and what remains has taken on the form of a land drain. The ditch is currently lined with tall coniferous trees which have left the drain overgrown and heavily shaded. While the drain has little significance as a water course it does provide a potential ecological habitat.

The seminary building located in the middle of the site dates from the 1950s. It consists of a series of offices, meeting rooms, kitchen/ canteen and a chapel at ground floor level with two levels of cellular bedrooms above. A conservation report has been prepared by IAC and is included with this application. The report states that a decision was made in 2005 not to include the building on the list of protected structures and in a 2016 planning application (Reg Ref. SD16A/0121) the local authority had no objection to its demolition subject to conditions. The conservation report also notes that in the intervening period the building has further deteriorated and concludes that it has no merit for retention. The cellular nature of the rooms makes it very difficult for adaptation and its location on the site restricts the developable potential for the rest of the site area. It is proposed to remove the building and associated outbuildings.

A 1m diameter watermain pipe crosses the northern portion of the site. The pipe is 4-5m deep and requires a 8 meter wayleave either side free of permanent structures in its current location. We note it is not feasible to re-route this trunk main and this has been taken into consideration in the design strategy.

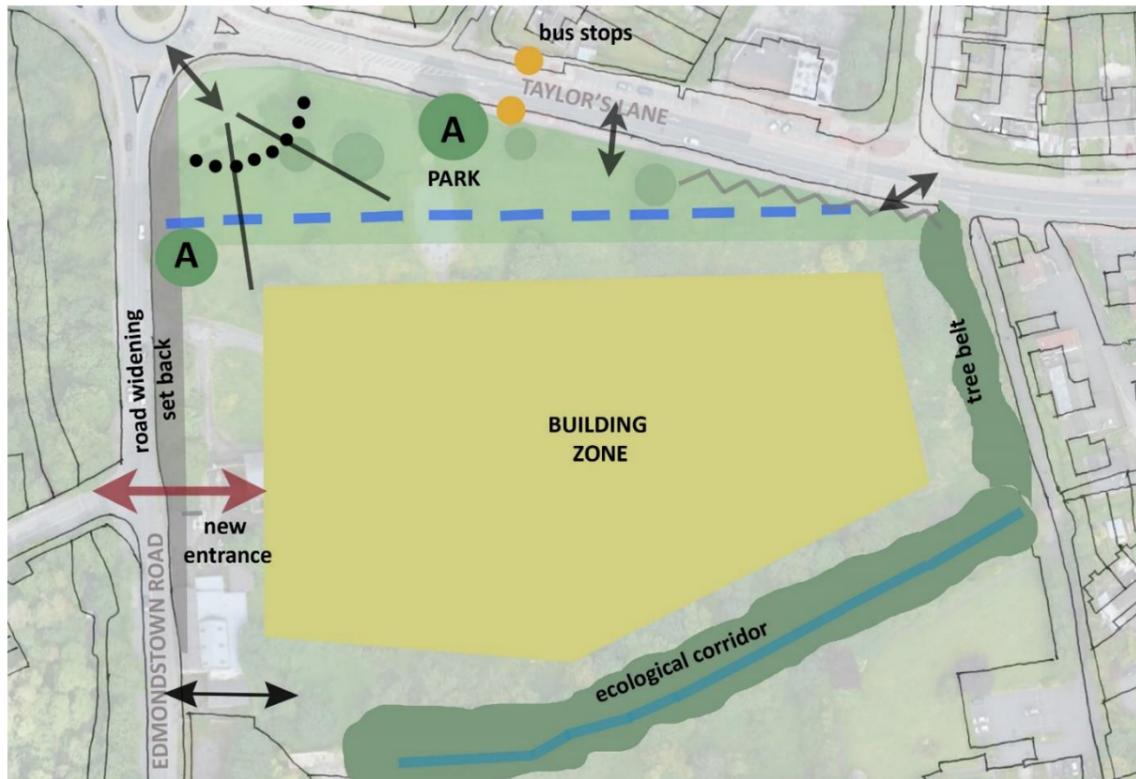


Image 9 – Initial Site Analysis Diagram

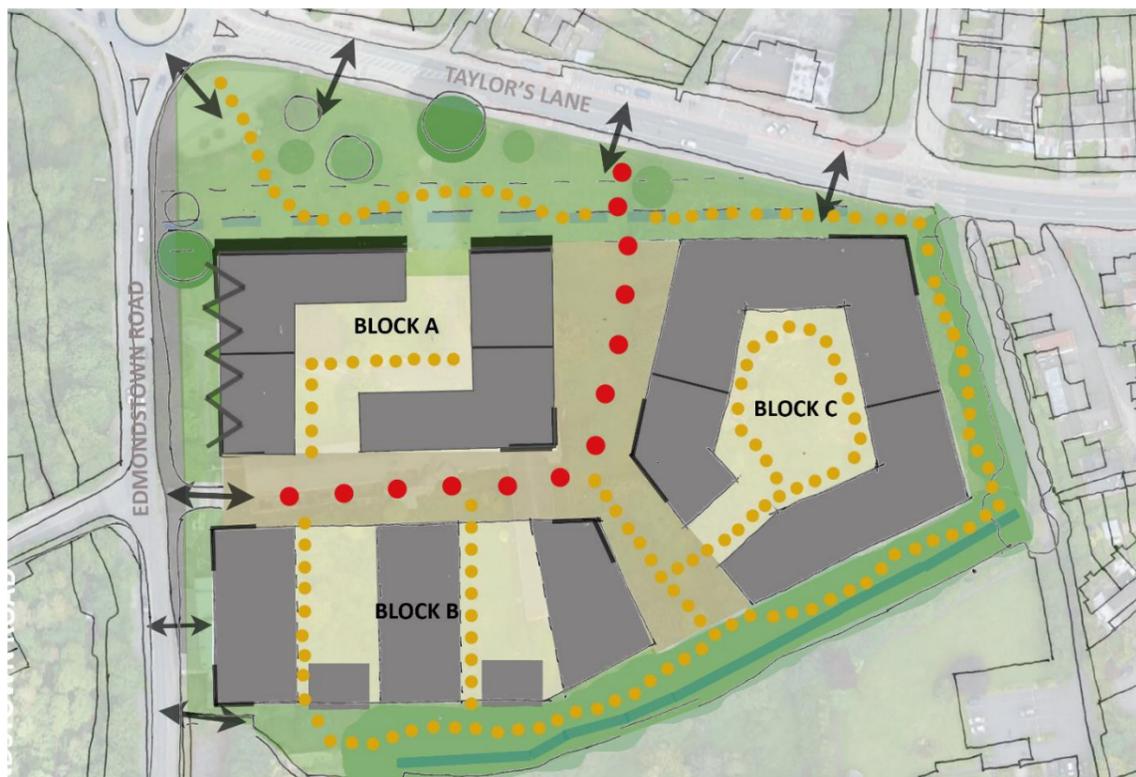


Image 10 – Site Layout Diagram

The current site is typical of institutional lands with a large building sitting in the middle of landscaped grounds with perimeter boundary walls / security fencing. This scheme presents an opportunity to take down that hard perimeter and open up the site to the surrounding area.

