
20006
Blackglen Road, Lamb's Cross
Sandyford, Dublin 18
August 22nd 2022

E: Response to ABP + DLRCC Opinion

Proposed Residential Development at Blackglen Road

Strategic Housing Development



CGI view of Blackglen Road, D18

Lands at Blackglen Road

Contents

1.00	Overview
2.00	Response to ABP Opinion
3.00	Response to DLRCC

Lands at Blackglen Road

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1.00	Overview
2.00	Response to ABP Opinion
3.00	Response to DLRCC

Architectural Design Proposal

1.1 Overview of Changes In Response to Tripartite

Tripartite Proposal

Development Summary

Site Area	37,041 m2 (3.70 hectares)
Total Residential Units	400
Density	108 units/ Hectare (Gross)
Site Coverage (excl podium)	25% (9,147 m2 / 37,041 m2)
Total Development Area	51,243 m2
Car Parking Provisions	434 Spaces (Ratio 1.085)
Bicycle Parking Spaces	573 Spaces

Unit Mix

1-Bed	126	32%
2-Bed	253	63%
3-Bed	21	5%
	400	100%
Dual Aspect Ratio	211	53%

Amenities + Facilities

Resident Amenities	655 m2 (Rate 1.7m2 / Unit)
Childcare Facility (72 Childcare Places)	401 m2



Architectural Design Proposal

1.1 Overview of Changes In Response to Tripartite

Current Proposal

Development Summary

Site Area	37,041 m2 (3.70 hectares)
Total Residential Units	360
Density	97.3 units/ Hectare (Gross)
Site Coverage (excl podium)	23.6% (8,766 m2 / 37,041 m2)
Total Development Area	46,075 m2
Car Parking Provisions	419 Spaces (Ratio 1.16)
Bicycle Parking Spaces	970

Unit Mix

1-Bed	123	34.2%
2-Bed	224	62.2%
3-Bed	13	3.6%
	360	100%

Dual Aspect Ratio	181	50%
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Amenities + Facilities

Resident Amenities	607 m2 (Rate 1.68m2 / Unit)
Childcare Facility (72 Childcare Places)	401 m2

Open Space Provisions

Public Open Space	17,564 m2 or 47% site area
Communal Open Space	5,008 m2

Total	22,572 m2 (16.1 m2 per person)
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Key

 Pre-Tripartite Building Location

Main: Roof Plan with Storey Heights

Response to ABP Opinion

1.1 Overview of Changes In Response to Tripartite



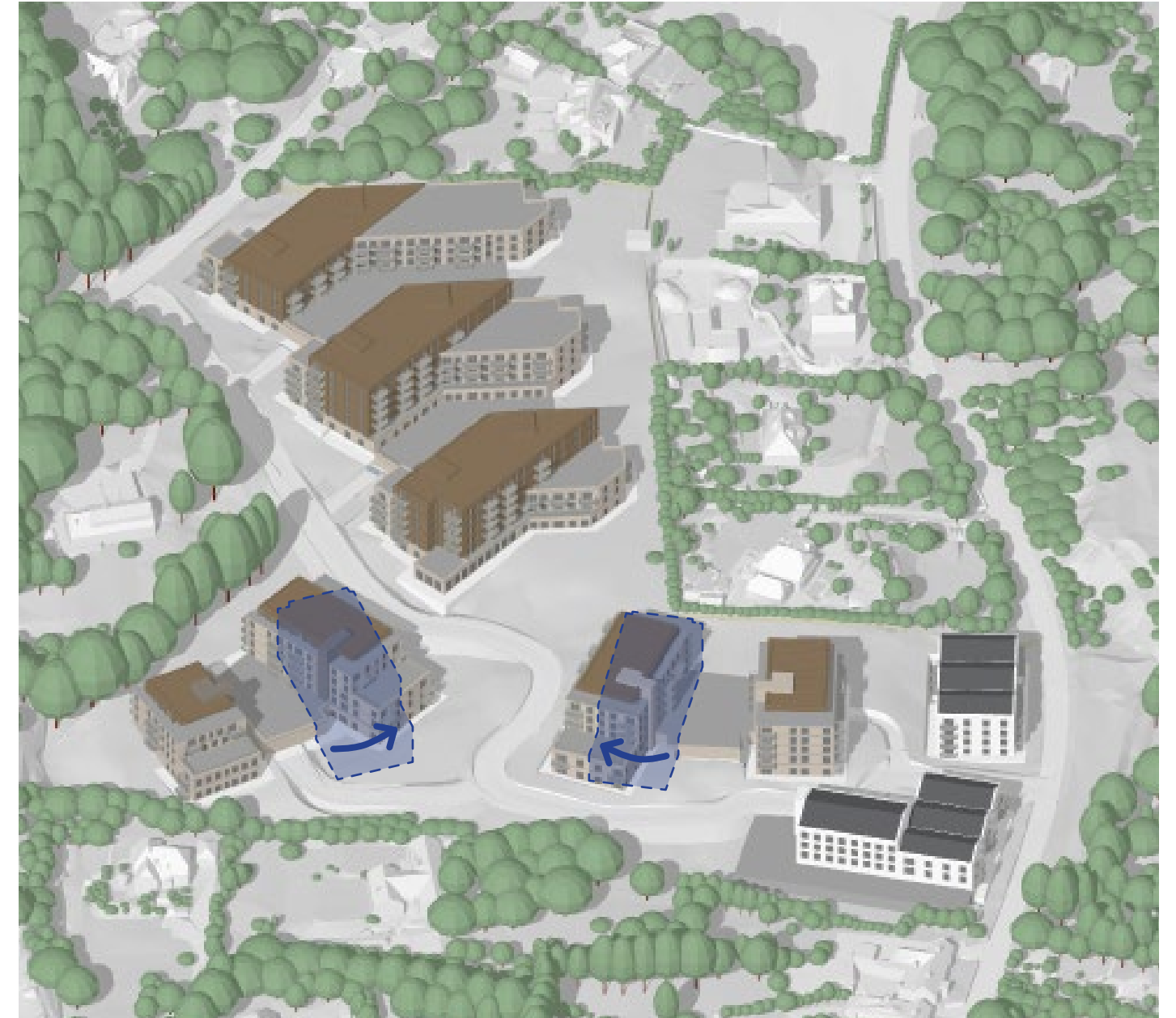
Responses to tripartite meeting: Scale and Massing

1. Reduced overall density and massing from tripartite presentation with the removal of block D
2. Reduced the height of block B3 by 1 storey
3. Reduced the height of block B4 by 2 storeys
4. Reduced the height of block C3 by 2 storeys

Key



Removed element



Current Proposal

In addition to reducing the overall height and density, the current proposal has rotated and moved block B2 + B3 to increase the internal separation distances between these blocks.

Key



Rotated Blocks



Architectural Design Proposal

1.2 Interior Separation Distance View - Block B1+2

The internal separation distance between block B1+B2 was highlighted as an issue by DLRCC.



View 01 - Tripartite Proposal

Architectural Design Proposal

1.2 Interior Separation Distance View - Block B1+2

- Increased internal separation distance between blocks



View 01 - Current Proposal



Architectural Design Proposal

1.2 Interior Separation Distance View - Block B3+4

The internal separation distance between block B3+B4 was highlighted as an issue by DLRCC, along with the height of B4 when considered in proximity to neighbouring properties to the East.



View 02 - Tripartite Proposal



Architectural Design Proposal

1.2 Interior Separation Distance View - Block B3+4

- Reduced the height of block B3 by 1 storey
- Reduced the height of block B4 by 2 storeys
- Increased internal separation distance between blocks



View 02 - Current Proposal

Architectural Design Proposal

1.3 Verified Views - Tripartite Proposal

- Removal of Block D 8 storey element
- Reduced the height of block B3 by 1 storey
- Reduced the height of block B4 by 2 storeys



Verified View 12 - Tripartite Proposal



Verified View 12 - Current Proposal



12

Architectural Design Proposal

1.3 Verified Views - Current Proposal

- Reduced the height of block C3 by 2 storey



Verified View 08 - Tripartite Proposal



Verified View 08 - Current Proposal



Architectural Design Proposal

1.3 Verified Views - Current Proposal

- Reduced the height of block C3 by 2 storey



Verified View 09 - Tripartite Proposal



Verified View 09 - Current Proposal



Architectural Design Proposal

1.3 Verified Views - Current Proposal

- Reduced the height of block C3 by 2 storey



Verified View 10 - Tripartite Proposal



Verified View 10 - Current Proposal



Lands at Blackglen Road

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Response to ABP Opinion

2.1 Architectural Design Approach

Pre-Application Consultation Opinion ABP-311917-21

13.1.3

1. Architectural Design Approach: Further justification for increased heights and higher densities at this location, based on the applicable Dún Laoghaire – Rathdown County Development Plan, the perspective applicant should fully address the issues raised by the PA in their opinion, explicitly addressing issues regarding the transitional zone, noting the surrounding established urban context and the potential visual impact, in particular noting the high amenity lands and the foothills of the Dublin Mountains to the southwest.