Building frontage along Taylors Lane was considered at the early design stages. We note that the presence of the arterial water main acted as a major constraint and the presence of category A trees that this area reflected the historic setting of the site. As a consequence, we considered that this area was more suitable for amenity in the form of a public park which would have a strong interface with existing public routes. This will also allow the potential for a more permeable boundary all along the north of the site and the setback will also reduce the impact of the development on properties to the north of Taylor's Lane.

It was also considered that setbacks to the other boundaries would also benefit the site. To the south and in collaboration with our ecologist and landscape architects there is potential to create an ecological corridor / woodland walkway – to promote ecology and biodiversity within the site. The existing coniferous trees which have suffered from a lack of maintenance and thinning are to be removed to expose the ditch in this area and a native woodland species will be planted to promote the establishment of a semi wetland habitat. This ditch originally formed part of a water network linking the mills further south on Edmondstown Road to the one further east on Taylor's Lane. Both have long since been demolished but the ditch remains as a remnant of the industrial history of the area. The landscaping proposed will retain this feature with a more sustainable and attractive planting layout.

The trees along the eastern boundary while not of important species do provide screening and define the site edge. In conjunction with the ecological corridor to the south a full perimeter greenway is created around the site. The treatment of each of these boundaries has the effect of creating a setback zone all around the perimeter of the site and defines a building zone towards the centre suitable for higher densities in accordance with the analysis of the site at the scale of the city and the neighbourhood.

These unique site characteristics do not readily correspond with the indicative development scenarios in Appendix 10, therefore we have applied the following Urban Design response to these conditions:

- Development of new public space to Taylors Lane which references the historic setting
- Forming a building line behind the park which give an appropriate urban interface.
- Use of heights which are contextually appropriate to the historic scale of buildings/ trees within the site
- Application of this contextual height to improve street edges at western boundary at Edmondstown Road
- Strong pedestrian linkage through the site
- Secondary pedestrian routes to interface with ecological corridor to the south
- Introduction of social infrastructure to serve this development and the surrounding area.



Image 11 – Proposed Site Plan

The preferred location for a new vehicular entrance is from the Edmondstown Road. An appropriate entrance can be created by moving the existing entrance south providing a fourth arm on the existing signalised junction in that location. The creation of this new entrance will also include some road realignment and improvement works along Edmondstown Road which will benefit the local road network. These proposals have been developed in accordance with SDCC requirements.

In summary the analysis of the site constraints and opportunities identified the following design parameters:

- (i) Creation of a public park along the north of the site
- (ii) The two Category A trees to be retained
- (iii) Open up the public boundaries to Taylors Lane and Edmondstown Road to create permeable links
- (iv) Retention / improvement of existing ditch to the south a remnant of the site's history and incorporating it into the scheme as an amenity and ecological benefit
- (v) Creation of a new entrance from Edmondstown Road and the associated junction improvements to the existing road network
- (vi) Concentrating building in the centre of the site

A new streetscape is proposed creating two primary routes on the site - one in an east/west direction from the new entrance from Edmondstown Road with a second north/south route connecting down to Taylor's Lane. The new street hierarchy and together with the secondary paths and links connecting the park to the north and the woodland walkway /ecological corridor to the east and south divides the site into three blocks with high levels of permeability and connectivity in and around the site.

The informal streetscape with 'truncated' streets creates a sense of enclosure, place and a focal point in the centre of the scheme.

Each block takes on a unique form that responds to the immediate context, the orientation and to each other, creating variety in form, aspect and public realm. Strong building frontage is proposed to the new public park and Edmondstown Road providing active facades and to give the development an urban quality and presence.



Image 12 – View from central street towards Block C

Block A consists of two inverted I-shape forms that create a semi enclosed courtyard area. The crèche and retail units are located at the lower levels along the west of this block facing onto Edmondstown Road and close to the site entrance creating a ‘commercial zone/ frontage’ close to the site entrance. Full height gaps are provided between the blocks providing visual connectivity to the park to the north and to allow south and west light into the courtyard whilst also proportioning the mass of the block. The gap to the north aligning with the Category A tree to be retained.

Block B consists of 3 linear finger blocks with intermediate open space and enclosing three storey duplex units along the south. The finger block approach allows sunlight to penetrate and enliven the new central street and gives visual and permeable links to the proposed woodland to the south and the views beyond. The more open nature of the block also minimises the impact on the availability of daylight and sunlight for Block A to the north.

Block C is a courtyard block. The strong edges of the block help to define the streetscapes and act as a counterpoint to the other more open permeable blocks. It also encloses a more private central space. The courtyard has generous dimensions and the slightly elongated form and the full height break in the southwest corner allows for increased sunlight.

The blocks are arranged so that street views into the scheme are terminated with an opposing corner creating a sense of enclosure and place. The corners act as focal points within the scheme creating oblique views and visual interest. A Residential Amenity Space is provided at the centre of the scheme at ground floor in Block C as a focal point at the natural convergence of the streets. Own door duplex units at lower ground level in Block A and C and between the linear blocks of Block B provide increased activity and sense of ownership fronting on to the park and the ecological corridor.

The natural topography of the site is used to create steps in the blocks and variation of height. Blocks A and C are set into the slope of the site creating a step in section. Thus although a five storey height is used generally throughout the effect of having lower ground floor levels in Block A and C creates a storey height difference along the east west centreline of the blocks which breaks down the massing of the blocks.

The BRE guide BR209 2002: Site layout Planning for daylight and Sunlight indicates that appropriate building height can facilitate an angle of 25 degrees between proposed ridge heights and the ground floor windows of any existing surrounding buildings. For example, at a distance of 35m a ridge height of 17.3m would have negligible impact on the daylight and sunlight amenity of existing buildings. It can be seen in the context elevations provided that at five storeys the 25 degree angle is maintained to all adjoining properties. Refer to Image 2 on Page 6 of this report.

The daylight and sunlight analysis by Digital Dimensions further demonstrates the proposed scheme will have negligible impact on the daylight and sunlight of existing properties.



Image 13 – Block A elevation to Edmondstown Road

Surface parking is restricted to small areas for drop off and visitor parking. Residential parking is provided under each block in dedicated basements. Vehicular access is restricted as far as the basement entrances and the streets are designed and detailed as shared surfaces. An extensive landscaping plan for the public and communal areas is proposed to create a high-quality public realm and to prioritise pedestrian activity. The resulting plan layout also means that over 40% of the site is retained for public and communal open space.

In line with the development plan standards a Green Space Factor of 0.5 is provided on the site. This is achieved through a high-quality landscaping proposal. The existing ditch to the south of the site is reworked as a semi wet ecological habitat with extensive native planting. This is a significant positive contribution for the green infrastructure as the existing non - native tree line has created dense barren conditions at ground level. Green roofs are also to be provided throughout and a high number of trees and plants are to be provided within the scheme.

The final layout optimises daylight and sunlight penetration into the public and communal opens spaces. All units have either east west or south orientation and no single aspect north facing units are proposed. Over 50% of units are dual aspect. A Daylight and Sunlight report prepared by Digital Dimensions determines that the development will have negligible impact on an of the existing surrounding buildings and that high levels of daylight and sunlight will be provided in the new public and communal space and within the units themselves.

The site layout together with the modest building heights proposed result in a scheme that delivers the quality of residential amenity envisaged in the Development Plan and National Guidance. Generous separation distances within the courtyards and defined streetscapes will protect residential amenity and allow for a sense of enclosure and definition of routes in and around the scheme.

### **Urban Design Criteria & Key Themes**

The following is our assessment of the urban design criteria and key themes as identified in Section 4.0 of Appendix 10 of the Development Plan.

- (i) *the need to identify whether the site is sufficiently served by public transport to meet the requirement that higher densities are supported by good transport connectivity;*

The recorded bus stops and the analysis of the local bus routes demonstrate that the site is at an accessible location as defined in the apartment guidelines

- (ii) *the ability of the proposal to demonstrate a proportionate positive contribution to the overall legibility of the city whether by means of variety, distinctiveness or layout;*

The site is located at an important node at the junction of Taylors' Lane and Edmondstown Road. The existing hard

boundary is opened up and a new permeable development is created with a large new public.

- (iii) *the contribution of local markers to the creation of attractive, distinctive places by helping in the legible navigation of the urban area at the smaller, more local scale;*

A new street hierarchy is proposed with public park to the north and perimeter woodland walkway and ecological corridor creating strong pedestrian routes through the development. The retail units, resi-amenity area, core entrances and breaks in the blocks create local markers and the unique aspects of the block layout and site arrangement create distinct zones with the scheme.

- (iv) *the contribution of increased densities to the development of mixed-use environments where the needs of both the resident populations and the transient populations (whether that of workers occupying daytime use or evening visitors) have been considered;*

The site is located in a predominantly residential setting. The scheme provides increased variety of unit mix and typology for the local area. A new crèche and two new retail units are also proposed. The new park also creates a new facility for the wider community. The works also include upgrade works and improved cycle lanes to Edmondstown Road.

- (v) *management of traffic and parking arrangements to meet the community's needs and allow the safe and free movement of people of all ages and levels of mobility;*

A reduced parking provision of 0.72 spaces per unit is proposed. The vast majority of parking is off street within the basement. 25 spaces are provided on surface and vehicular access is limited. The public realm is highly pedestrianised and the new footpaths and walkways provide easy access in and around the site.

- (vi) *the identification of appropriate densities informed not only by national strategic planning targets but also by transport connectivity and local character.*

Sections 3.1-3.3 demonstrate that the site is well connected to public transport and the proposed height and density is contextually appropriate in this location.

### **Positive Design Features**

A total of 402 units are proposed which results in a density of 114.9 units/ha. The blocks are 5 storeys in height and designed with efficient plan layouts which means that that over 40% of the site remains as public / semi private open space.

We respectfully submit the preceding analysis demonstrates that we have examined the existing context and can demonstrate that the proposed heights are contextually appropriate in this instance. The proposed density and



Image 14 – View of public park

height have been designed to not only mitigate any negative impact of the existing urban environment but in fact can be shown to make a positive contribution to the local area

The proposed building will create a distinctive urban form and create a new sense of place in the area. From the daylight analysis it is found that development will not have a significant impact on the amenity of the existing buildings in the area and all units proposed receive good levels of daylight. We propose that a residential development of this scale is appropriate to this location in this instance.

Below is a list of positive impacts of the scheme:

- New public park accessible to wider local area
- Provision of a new crèche and retail units to augment local services
- Retention of Category A trees
- Retention and improvement of existing drainage ditch to create a new ecological corridor
- Provision of a Green Space Factor of 0.5
- New site entrance with improvements to existing public road layout and junction
- New pedestrian friendly shared surface streetscape to give sense of place and enclosure
- Minimal on-street parking and vehicular access
- Concentrating building to the centre of the site with setbacks to all boundaries
- Perimeter woodland walkway
- Three uniquely shaped blocks that respond to orientation, immediate context and give variety in layout and communal open space
- High levels of public, communal, and incidental open space
- High quality materials and finishes
- Increased population for the area promoting sustainable densities (1000+ people)
- Increased mix of one- and two-bedroom typologies for the wider area

#### **4.0 'THE PLAN APPROACH' – QDP2 OBJECTIVE 1 & 2**

The development plan also requires a statement outlining 'The Plan Approach' for the project. The following summarises our approach, which has been discussed in the previous section of this report, according to the eight headings identified in the development plan.

- **CONTEXT**

The site is located at the junction of Taylor's Lane and Edmondstown Road in Dublin 16. It contains the former Augustinian seminary building and outbuildings and the remnants of part of an old pitch and putt course. The land is zoned RES in the South Dublin County Council Development Plan – to protect and/or improve residential amenity. The site is located in the Dublin city environs and within the M50 boundary of the city. It is surrounded by low density semi-detached housing and represents a good opportunity to create a scheme of local increased density in line with national policy for increased density to support sustainable neighbourhoods and avoid sprawl.

The proposal consists of 402 residential units (a mix of one beds, two beds and three beds), a creche sized for 124 children and two shops. A new public park is provided in the north of the site along Taylor's Lane. The existing lands contain planting and landscaping associated with the institutional nature of the previous land use and the pitch and putt course.

A new landscaping strategy is proposed to achieve a Green Space Factor of 0.5. The scheme will provide a variety of new homes and residential typologies for over 1000 people, supporting a demographic need identified for the area.

- **HEALTHY PLACEMAKING**

The existing site has a solid perimeter boundary with gated vehicular and pedestrian access. We propose to open up the public boundaries to the north and west creating multiple access points and permeability through the site at all times. A new public park is created to the north of the site and a full perimeter walkway is provided around the site. Three new distinct apartment blocks are provided.

Each block adopts a unique form depending on location, orientation, and proximity. Strong building frontage and streetscapes are proposed with high levels of activity and passive surveillance. A residential amenity area is located at ground floor in Block C and a new creche and two retail units are also proposed which will bring the wider community into the site and promote social interaction.

- **CONNECTED NEIGHBOURHOODS**

The site is considered an 'Accessible Urban Location'. Bus stops and services are located immediately adjoining the site on Taylor's Lane and Edmondstown Road. A reduced parking provision of 0.72 spaces per unit is to be provided within the scheme. Vehicular access and on surface parking is limited creating a pedestrian friendly highly permeable public realm. A high provision of bicycle parking is proposed (1,054 Spaces). Each unit is provided with secure locker storage within the basements of each block with further visitor space provided on surface adjacent to the front entrance of each of the cores. The proposed works also include upgrade works to Edmondstown Road to provide improved cycle lanes and a safer road layout.

- **THRIVING ECONOMY**

The site is located in the Dublin city area within the boundaries of the M50 and benefits from the associated ease of access to services and facilities that comes with living close to the city centre. The project also provides the opportunity for increased residential density in the immediate area leading to increased footfall and population that will help to promote increased services for the local area in the long term.