2. Connectivity: Further justification for increased heights and higher densities at this location, based on connectivity, capacity and frequency of public transport and specifically consideration and compliance with Section 3.2 of the Urban Development and Building Height Guidelines 2018. SPPR3 of the Guidelines sets out, inter alia, that in the event of making a planning application, the applicant shall demonstrate that at the scale of the relevant city / town that the site is well served by public transport with high capacity, frequent service and good links to other modes of public transport. The applicant is requested to have regard to this policy, as well as other relevant policies at a local and national level, as may be applicable to the proposed development.

13.1.4

1. An updated Architectural Design Statement. The statement should include a justification for the proposed development, having regard to, inter alia, urban design considerations, visual impacts, site context, the locational attributes of the area, linkages through the site, pedestrian connections and national and local planning policy. The statement should specifically address height, scale and massing, finishes of the blocks, the design relationship between the individual blocks within the site, as well as the PA comments as to the transitional nature of the site in a peripheral urban location and the interface along the site boundaries. The statement should be supported by contextual plans and contiguous elevations and sections. In addition, the Design Statement should include consideration of the comments provided by the Planning Authority Heritage Officer and how the proposed design responds to the derelict cottage outside of the site boundary with historic associations with Padraic Colum and Countess Marchievicz.

2. A Traffic and Transportation Impact Assessment (including justification of two access points proposed off Blackglen Road). The TIA should include a detailed statement, demonstrating how the proposed development will tie in with the wider road network, along Blackglen Road and Woodside Road, in particular with respect to pedestrian and cycle routes and the Blackglen Road Improvement scheme.

3. A Road Safety Audit and Quality Audit, as applicable should be submitted in support of the proposed access and traffic arrangements.

4. A detailed statement, which should provide adequate identification of all such elements and justification as applicable, where the proposed development materially contravenes the Development Plan other than in relation to the zoning of the land, indicating why permission should, nonetheless, be granted, having regard to a consideration specified in section 37(2)(b) of the Act of 2000.

5. In accordance with section 5(5)(b) of the Act of 2016, as amended, any application made on foot of this opinion should be accompanied by a statement that in the prospective applicant's opinion the proposal is consistent with the relevant objectives of the development plan for the area. Such statement should have regard to the development plan or local area plan in place or, likely to be in place, at the date of the decision of the Board in respect of any application for permission under section 4 of the Act.

6. Additional details and/or revised proposals in relation to site services, having regard to the report of the Drainage Planning Section of the Planning Authority. Additional detail and/or revised proposals

in relation to the SuDS, attenuation measures and drainage calculations; Further consultation is also required with Irish Water to confirm the feasibility of connection to the network.

7. A Housing Quality Assessment that provides details in respect of the proposed apartments set out as a schedule of accommodation, with the calculations and tables required to demonstrate compliance with the various requirements of the 2020 Guidelines on Design Standards for New Apartments. It is important that the proposal meets and preferably exceeds the minimum standards in terms of dual aspect and proportion of apartment which exceed the floor area by 10%. In the interests of clarity clear delineation / colour coding of floor plans indicating which of the apartments are considered by the applicant as dual / single aspect and which apartments exceeds the floor area by 10%.

8. A report that addresses issues of residential amenity (both existing residents of adjoining development and future occupants), specifically with regards to potential overlooking, overshadowing and overbearing. The report shall include full and complete drawings including levels and cross-sections showing the relationship between the proposed development and adjacent residential development, and comprehensive Daylight and Shadow Impact Assessment.

9. Details of a Green Infrastructure Plan, Landscaping Plan, Arboriculture Drawings, and Engineering Plans that take account of one another.

10. Detailed landscape drawings that illustrate hard and soft landscaping, useable communal open space, meaningful public open space, quality audit and way finding. Proposals for play equipment, street furniture including public lighting and boundary treatments should be submitted. Justification of quantum and quality of open space provision, both communal and public open space (POS). Clarity with regard to change in levels, compliance with Development Plan standards and planting details. Where compliance with the relevant Development Plan is not proposed clarity in this regard should be provided and as applicable justification having regard to s.37(2)(b), and material contravention statement.

11. A life cycle report shall be submitted in accordance with section 6.13 of the Sustainable Urban housing: Design Standards for New Apartments (2020). The report should have regard to the long-term management and maintenance of the proposed development. The applicant should consider the proposed materials and finishes to the scheme including specific detailing of finishes, the treatment of balconies in the apartment buildings, landscaped areas, child friendly spaces, pathways, and all boundary treatments. Particular regard should be had to the requirement to provide high quality and sustainable finishes and details which seek to create a distinctive character for the development.

12. A Social Infrastructure Capacity Assessment (including school capacity assessment).

13. Additional CGIs are required, as well as a Landscape and Visual Impact Assessment with photomontages, to include, consideration of winter views from the surrounding areas.

14. A full response to matters raised within the PA Opinion and Appended Dun Laoghaire Rathdown County Council Department comments submitted to ABP on the 10.11.21

15. Where an EIAR is not being submitted the applicant should submit all necessary information referred to in article 299B(1)(b)(ii)(II) and article 299B(1)(c) of the Planning and Development Regulations 2001-2018 for the purposes of EIAR screening.

16. An up-to-date Ecological Impact Assessment, inclusive of a Bird and Bat Survey.

17. A site layout plan indicating what areas, if any, are to be taken in charge by the planning authority.

18. Site Specific Construction and Demolition Waste Management Plan (including consultation with the project engineer for the Blackglen Road Improvement Scheme and with DRDCC traffic department).

Response to ABP Opinion

2.1 Item 01 - Architectural Design Approach

13.1.3

1. Architectural Design Approach: Further justification for increased heights and higher densities at this location, based on the applicable Dún Laoghaire – Rathdown County Development Plan , the perspective applicant should fully address the issues raised by the PA in their opinion, explicitly addressing issues regarding the transitional zone, noting the surrounding established urban context and the potential visual impact, in particular noting the high amenity lands and the foothills of the Dublin Mountains to the southwest.

OMP Design Response

To further justify the proposals height and density at this location, OMP have justified the architectural design approach with three main points:

- 1. Zoning**
- 2. Density**
- 3. Height**

Response to ABP Opinion

2.1 Item 01 - Architectural Design Approach

Zoning

The subject site is zoned 'A' - "To Protect and/or improve residential amenity". It is located in a 'transitional zone' between the built up urban areas and the high amenity lands at the foothills of the Dublin Mountains. The scheme demonstrates a high quality architectural approach that responds fully to the site context.



Development Plan Zoning Map

Key

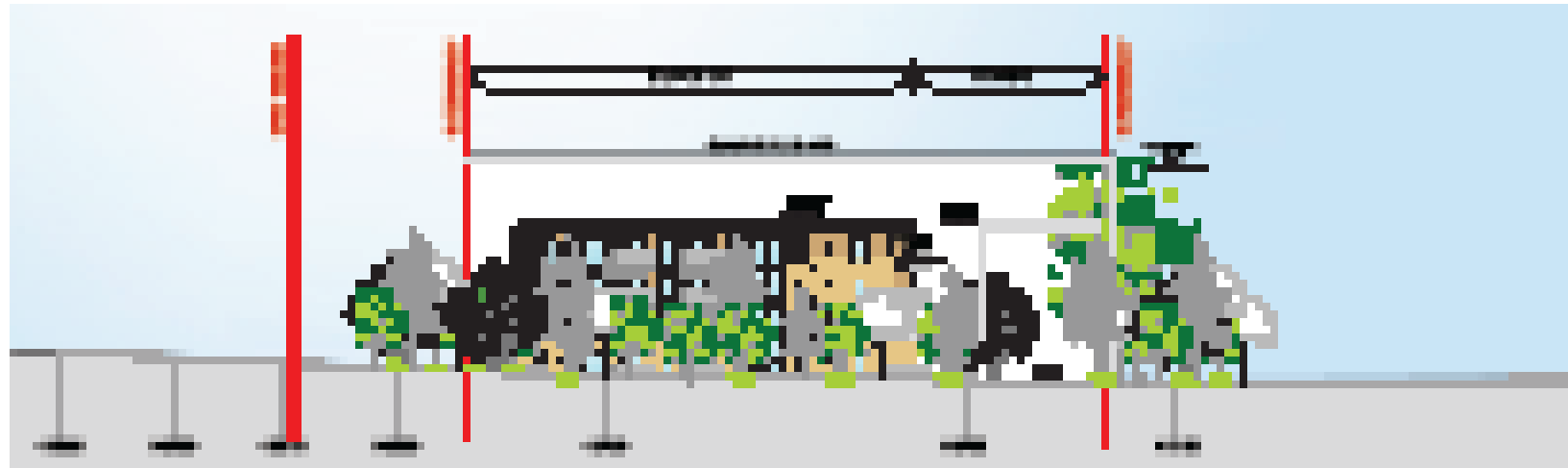
— Transitional Zone Indicative Boundary Line (separation between Zoning A and G)

Response to ABP Opinion

2.1 Item 01 - Architectural Design Approach

Zoning

The adjacent cross section along woodside road, accompanied by the verified view 09, illustrates the reduction in building height in response to DLRCC comments and successful reduced visual impact with the development setback distances and landscape visual screening to this edge. This design response is considered an appropriate reduction in scale adjoining the transitional area along Woodside road having regard to the zoning objective 'G' and 'B'.