- **INCLUSIVE AND ACCESSIBLE**

A new public park, a creche and two retail units are proposed creating improved community facilities for the local area. A permeable site layout provides full pedestrian access and connected routes in and around the site. The existing open space area in the northwest of the site beyond the existing site railings which has been adapted for local community use is to be upgraded and re-landscaped including the provision of a formal display board for local groups.

All buildings proposed shall be compliant with the Part M of the building regulations. We have also provided specific units within each of the blocks that can be easily converted into universal access units.

- **PUBLIC REALM**

The scheme will create a distinct new neighbourhood and character area for the locality. A new public park is created with high quality landscape features, children's play areas and equipment.

The existing Category A feature trees are to be retained and the new planting scheme and woodland walkway will create a sylvan setting for the new buildings. Vehicular access and on street parking is limited and high-quality shared surface streets are provided throughout. A total of 40% of the site area is retained as public and communal



Image 15 – View of New Street



Image 16 – Public Park concept sketch by DO'T landscape architects

open space. A new ecological corridor is proposed along the south of the site. The existing overgrown and relatively barren tree line is to be replaced and reworked as a new woodland walkway and semi wetland habitat

- **BUILT FORM AND MIX**

A mix of one bed, two bed and three bed homes are provided. The KPMG report has identified that 3 and 4 bed houses are the predominant typology in the local area. This scheme will provide additional apartment units to meet the demand for alternative typologies and to suit alternative demographics. The scheme also creates a local area of higher density in line with national policy to promote more sustainable urban densities close to existing public transport services.

- **DESIGN & MATERIALS**

High quality materials are proposed throughout and repeating elevational features and balcony treatments create a consistent architectural language across the scheme. Public facades are finished in brick with natural stone detailing and metal balconies. More private and less exposed courtyards are finished in render. High quality shared surface streets with coloured bitmac and paved footpaths and pedestrian routes are provided throughout.

It is proposed that the completed development and public areas will be fully managed by an Owner Management Company. A building life cycle report is also included with the application which describes the measures taken to provide a robust and low maintenance scheme with reduced ongoing maintenance costs.

## 5.0 **DETAILED DESIGN**

### 5.1 **HOUSING QUALITY ASSESSMENT**

Block A consists of 118 units. The block consists of two inverted L-shaped forms surrounding a semi enclosed courtyard. The L-shapes are similar in plan with 3 staircores in each and typically 14 apartments per floor. The block is stepped in section with own door duplex units at the lower ground floor level to the north facing onto the public park. These units also have aspect at ground floor level to the south. The block also contains the creche and 2 No retail units facing onto Edmondstown Road.

Block B has 123 units in three finger blocks and 8 own door duplex units. Each of the finger blocks has a similar arrangement with a central staircore surrounded by 7-8 apartments. The western block is chamfered to address the view on approach from the south and to allow continuity of the perimeter walkway at ground floor level. The



Image 17 – View from the junction of Taylor's Lane and Edmondstown Road



Image 18 – Section through Block A showing duplex arrangement.

block to the east is also splayed to respond to the streetscape on that side. The finger block arrangement allows sunlight to penetrate the new central street, creates visual connection to the south and a general sense of openness as you enter the scheme. The three storey duplexes to the south between the finger blocks help to enclose the communal open space areas and give active frontage to the perimeter public walkway in that area.

Block C contains 161 units and a large residential amenity area consisting of a concierge, a meeting room and general-purpose rooms. It is a courtyard block with an elongated pentagon shape. The east and west wings contain central linked corridors with east and west facing units while the north and south wings contain dual aspect cores. The block is split level along the east/west centreline in response to the surrounding context and topography on the site. Own door duplex units are located at lower ground level facing on to the park similar to those in Block A. A pedestrian link from the street is provided into the courtyard at ground floor level via a full height break in the block form in the southwest corner.

All residential units have been designed in accordance with the guidelines set out in Design Standards for New Apartments - Guidelines for Planning Authorities (March 2018). Please refer to the Housing Quality Assessment included with this application for details of apartment sizes and room areas.

The scheme has also been designed with due regard to the principles of universal design, including the 'Buildings for Everyone' publications. All apartment units are Part M accessible and all upper floors are provided with lift access.

Over 50% of the units are dual aspect and almost all units (89%) are sized to be 10% larger than the minimum space standards. All ground floor units have a minimum height of 2.7m. All upper floor units shall have a minimum height of 2.4m.

Storage is provided within each of the units as indicated on the drawings. Minimum storage areas of 3 sq.m for one bed units, 5 sq.m for two bed three person units, 6 sq.m for two bed four person units and 9 sq.m for three bed units are proposed. These areas consist of a mixture of dedicated utility/ store rooms and bathroom storage. In certain areas individual storerooms may be slightly larger than 3.5sq.m due to the efficiencies of the plan layouts.

Each apartment has a balcony or terrace area accessed from the main living space. The minimum areas provided are 5sq.m for all one bed units, 6 sq.m for all two bed three person units 7 sq.m for all two bed four person units and 9sq.m for the three bed units.

The apartments are generally designed in an efficient plan format balancing the ratio between floor area and external wall which allows for an efficient and sustainable layout while also creating an efficient thermal envelope.



Image 19 – Residential Amenity Area Plan



Image 20 - Commercial Units Plan

The apartments will be constructed to building regulation standards delivering a high level of energy efficiency in use in line with Part L's near zero energy target. A building lifecycle report has been prepared and shall be included with the application.

## 5.2 RESIDENTIAL AMENITY AREA

A residential amenity area of 322 sq.m is provided at street level in Block C where the three blocks converge at the end of the main central street.

The facility consists of a concierge office together with a meeting room and two general purpose rooms. The rooms are generously sized for a number of uses including a resident's gym, a large meeting room and a function room. It is envisaged that the management company will control these areas for the benefit of the residents. It is an important facility and can offer space for resident interactions and interfaces that will work to create a sense of community and shared ownership for the development.

The additional amenity provided will add to the overall quality of the residential environment. The rooms open onto the street along the west and will create increased activity at street level.

## 5.3 COMMERCIAL UNITS

A crèche and two retail units are located in Block A along the boundary with Edmondstown Road.

The crèche is sized for 124 children over two storeys. It contains 9 classrooms to cater for children from the ages of 1-5. The accommodation also includes an office, a staff room, a kitchen, and sanitary facilities. It has a dedicated play area within the public park to the north and secondary access on the Block A courtyard.

The two retail units are sized at 262 sq.m and 97 sq.m respectively with the larger unit suitable for a corner shop and the smaller unit sized to cater for a hair salon, pharmacy, sole trade shop etc.

They are prominently located near the entrance for ease of access for the wider local area while drop off and set down areas are also provided in close proximity.