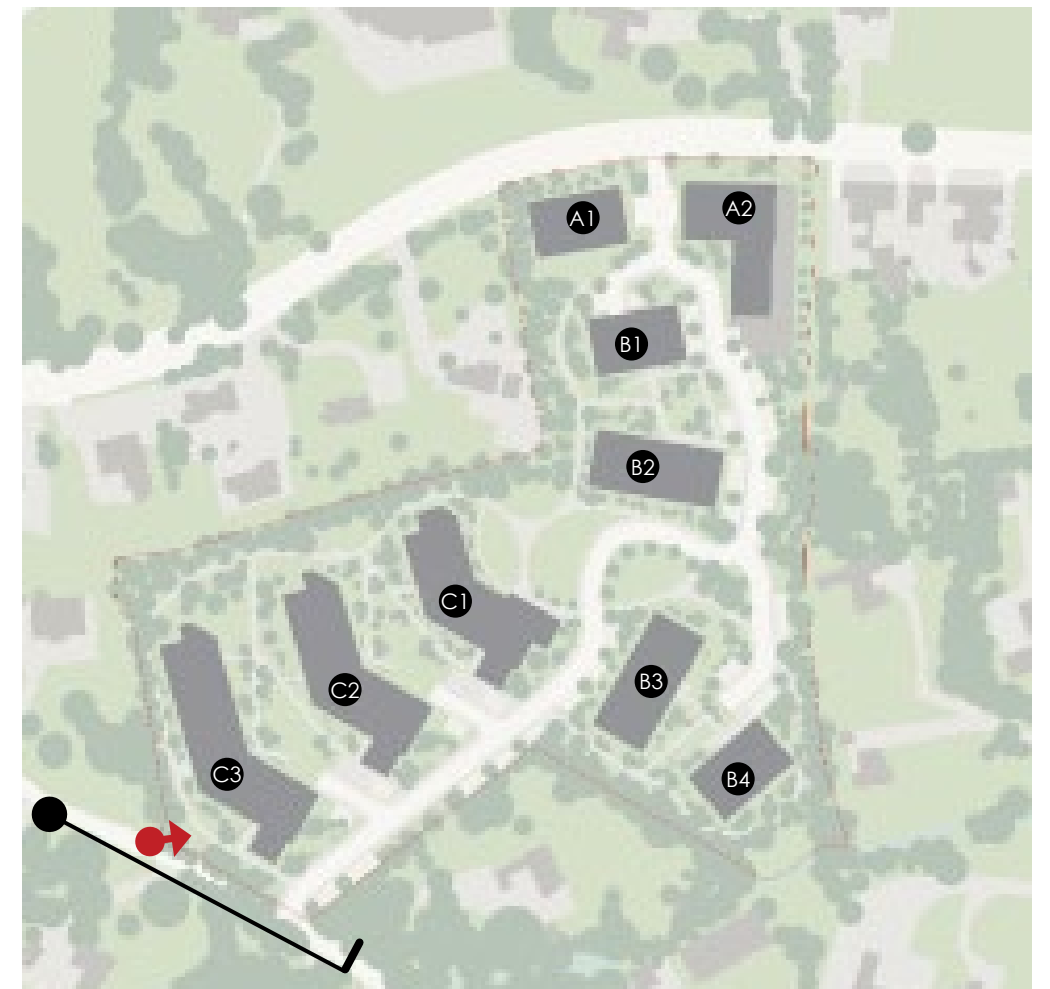
● Proposed Site Section

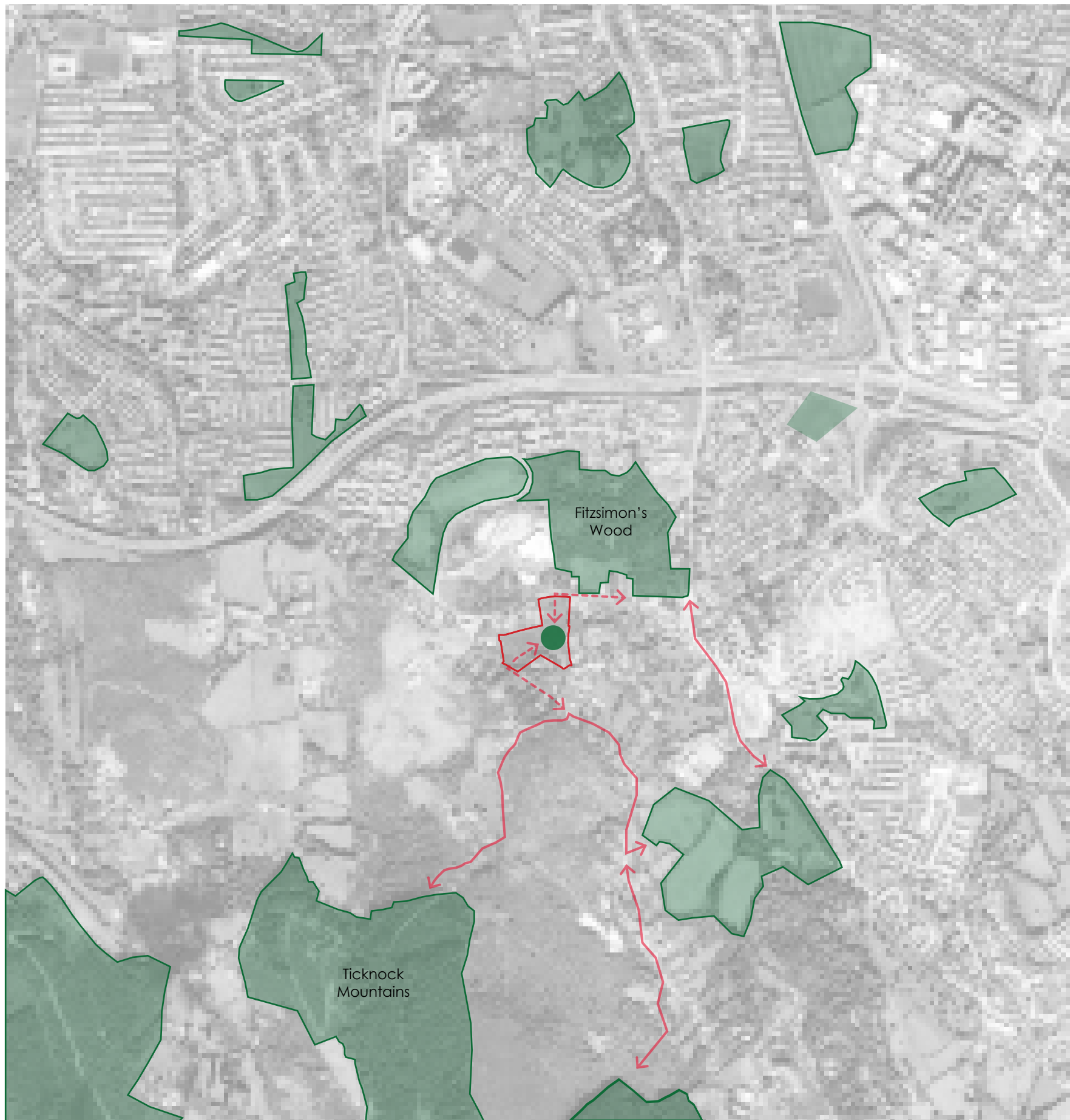


● Verified View 09 - Tripartite Proposal



● Verified View 09 - Current Proposal





Response to ABP Opinion

2.1 Item 01 - Architectural Design Approach

Density

The site is located on lands zoned under objective 'A' for residential development. The surrounding context can be described as an Intermediate Urban Location, in terms of proximity and accessibility considerations which are described in the 2020 Apartment Guidelines. For further details please see the traffic and transportation report provided by OCSC.

The scheme has been revised in response to comments received at the Tripartite stage with a now reduced scale of development of 360 apartment units (- 40 units) with a reduced gross density of 97.3 dwellings per hectare (previously 108 dwellings per hectare). It is our position that restricted densities of less than 50 units per hectare is inappropriate given the large site area of circa 3.7 Hectares, the residential zoning objective on the lands and other relevant National planning policy. In particular, National Planning Objective (NPO.130) "seeks to base planning on performance criteria rather than blanket numerical restrictions and standards should be subject to a degree of tolerance".

The Planning Department themselves have also noted that Policy RES3 of the County Development Plan is aligned with NPO13 in that "it seeks to promote higher densities in order to make efficient use of land resource but must protect residential amenity". This question of what is considered an appropriate and acceptable density on this site must be quantified in terms of the design response and the integration of the proposed buildings with the site's characteristics and context measured against the relevant performance criteria.

As a result of the proximity to existing green open space and its connectivity to the adjacent Fitzsimons Woods the objective for public access for cycle and pedestrian permeability through the site can be facilitated between Woodside Road to the upper Western edge down to Blackglan Road on the Northeastern boundary towards Fitzsimons Woods.