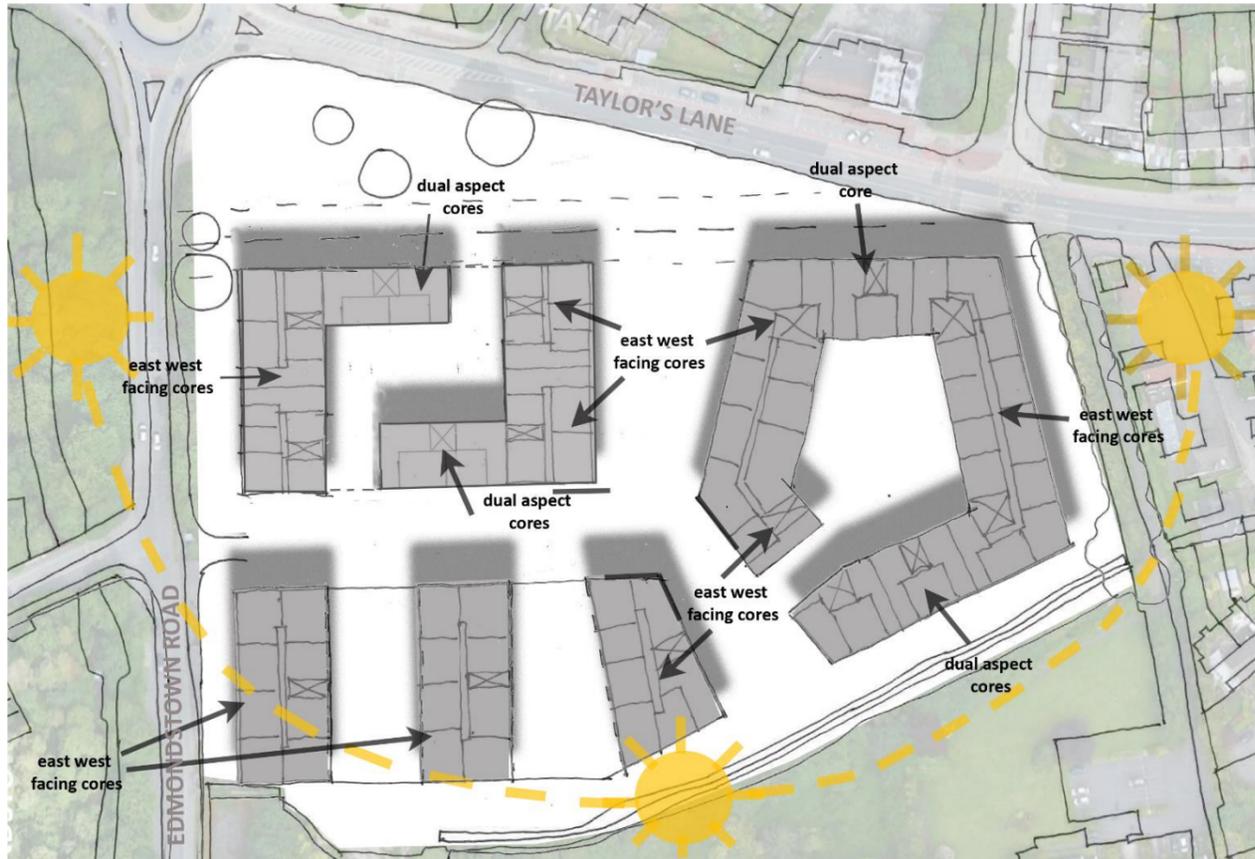


Image 21 – Daylight and Sunlight Sketch Strategy

#### 5.4 DAYLIGHT & SUNLIGHT

The provision of adequate daylight and sunlight for the units and the opens space areas proposed has been a key part of the design process. The blocks have been designed with due regard to orientation and aspect to ensure high levels of residential amenity for the proposed development.

A daylight and sunlight report has been prepared by Digital Dimensions in accordance with BRE guidance document – ‘Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice’ 2022 Third Edition, (BR209) and British standards BS EN17037 and is included in this application.

Generous separation distances have been provided to properties on surrounding lands. The setbacks from the site boundaries and the proposed layout results in minimal impact on the daylight and sunlight amenity of the surrounding properties. An analysis has been carried out on the closest properties and found that the impact of the development would be minimal on the amenity of these properties.

The proposed public open space and communal open spaces benefit from good access to sunlight. The blocks have been arranged to balance daylight and sunlight while also providing strong urban frontage. The layouts have been planned with due regard to orientation and aspect. The public areas - park, perimeter walkway and centre street all have high levels of access to sunlight.

Over 50% of the units are dual aspect and no single aspect north facing units are proposed. All units have access to east, west or south light. Generous separation distances are provided within the blocks. The courtyard in Block A is 25mx 52m approx., the courtyards in Block B are open ended with 26m approx. between the finger blocks and the courtyard in Block C is 38mx51m approx. There are also similar generous separation distances between each of the blocks. This all results in good access to daylight and sunlight and reduced levels of sky obstruction generally close to 25 degrees. The communal courtyards area of each of the three blocks exceed the minimum recommended sunlight guidance levels.

Two types of core arrangements have been adopted depending on orientation. East/west cores align units either side of a central spine giving good core efficiency and ensuring that all living spaces have access to sunlight. North/south facing cores generally have three/four units per core to provide increased dual aspect and to maximise southerly aspect.

Living rooms and bedrooms are provided with large, glazed openings. Internal courtyards are finished with a light-coloured render to improve daylight levels. Within the scheme all the worst-case units (ground floor level), have been analysed for daylight provision. The majority of the units assessed (99.1%+ of all rooms) comply with the minimum daylight recommendations set out in BS EN 17037:2022+A1.



Image 22 – Section through Block C showing courtyard size and daylight availability.

BLOCK	Type of Unit	Units	Area/ Unit (sq.m)	Total (sq.m)	Total Req.	Total Provision
A	1 Bed	11	5	55	825	1100
	2 Bed (3 pers.)	5	6	30		
	2 Bed (4 pers.)	89	7	623		
	3 Bed	13	9	117		
B	1 Bed	13	5	65	863	1100
	2 Bed (3 pers.)	0	6	0		
	2 Bed (4 pers.)	96	7	672		
	3 Bed	14	9	126		
C	1 Bed	15	5	75	1154	1400
	2 Bed (3 pers.)	11	6	66		
	2 Bed (4 pers.)	101	7	707		
	3 Bed	34	9	306		
					<b>2842</b>	<b>3600</b>

Table 1 – Communal Open Space Calculation & Diagram



Image 23 – Concept sketch for community public space – DO'T landscape architects

Improved amenity has been provided for certain units at the lower levels. Large duplex units with dual aspect are provided particularly in each of the blocks and ground floor units generally benefit from larger private open space provision and/or direct access to communal open space. Units are also generously sized with over 95% of units more than 10% larger than the minimum space requirements.

Details of the daylight and sunlight analysis are included in the report by Digital Dimensions included with this application.

**5.5 PUBLIC REALM & OPEN SPACE**

The landscaping strategy has been a key part of the design from the outset. A dense scheme with relatively low site coverage is proposed. Vehicular access is limited, and the pedestrian routes are prioritised in order to create a scheme that is open and permeable with a high-quality public realm.

The existing site has two class A trees and a number of Class B, C and U trees – many associated with the installation of a pitch and putt course in the east of the site. We propose to retain the two Category A trees and the Category B trees to north of the site within the public park. The remainder of the trees are to be removed and replaced in line with the proposed landscaping plan. The net effect will result in a greater provision of appropriate trees on the subject site.