Key

- Existing public green space
- Indicative Green Infrastructure routes
- Potential Green Infrastructure routes
- Proposed Public Open Green Space

Response to ABP Opinion

2.1 Item 01 Architectural Design Approach

Density

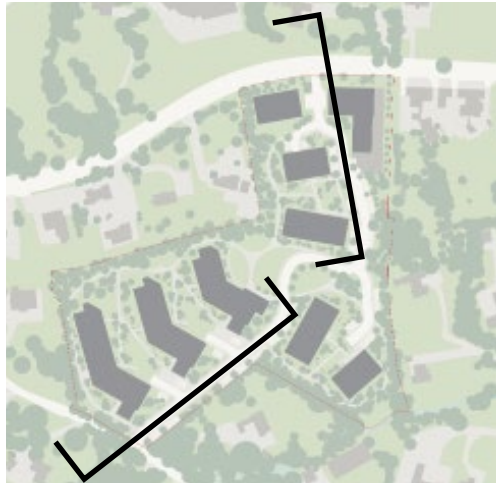
In addition, the apartment block typology is favoured as the appropriate residential model which provides for a more compact arrangement of residential units and pattern of development on the site. This approach generates a limited internal road network compared to other sprawling housing models which result in extensive land use for traffic infrastructure. As a result, a low site coverage is achievable and provides the opportunity to maximise on the extent of open space provided, ensuring that the landscape infrastructure takes centre stage. As a result, generous areas for landscape and open space are afforded to residents while protecting the open, sylvan character of the site and respecting the character of the adjoining surrounding context. The resultant scheme provides for 47% of open space with only 23.6% site coverage. It was acknowledged by DLRCoCo. That "It is considered that by providing an apartment development and reducing site coverage that larger tracts of land are available for public / communal open space. This also assists in retaining a natural and sylvan setting to the wider site. The Planning Authority considers this is an appropriate way of developing the site, capable of providing much-needed housing, in line with the site's zoning objective but also allowing for a landscape strategy that sits well in its context of a transitional area in the urban fringe with rural lands in its Vicinity".

The design approach and development strategy is supported by reference to the following performance criteria which demonstrate the overall quality of the proposed development.

1. Overlooking and Privacy
2. Building layout and Separation Distance
3. Stepping down of building height and scale transitioning to edges
4. Justification for increased height at centre
5. Landscape buffer/ tree trail treatment to site perimeter.
6. Daylight and Sunlight assessment
7. Shadow cast analysis
8. Wind/ Microclimate assessment
9. Landscape Visual impact assessment
10. Housing quality assessment and Dual Aspect Ratio
11. Development Amenities and Facilities



Main: Landscape Plan



Response to ABP Opinion

2.1 Item 01 - Architectural Design Approach

Performance Criteria

A feature of this proposed development is the careful integration of apartment buildings within the landscape taking into account the sloping nature and topography of the site, its setting and its immediate surrounding context. Through considered site analysis and optioneering at the outset, the proposed site layout emerged whereby buildings followed the natural slope of the land by stepping up with the contours to integrate with the landscape and rolling hillside. This informed the positioning and orientation of buildings which in the case of the B blocks resulted in clustered forms along the lower hillside with gaps in-between creating courtyards to allow for views and a sense of openness. The access road serving the apartment buildings follows the natural contour lines to avoid abrupt and steep transitions in gradient while also ensuring there is minimal cut and excavated ground works.

The layout and access approach is acknowledged by DLRCo.Co, noting that "the proposed layout and access is considered to be an adequate response to the site's physical characteristics".



Response to ABP Opinion

2.1 Item 01 - Architectural Design Approach

Performance Criteria

The scheme demonstrates that a sensitive approach is taken through the integration of buildings with the landscape character. Various performance criteria are used to analyse and test the quality of the scheme in relation to various parameters, all of which demonstrate that the design, building layout, form and heights are well considered and appropriately modulated to ensure that the residential amenity of adjoining properties are protected and are not adversely impacted by this proposed development. Furthermore, there is no resulting negative visual impact from the proposals as referenced in the LVIA report. The adjusted scheme design takes account of the comments received at the Tripartite stage meeting and the resultant reduction in height, scale and massing to specific sensitive views particularly along Woodside Road to the Southwest and Slate Cabin Lane to the Southeast, illustrate the improvements and the very slight to moderate impact these buildings will have on the surrounding receiving environment.

In the Architectural Design Statement, it is clearly illustrated how the various performance criteria demonstrate an appropriate design response in respect of height and the protection of existing residential amenities. This is achieved by arriving at a density which is not predetermined by blanket numerical restrictions but is the outcome of the design process, response to the site characteristics and the establishment of key design principles which underpin an appropriate design and development strategy for this site and its context. It delivers sustainable densities on residentially zoned lands while providing much needed housing supply.



Main: Diagram Showing Separation Distances
Above: Axo View

Response to ABP Opinion

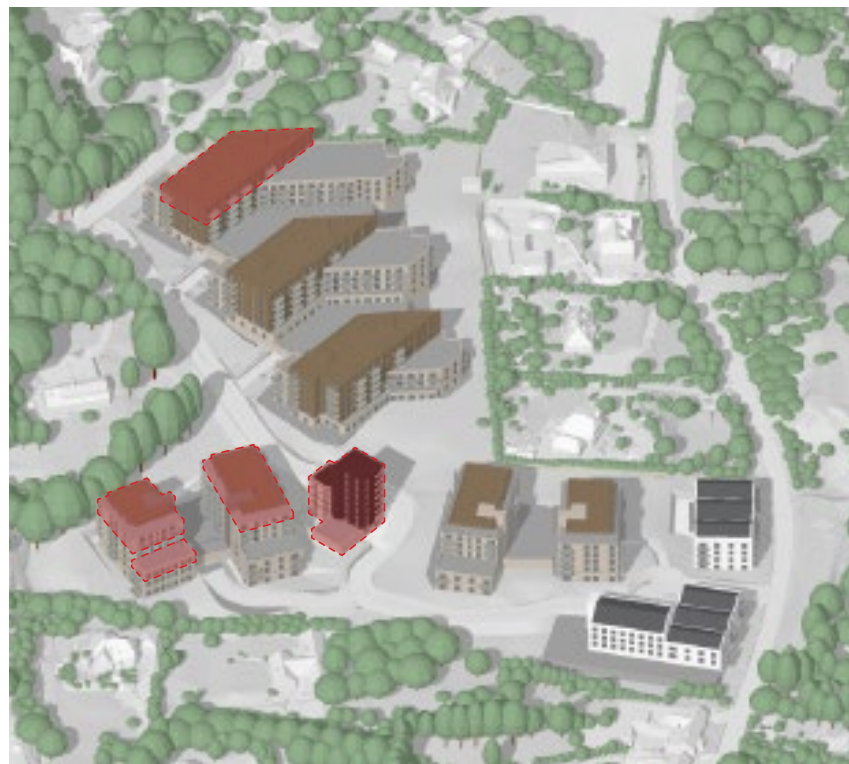
2.1 Item 01 Architectural Design Approach - Height

Following comments received at the Tripartite stage meeting, the building heights have been reduced by 2 storeys in certain locations, namely block C3 and blocks B3+B4 in response to the comments received. In addition, the entirety of Block D is removed from the development. This was originally proposed as an 8 storey 'tower house' typology element intended as a visual marker in the landscape and located at the centre of the site between the upper and lower hillside character areas to anchor and signify the main, central green open space. The design team have agreed to remove this element given the feedback in respect of the perceived impact in relation to height and visual prominence.

These key significant modifications now result in a scheme with a reduced baseline height of predominantly 4 storeys. Buildings step down to a lower shoulder height of 2-3 storeys to nestle into the sloping topography and to also respond to the interface along the Northern and Easterly boundaries to create a more appropriate transition in scale adjoining existing residential properties.

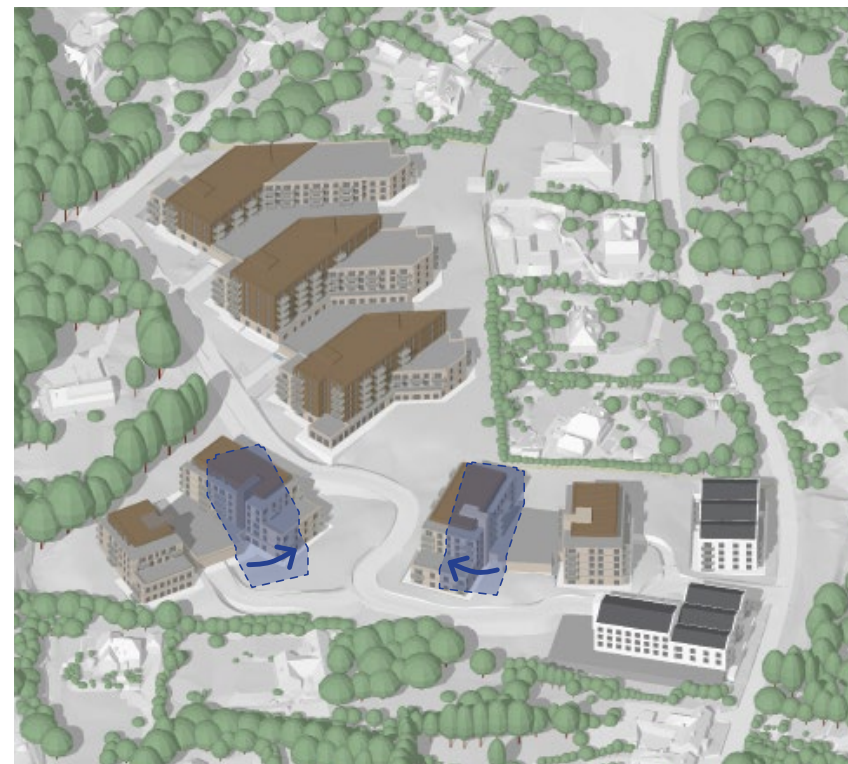
Given the large, expansive nature of the site with an area of circa 3.7 Hectares, there is an opportunity for slightly increased height at the centre of the site and a significant distance away from any sensitive boundaries with existing residential development. As such, the site to a certain extent has the potential to set its own context for development with the potential for greater building heights in specific locations. As such, elements of the C and B blocks contain an additional 1-2 floors providing 5-6 storeys buildings in height. The top floors of the B blocks are designed as a setback penthouse level which reduces the visual mass of these buildings which are finished in a rustic brown metal cladding.