The site will be extensively planted with large areas of public open space, communal space, defensible planting zones and incidental landscaped pockets.

The park to the north of the site provides 5400 sq.m of open space - 15.4% of site area. When the ecological corridor / woodland walkway, tree belt and pedestrian streets are added to this it increases to 11,000 sq.m or 30% of site area. The communal open spaces provide a further 3,600 sq.m of amenity space resulting in a total landscaped site area of over 40%. Each of the units also have their own dedicated balcony or terrace area and the crèche has a small play area. There are further areas on incidental planting and defensible planting zones.

The public park located in the north of the site creates a permeable public frontage along Taylor's Lane. The existing trees in that location are maintained and the ground plane is moulded to provide play areas and sustainable drainage features. The park is seen as an important part of the scheme.

The park incorporates a slightly sunken area, with natural play areas while also acting as a detention basin for the scheme. The communal open space areas are dedicated to each of the blocks for resident amenity. The blocks are shaped to enclose the spaces and provide passive surveillance and shelter. Each of the communal spaces take on its own character in terms of shape, layout and aspect. Communal open space is provided for each block as per the table opposite. A detailed landscape plan and report has been prepared by Doyle O'Troitigh Landscape architects in collaboration with arborist and ecologist surveys and reports and is to be included with the application.



**5.6 MATERIAL & FINISHES**

Each of the blocks has its own unique form and orientations which created distinctiveness within the site. To tie the development together a consistent architectural language is created through the use of materials and repeating elements such as fenestration, balcony design and block proportioning.

We propose materials that will be distinct for this scheme but that will also complement the surrounding area. The buildings will be predominantly finished in brick – a natural durable material appropriate to the location. The internal courtyard areas will be finished in render to create contrast and to improve daylighting.

Large windows are provided to all living rooms and bedrooms to maximise daylight, sunlight and views. The consistent window head and cill heights throughout create simple datum levels and a refined fenestration.

Two predominant types of balcony treatment are proposed. The first consists of a grouping of balconies in a solid surround creating a more enclosed appearance. The second then consists of a lighter steel lattice to create a more open and filigree counterpoint. The lattice balcony is used at key focal points to emphasise corners and emphasise approaches while the stone balconies act to break up the massing of the blocks and provide relief.

At ground floor level entrances and cores are pick out in contrasting materials while the use of the robust materials of brick, render and stone above ties the buildings together as a consistent whole.

Green roofs are proposed throughout and an extensive landscaping plan incorporating hard and soft surfaces.