Taking account of the proposed modifications incorporated into the scheme in relation to the building heights and massing, we contend that the adjusted proposals and height strategy is appropriate for this site and is in line with national policy.



Responses to tripartite meeting: Scale and Massing

1. Reduced overall density and massing from tripartite presentation with the removal of block D
2. Reduced the height of block B3 by 1 storey
3. Reduced the height of block B4 by 2 storeys
4. Reduced the height of block C3 by 2 storeys



Current Proposal

In addition to reducing the overall height and density, the current proposal has rotated and moved block B2 + B3 to increase the internal separation distances between these blocks.

Key

 Removed element

 Rotated Blocks



Rialtas na hÉireann
Government of Ireland

Urban Development and Building Heights

Guidelines for Planning Authorities

December 2018



Response to ABP Opinion

2.2 Item 02 - Connectivity

2. Connectivity: Further justification for increased heights and higher densities at this location, based on connectivity, capacity and frequency of public transport and specifically consideration and compliance with Section 3.2 of the Urban Development and Building Height Guidelines 2018. SPPR3 of the Guidelines sets out, inter alia, that in the event of making a planning application, the applicant shall demonstrate that at the scale of the relevant city / town that the site is well served by public transport with high capacity, frequent service and good links to other modes of public transport. The applicant is requested to have regard to this policy, as well as other relevant policies at a local and national level, as may be applicable to the proposed development.

OMP Design Response

Urban Development and Building Height Guidelines (2018)

Section 1.14 of the Building Height Guidelines states the statutory position of conflicting Development Plans, as follows:

- "Accordingly, where SPPRs are stated in this document, they take precedence over any conflicting policies and objectives of development plans, local area plans and strategic development zone planning schemes. Where such conflicts arise, such plans/ schemes need to be amended by the relevant planning authority to reflect the content and requirements of these guidelines and properly inform the public of the relevant SPPR requirements."

We contend that the proposed development satisfies SPPR3 (A) of The Urban Development and Building Heights guidelines for Planning Authorities 2018, and in respect of section 3.2 of the guidelines, we note the following justification in respect of the relevant criteria as listed below:



Response to ABP Opinion

2.2 Item 02 - Connectivity -

At the scale of the relevant city/ town Connectivity

- “The site is well served by public transport with high capacity, frequent service and good links to other modes of public transport”.










This is elaborated upon in the detailed traffic and transportation report provided with the application by OCSC.

Character Area

- “Development proposals incorporating increased building height, including proposals within architecturally sensitive areas, should successfully integrate into/ enhance the character and public realm of the area, having regard to topography, its cultural context, setting of key landmarks, protection of key views. Such development proposals shall undertake a landscape and visual assessment, by a suitably qualified practitioner such as a chartered landscape architect”.

These proposals are supported by a landscape visual impact assessment (LVIA) provided by Richard Butler from Model works.

Public Transport Key

	S8 Orbital Bus Route		L33 Local Bus Route
	P13 Peak Time Bus Route		LUAS Green Line
	Stillorgan LUAS Stop		Sandyford LUAS Stop
	Central Park LUAS Stop		Glencairn LUAS Stop
	The Gallops LUAS Stop		

Main: Map showing public transport links

Response to ABP Opinion

2.2 Item 02 - Connectivity




At the scale of district/ neighborhood/ street Public Contribution

- *"The proposals outlined responds to its overall natural and built environment and make a positive contribution to the urban neighborhood and streetscape".*

The character and public realm area within the site provides for an openness with high quality public open space at its centre. This open space is activated by a public pedestrian and cycle route through the site providing permeability and ease of access to connect to Fitzsimons Woods.

In addition, to this public route, the arrangement of buildings along Blackglan road activate this edge and the street by providing 'own door' accessible apartments at ground level combined resident amenities and facilities integrated into an attractive landscape plan around the arrival court into the development formed by the gap framed by Blocks A1 and A2.

Key

-  Pedestrian and Bicycle Access
-  Pedestrian Routes
-  Cycle Route



Main: Ground floor pedestrian/cycle access and internal routes

Response to ABP Opinion

2.2 Item 02 - Connectivity -

At the scale of district/ neighborhood/ street Building form and material expression

- *"The proposals are not monolithic and avoid long, uninterrupted walls of building in the form of slab blocks with material/ building fabric well considered".*
- *"The proposal enhances the urban design context for public spaces and key thoroughfares... thereby enabling additional height in development form to be favorably considered in terms of enhancing a sense of scale and enclosure".*
- *"The proposal makes a positive contribution to the improvement of legibility through the site and wider surrounding neighborhood area within which the development is situated and integrates in a cohesive manner".*

The building form and material expression of the proposed buildings forming the streetscape along Blackglen road have been carefully articulated to provide an attractive streetscape composition with a series of pitched roof ends expressed and providing a rhythm to the street. The design of the apartment buildings within the centre of the site are informed by the site physical characteristics and the sloped nature of the land. The lower hillside comprise of the 'B' blocks which are arranged as clusters of splayed elements set into the hillside and stepping back up the contours to intergrate into the natural slope. The upper hillside is characterised by the 'C' blocks which step down in height along its edges adjacent to existing residential properties.



• Material Palette 03

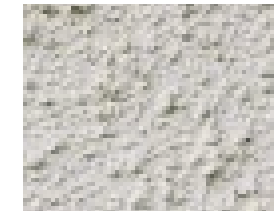
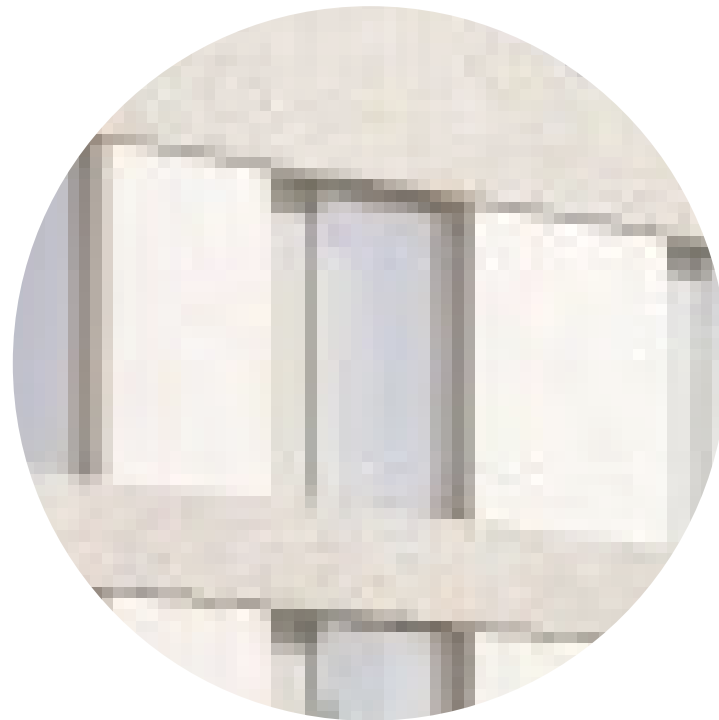
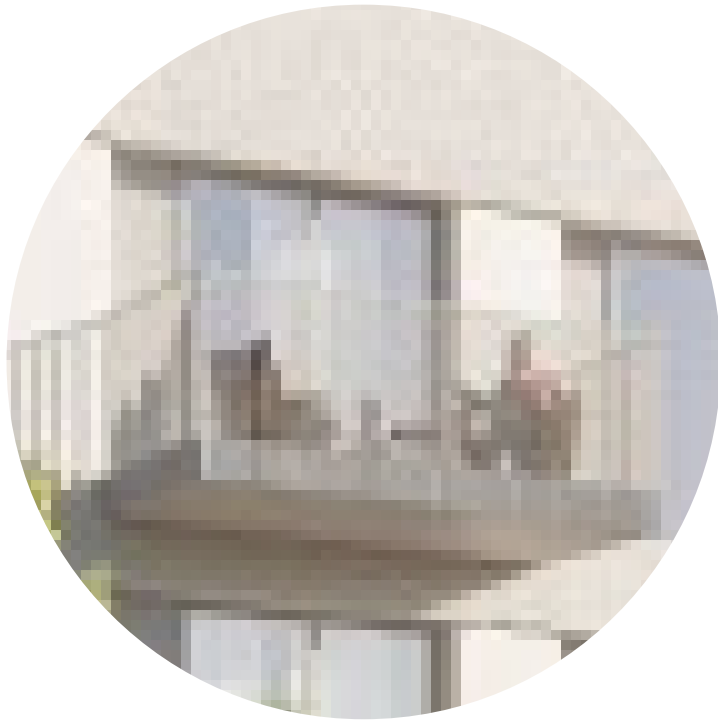
• Material Palette 02

• Material Palette 01

Response to ABP Opinion

2.2 Item 02 - Connectivity

At the scale of district/ neighborhood/ street
Building form and material expression



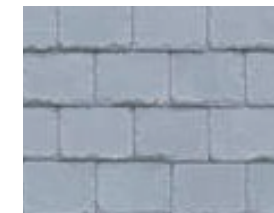
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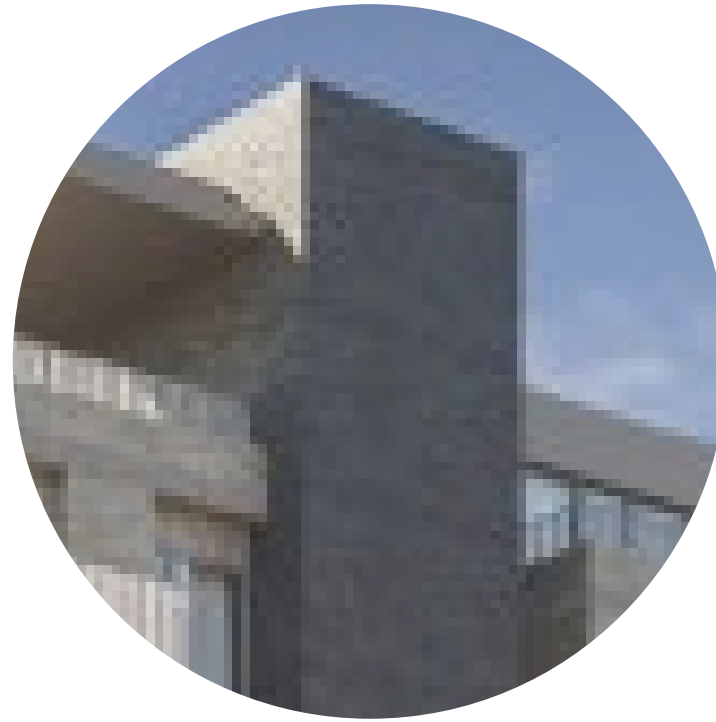
Material Palette 01

1. Brickwork in Kingscourt - Engels Mystique laid in stretcher bond with flush mortar joints
2. Pigmented pre-cast concrete in a hue to complement the brickwork. Aggregate type and size range to be consistent between Material 1. Different finishes are used in different locations with varying degrees of aggregate exposure
3. PPC aluminium in a RAL 7038 finish is used to compliment the brickwork
4. Slate roof tiles used to compliment the neighbouring Blackglen Road cottages to the East

Response to ABP Opinion

2.2 Item 02 - Connectivity

At the scale of district/ neighborhood/ street
Building form and material expression



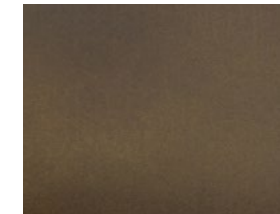
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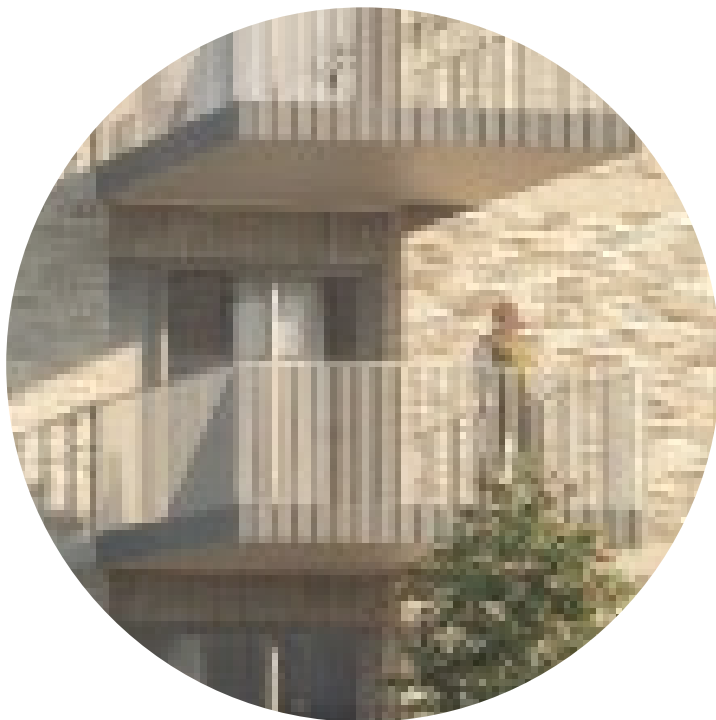
4.



5.



6.



Material Palette 02

1. Brickwork in Kingscourt - Engels Mystique laid in stretcher bond with flush mortar joints
2. Pigmented pre-cast concrete in a hue to complement the brickwork. Aggregate type and size range to be consistent between Material 1. Different finishes are used in different locations with varying degrees of aggregate exposure
3. PPC aluminium in a RAL 7038 finish is used to compliment the brickwork
4. Anodised aluminium in a brushed bronze finish is used to compliment the brickwork
5. Brickwork in Kingscourt - Grey laid in stretcher bond with flush mortar joints
6. Dry stone wall made from excavated stone from the site

Response to ABP Opinion

2.2 Item 02 - Connectivity

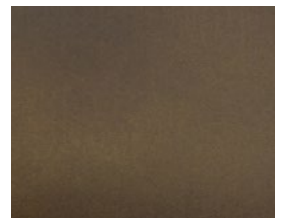
At the scale of district/ neighborhood/ street
Building form and material expression



1.



2.



3.



4.



5.

Material Palette 03

1. Brickwork in Kingscourt - Engels Mystique laid in stretcher bond with flush mortar joints
2. Pigmented pre-cast concrete in a hue to complement the brickwork. Aggregate type and size range to be consistent between Material 1. Different finishes are used in different locations with varying degrees of aggregate exposure
3. Anodised aluminium in a brushed bronze finish is used to compliment the brickwork
4. PPC aluminium in a RAL 7038 finish is used to compliment the brickwork
5. Dry stone wall made from excavated stone from the site

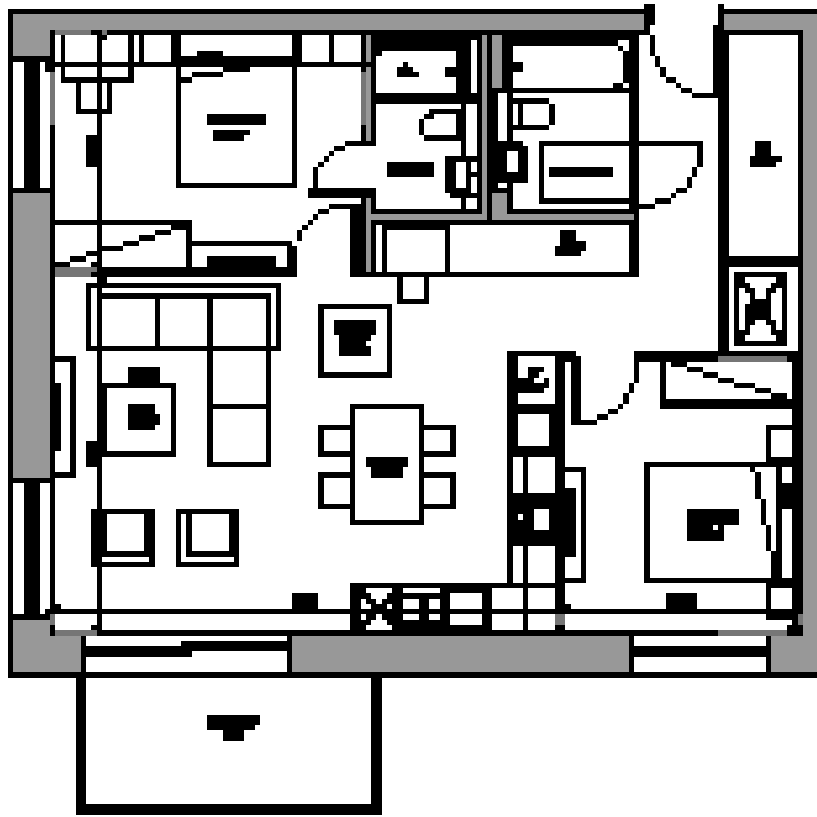
Response to ABP Opinion

2.2 Item 02 - Connectivity

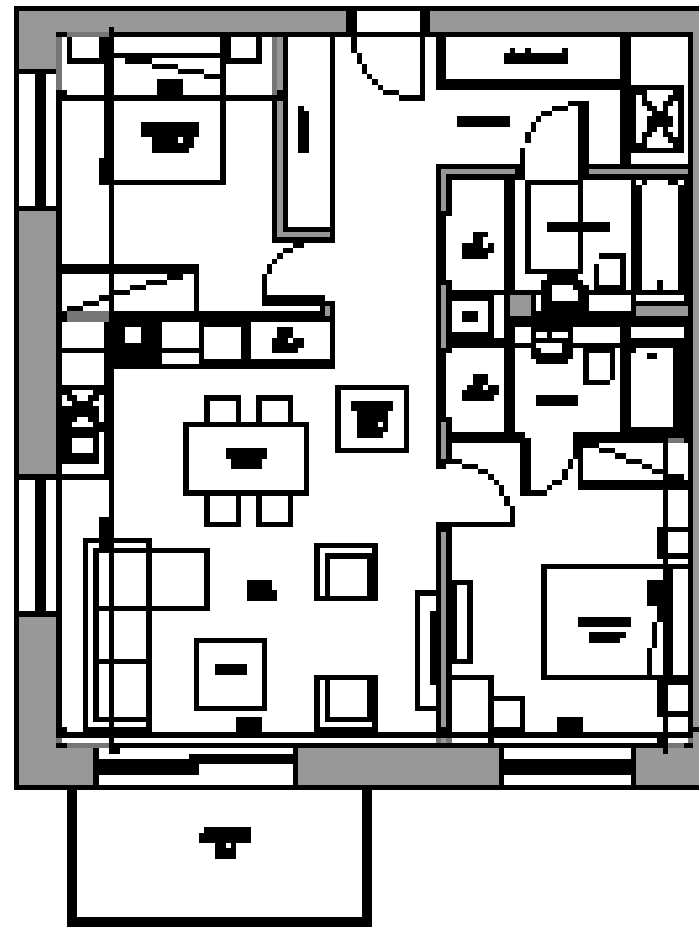
At the scale of district/ neighborhood/ street Typical Units Typology