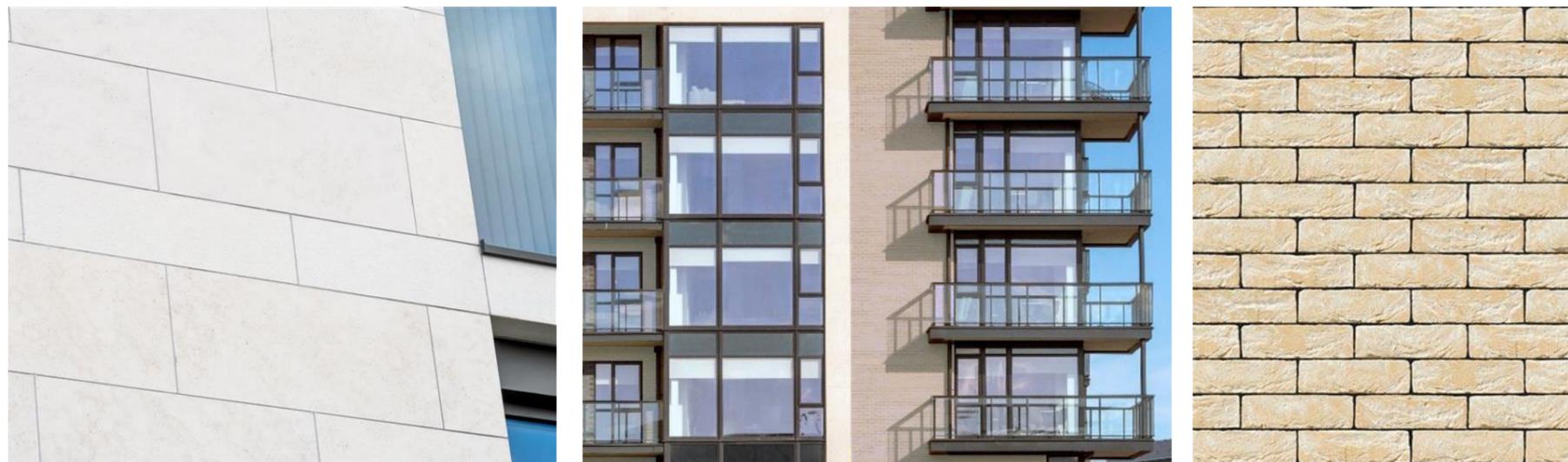


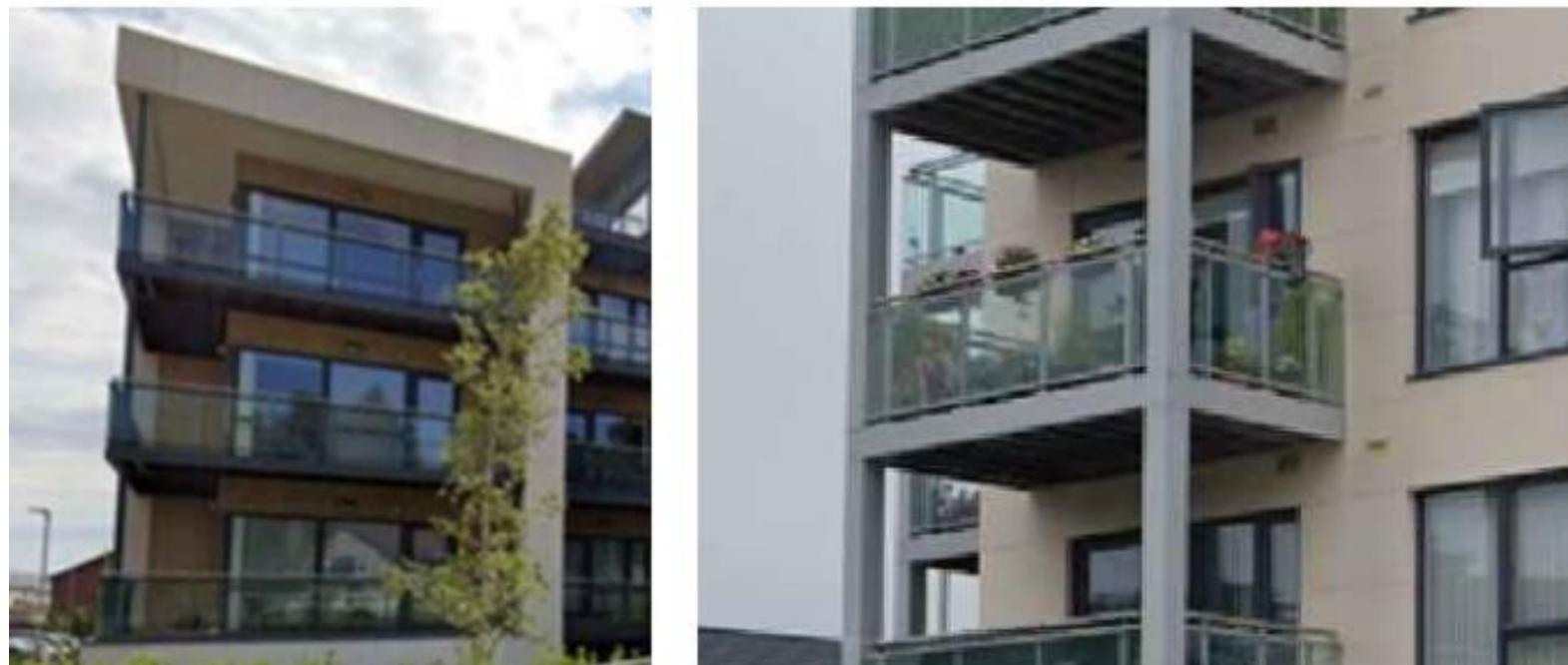
Image 24 – Proposed Material Palette



The roads are distinguished with areas of shared surfacing creating pedestrian priority and providing a higher quality streetscape.

Footpaths and routeways around the buildings are paved and incidental areas of planting and landscaping enliven the ground plane.

The proposed scheme creates a development appropriate to its prominent location. The scheme has the potential to create a focal point in the area and the proposed public park can increase the residential amenity for the existing local residents.



**MATERIALS**

High Quality Brick to public facades

Self-Coloured Render to Courtyard Areas

Feature Stone Cladding

Steel framed balcony

Free Draining balcony decks (no downpipes)

Glazed Balustrades

Solid Balcony Surrounds

Dark grey window frames

Pressed metal capping and trims

Coloured bitmac road surfacing

Paved footpaths

Permeable paving parking spaces

Natural play equipment

Native tree planting

Image 25 – Material Sample Projects



Image 26 – Proposed Short Term Bicycle Parking

**5.7 CAR PARKING, BICYCLES & ROADS**

A total of 290 parking spaces are proposed for the development. 25 of these are located on surface and consist of drop off and visitor spaces. 265 spaces are in the basements as follows – Block A -78 spaces, Block B - 81 spaces and Block C - 106 spaces. We consider this appropriate due to the proximity of the public transport infrastructure.

A total of 1054 bicycle spaces are also proposed throughout the site. 826 Long term spaces are provided in 402 basement lockers (1 locker per unit) for residents. Each locker is sized according to the unit type (i.e. one bed/two bed/three bed) providing 1 bicycle space per bed space in line with the county development plan.

203 short term residential spaces are provided with 121 on surface close to core entrances and within courtyard areas and 82 provided in the basements.

A total of 25 spaces are provided on surface for the Retail units and Creche with 6 long term spaces and 19 short stay spaces.

Please also refer to the Traffic and Transport Statement prepared by DBFL which is included with the application.

**5.8 BIN STORAGE & PLANT**

Bin storage and plant is located in the basement for each block. The scheme shall be fully managed, and the management company agents shall be responsible for bin collection. No plant is proposed for the roofs except if PV and / or solar panels are required to satisfy Part L requirements. In this event parapets heights have been allowed that would screen any visual impact. The basement of Block B also contains a management company and landscaper's storage quarters for the entire development.

**5.9 DRAINAGE**

It is proposed to connect into the existing foul sewer on Edmondstown Road. DBFL have liaised with Irish Water in relation to the new connection. Surface water retention systems such as green roofs (50% of roof area), tree pits, swales and a retention basin have been fully incorporated into the landscaping scheme. Attenuation tanks are located below ground between Block A and C and Blocks A and B before a final outfall into the Odendoher river to the

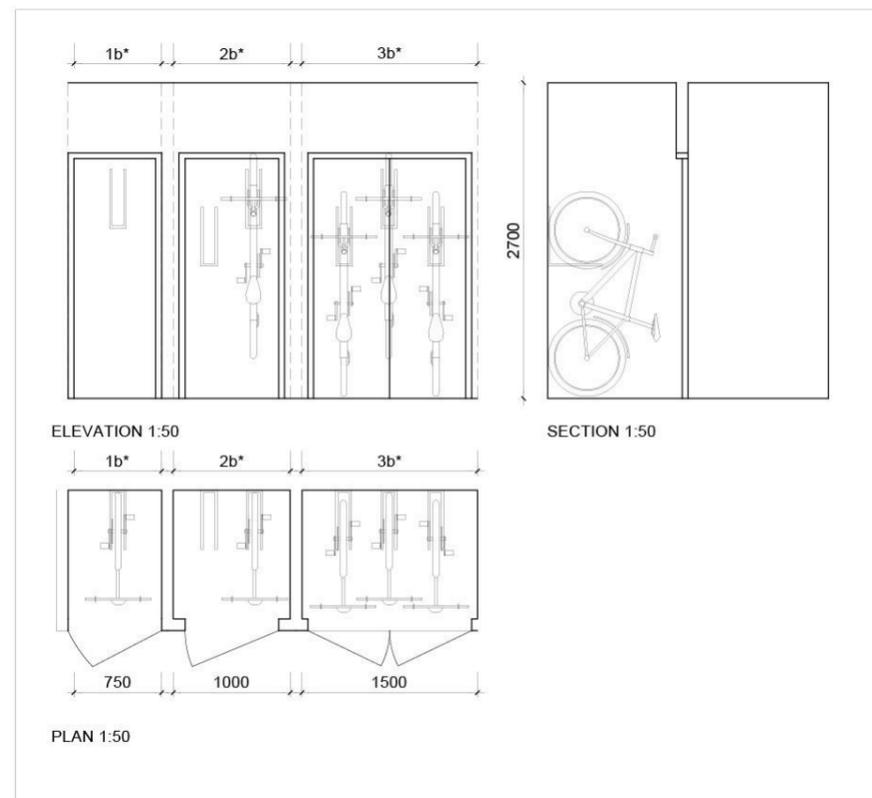


Image 27 – Proposed Long term Residential Bicycle Parking

**6.0 OTHER PROJECT SPECIFICS**



Image 28 – Block C West Elevation (part)



Image 29 – View from pedestrian crossing on Taylors Lane

**6.1 CONSERVATION & ARCHAEOLOGY REPORTS**

IAC have been engaged to prepare conservation and archaeology reports on the existing site and these reports are included with the application. As discussed previously the conservation report concluded that the existing buildings did not merit retention and that the proposed works would not have an adverse impact on the nearby protected structure – Whitechurch library.

Archaeological testing was also carried out on the site in March 2020 and no features of archaeological significance were found.

**6.2 NATURA IMPACT STATEMENT**

The proposed scheme has been screened for appropriate assessment and a natura impact statement has been prepared by Bryan Deegan, Altamar Environmental Consultants. It found that there are eleven Natura 2000 sites within 15km of the site. The examination concluded that the proposed development would have no impact of on any of these sites. The report also took into account other recent development proposals in the area.

**6.3 ECOLOGICAL IMPACT ASSESSMENT**

An ecological impact assessment incorporating a bat, migrating birds and otter survey is being carried out by Bryan Deegan of Altamar Environmental Consultants for the proposed development and are included with the application.

**6.4 BUILDING LIFE CYCLE REPORT**

A Building Lifecycle Report is included with the application in response to Section 6.13 of Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities. Design measures such as minimising the number of lift cores, the use of robust materials and efficient planning have been adopted to minimise lifecycle costs.



Image 30 – Block B South Elevation (part)

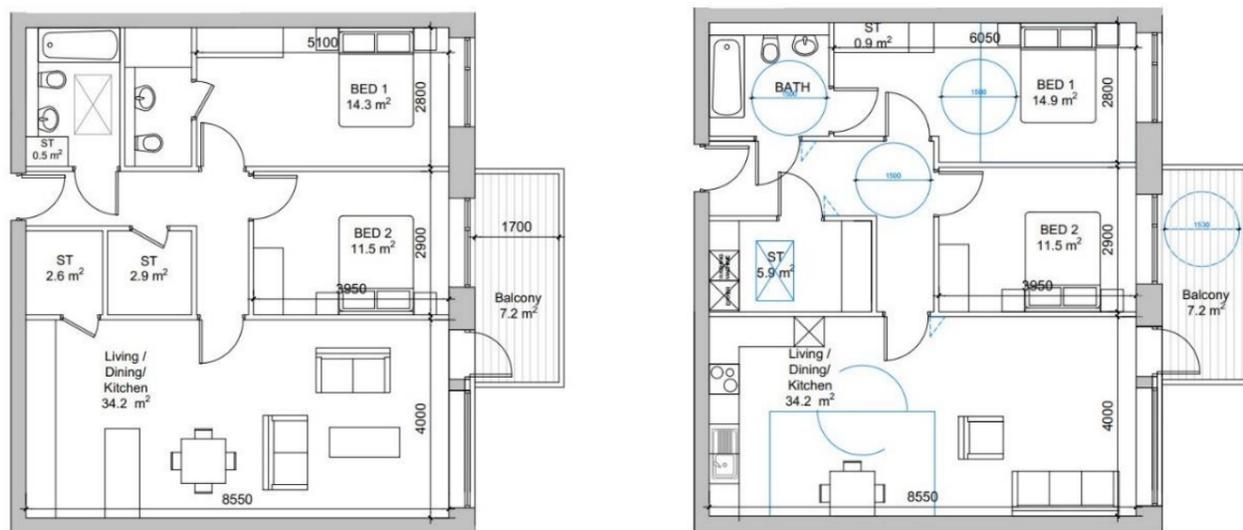
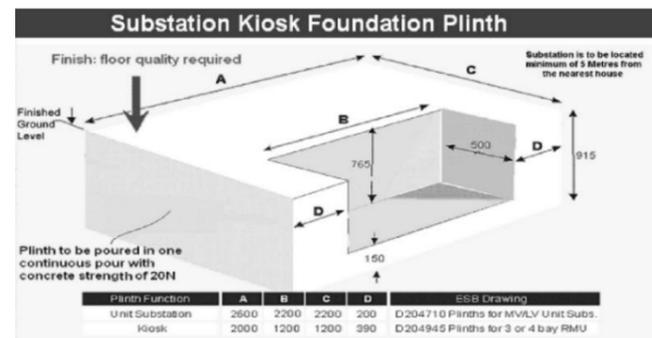


Image 31– Typical Unit (Left) and same unit adapted for Universal Design Access (Right)



Image 32– Typical ESB sub kiosk



### 6.5 MANAGEMENT COMPANY & TAKEN IN CHARGE

A Management Company will be formed for the development in line with the MUDs Act. At this stage it is envisaged that the scheme will be entirely managed. The management company will maintain the landscaping and park areas within the scheme. The South Dublin County Council lands will remain in the charge of the local authority.

### 6.6 PART V

A total of 402 units are proposed. The site is eligible for a 10% Part V provision. A total of 41 units are proposed to meet this obligation. In the event of a planning permission grant the developer shall liaise with the local authority's housing department to agree the details and the preferred location for these units. We have initially suggested 41 units spread evenly across the three blocks that could be offered to meet the Part V obligations. Please refer to Drawing No's PL400-402 for more information.

### 6.7 UNIVERSAL ACCESSIBLE UNITS

Unit types have been identified in each block that can be easily converted into universal access units with minimal internal layout changes. The report with the LRD opinion mentioned that the local authority may require 3 No. universal units as part of the Part V provision. These can be provided as alternative layouts in any of the unit types indicated and subject to the final Part V agreements with the council.

The units are also suitable for conversion by private owners if and when the demand arises.

### 6.8 ESB SUB KIOSK

2 No. ESB sub kiosks are proposed - one located to the south of Block B and the other to the east of Block C. These are standalone units as per Image 32 opposite. The final electrical infrastructure design for the project will be subject to agreement with the ESB in the event of a grant of permission.

## 7.0 CONCLUSION

In developing the design proposal for this site at Taylor's Lane, MCORM have endeavoured to apply best practice urban design to the distinct characteristics of the subject site. We have had due regard to the South Dublin County Council Development Plan (including Appendix 10 'Building Height and Density Guide'), relevant national policy and guidance together with the feedback provided from the local authority during the preplanning phase.

Our design has considered the potential impacts and benefits of the proposal at the scale of the city, at the scale of the neighbourhood, and at the scale of the site. Our design seeks to respect the existing characteristics of site whilst also utilising the unique conditions presented.

The site is located at an 'Accessible Location', as defined in the 'Apartment guidelines', with the potential for apartment schemes of increased density which can provide 'urban consolidation' as identified in the National Planning Framework. The Housing Demand and Composition Assessment Report included with this application identifies an oversaturation of three and four bed houses within the locality and supports the unit mix proposed.

The site benefits from large separation distances to surrounding properties on all sides, with further distances afforded by the proposed site layout. Within the development itself, residents will enjoy high levels of residential amenity. The proposed scheme fully complies with all relevant standards and in many instances exceeds them. The design solution for the development will provide a distinctive development within the broader urban context.

The massing of the blocks together with the proposed composition will result in a strong architectural rhythm. A new public park is proposed to the north of the site along Taylors Lane and a high quality landscaping scheme is proposed which results in of 40% of the site designated as public/ communal open space. A new ecological corridor is proposed to the site of the site and the existing gated boundary to the site is opened up to provide a highly permeable public realm. High quality/ low maintenance materials are proposed for the building and landscaping throughout ensuring that the development ages well with strong consideration of lifecycle performance.

In summary a total of 402 new residential units are proposed plus a creche and two retail units all contained within three five storey blocks. We submit that the proposed scheme will constitute sustainable residential development which delivers a high-quality design solution and a high level of residential amenity on the subject lands.



Image 32 – View from central street towards Block C