- *"The proposal positively contributes to the mix of uses and/ or building/ dwelling typologies available in the neighborhood".*

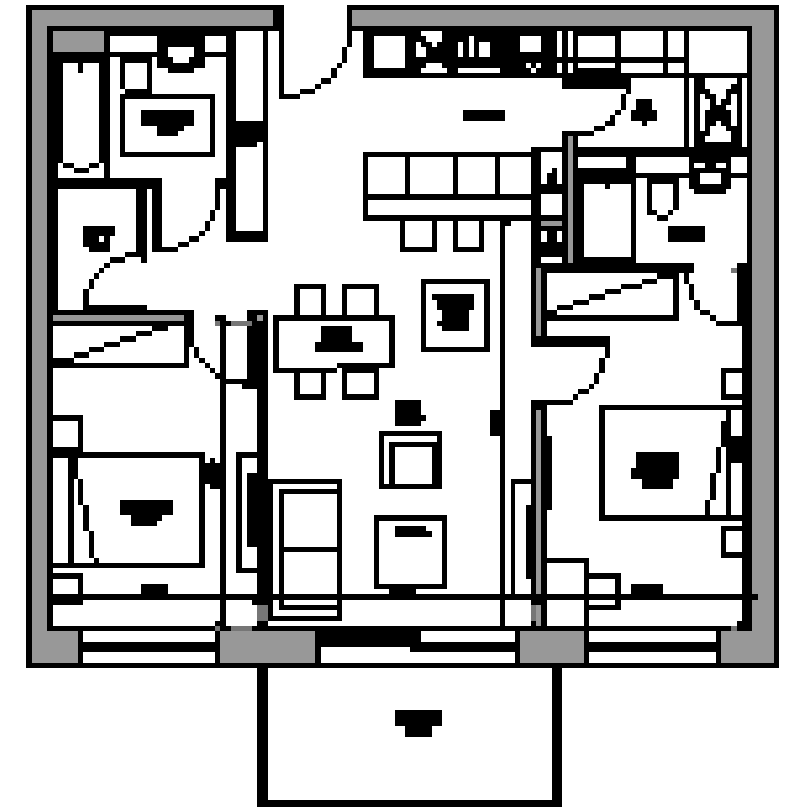
The provision of apartments provides for an alternative and affordable model to the more established, traditionally larger 3- and 4-bedroom private housing typology in the immediate vicinity. The proposed development will comprise of a mixture of apartment types and sizes from 1 beds, 2 beds and 3 beds providing additional choice and badly needed supply in the area which is supported by high employment in nearby Sandyford.



Type 2B - 2 Bed Corner Unit



Type 2C - 2 Bed Corner Unit

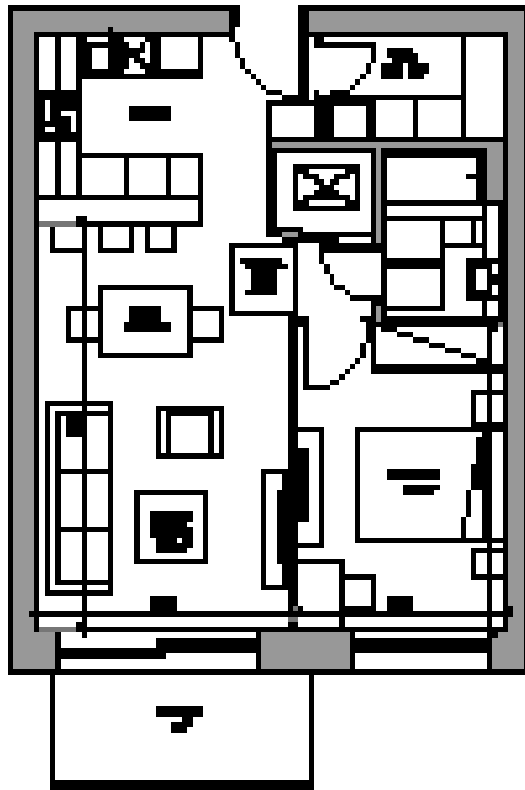


Type 2A - 2 Bed Dumbbell Unit

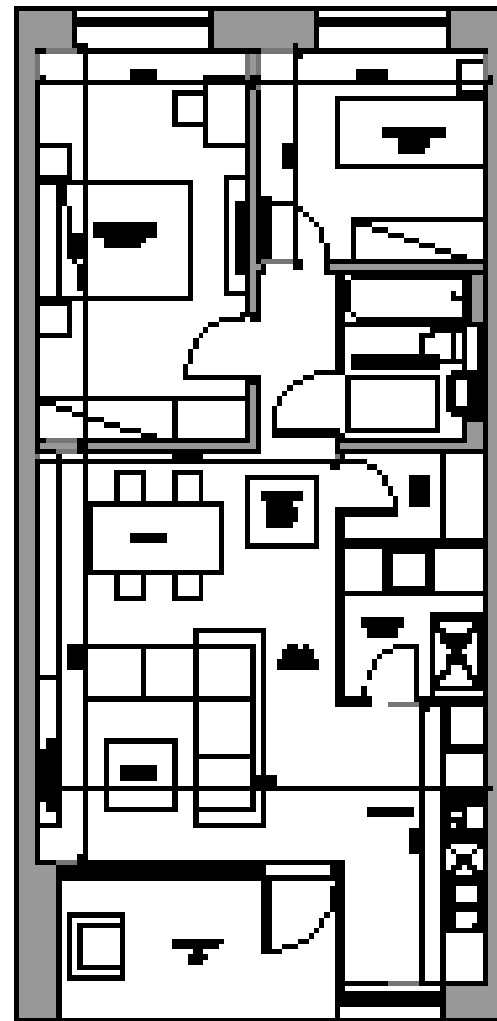
Response to ABP Opinion

2.2 Item 02 - Connectivity

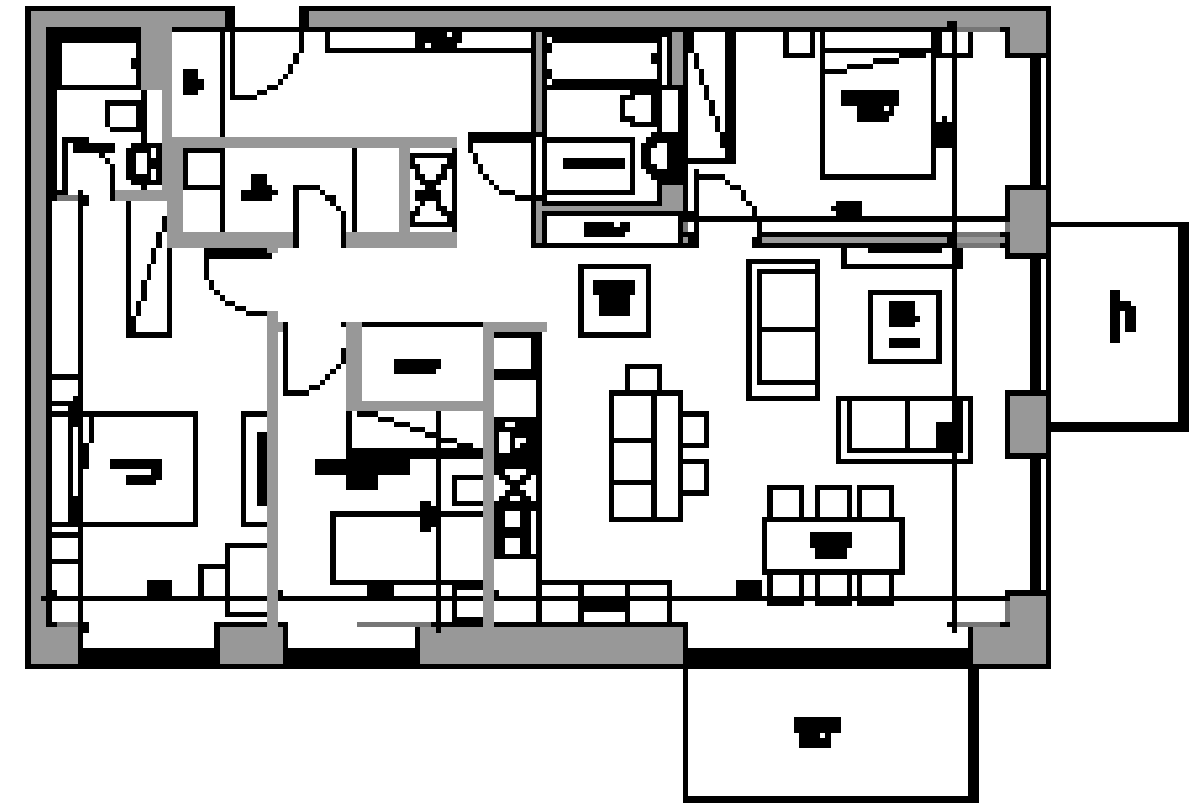
At the scale of district/ neighborhood/ street
Typical Units Typology



Type 1A - 1 Bed Unit



Type 2F - 2 Bed Through Unit



Type 3A - 3 Bed Corner Unit

Response to ABP Opinion

2.2 Item 02 - Connectivity

At the scale of the site/ building

- “The form, massing and height of the proposed development is carefully modulated so as to maximize access to natural daylight, ventilation and views and minimize overshadowing and loss of light”.
- “Appropriate and reasonable regard should be taken of quantitative performance approaches to daylight provision outlined in guides like the Building Research Establishment’s ‘Site Layout Planning for Daylight and Sunlight’ (2nd edition or BS 8206-2: 2008 - ‘Lighting for Buildings – Part 2: Code of Practice for Daylighting’.
- “Where a proposal may not be able to fully meet all the requirements of the daylight provisions above, this must be clearly identified and a rationale for any alternative, compensatory design solutions must be set out, in respect of which the planning authority or An Bord Pleanála should apply their discretion, having regard to local factors including specific site constraints and the balancing of that assessment against the desirability of achieving wider planning objectives. Such objectives might include securing comprehensive urban regeneration and or an effective urban design and streetscape solution”.

These aspects are supported by a detailed daylight and sunlight assessment which is prepared by OCSC and submitted as part of this application.

It is noted that specific assessments to support proposals at some or all of the scales described above have been provided with the application and include the following:

- Micro-Climate Assessment
- Architectural Conservation Report
- Ecological Report

In summary, we are of the opinion that the height and density is appropriate given the zoning, National Policy and the detailed considered design response and rationale in relation to the developments site-specific characteristics, context and setting as setout above.



Main: Consolidated Concept Plan

Response to ABP Opinion

2.3 Item 03 - Updated Design Statement

13.1.4

1. An updated Architectural Design Statement. The statement should include a justification for the proposed development, having regard to, inter alia, urban design considerations, visual impacts, site context, the locational attributes of the area, linkages through the site, pedestrian connections and national and local planning policy. The statement should specifically address height, scale and massing, finishes of the blocks, the design relationship between the individual blocks within the site, as well as the PA comments as to the transitional nature of the site in a peripheral urban location and the interface along the site boundaries. The statement should be supported by contextual plans and contiguous elevations and sections.

In addition, the Design Statement should include consideration of the comments provided by the Planning Authority Heritage Officer and how the proposed design responds to the derelict cottage outside of the site boundary with historic associations with Padraic Colum and Countess Marchievicz.

OMP Design Response

Please refer to **OMP's Design Statement** which addressed all of the points outlined by ABP Opinion.

Response to ABP Opinion

2.4 Item 04 - Housing Quality Assessment

7. A Housing Quality Assessment that provides details in respect of the proposed apartments set out as a schedule of accommodation, with the calculations and tables required to demonstrate compliance with the various requirements of the 2020 Guidelines on Design Standards for New Apartments. It is important that the proposal meets and preferably exceeds the minimum standards in terms of dual aspect and proportion of apartment which exceed the floor area by 10%. In the interests of clarity clear delineation / colour coding of floor plans indicating which of the apartments are considered by the applicant as dual / single aspect which apartments exceeds the floor area by 10%.

OMP Design Response

Please refer to **OMP's Appendix D - Housing Quality Assessment** which sets out the developments complaints with minimum standards.

Please see **Appendix A - Part V** and **Appendix C - Dual Aspect** for colour coding..

Response to ABP Opinion

2.5 Item 05 - Residential Amenity Report

8. A report that addresses issues of residential amenity (both existing residents of adjoining development and future occupants), specifically with regards to potential overlooking, overshadowing and and overbearing. The report shall include full and complete drawings including levels and cross-sections showing the relationship between the proposed development and adjacent residential development, and comprehensive Daylight and Shadow Impact Assessment.

OMP Design Response

We refer to the detailed Landscape Visual Impact Assessment (LVIA) report prepared by Model works and submitted with this application which supports the position that the adjusted design would not result in any negative visual impact.

We refer to the detailed Landscape Visual Impact Assessment (LVIA) report prepared by Model works and submitted with this application. We note that these include the updated set of photomontages. The specific views along Slate Cabin Lane and Woodside Road referenced above now take account of the adjusted building height and design following the Tripartite stage meeting. These illustrate an appropriate response showing that the proposals would not be out of context in terms of scale or overbearing and would not result in any significant negative visual impact.



1 Verified View 03



2 Verified View 05



3 Verified View 07



4 Verified View 08



5 Verified View 09



6 Verified View 12

Response to ABP Opinion

2.5 Item 05 - Residential Amenity Report

OMP Design Response

The overall building form and layout is set up by a series of key adjacencies and continuation of existing building lines. These set up a series of building blocks, each responding to different conditions.

The following pages explain the sectional relationships and stepping down towards the boundaries relative to the separation distances to the existing residential neighbouring properties. These have been used throughout the design process in order to reduce the impact of the proposal on adjacent neighbouring properties.



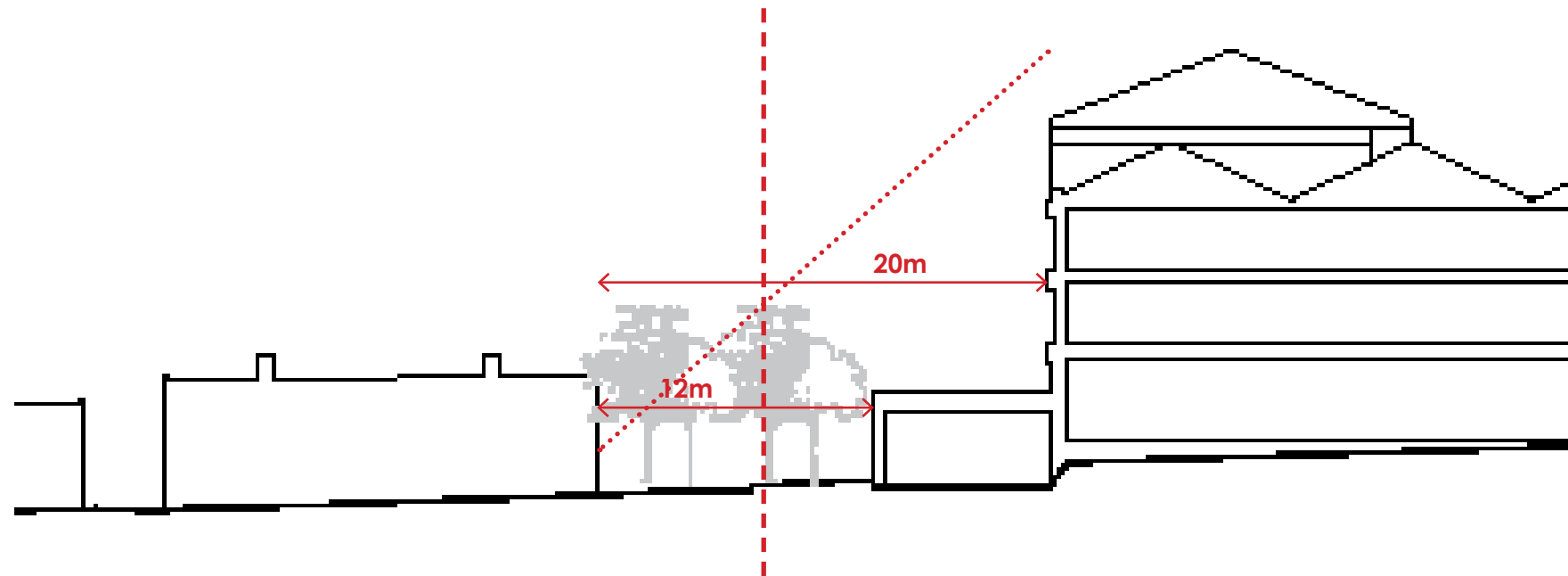
Response to ABP Opinion

2.5 Item 05 - Residential Amenity Report

OMP Design Response

The separation distances between the proposed development and the surrounding Blackglen Road properties to the North are 12m at a podium level and 20m between adjacent residential windows.

In addition to the considerable setback distance provided along the North Eastern boundary, the visual impact from Blackglen Road is diminished further by the presence of the existing tree belt which provides a continuous 'green veil' along the East, South and Western boundaries to the site.



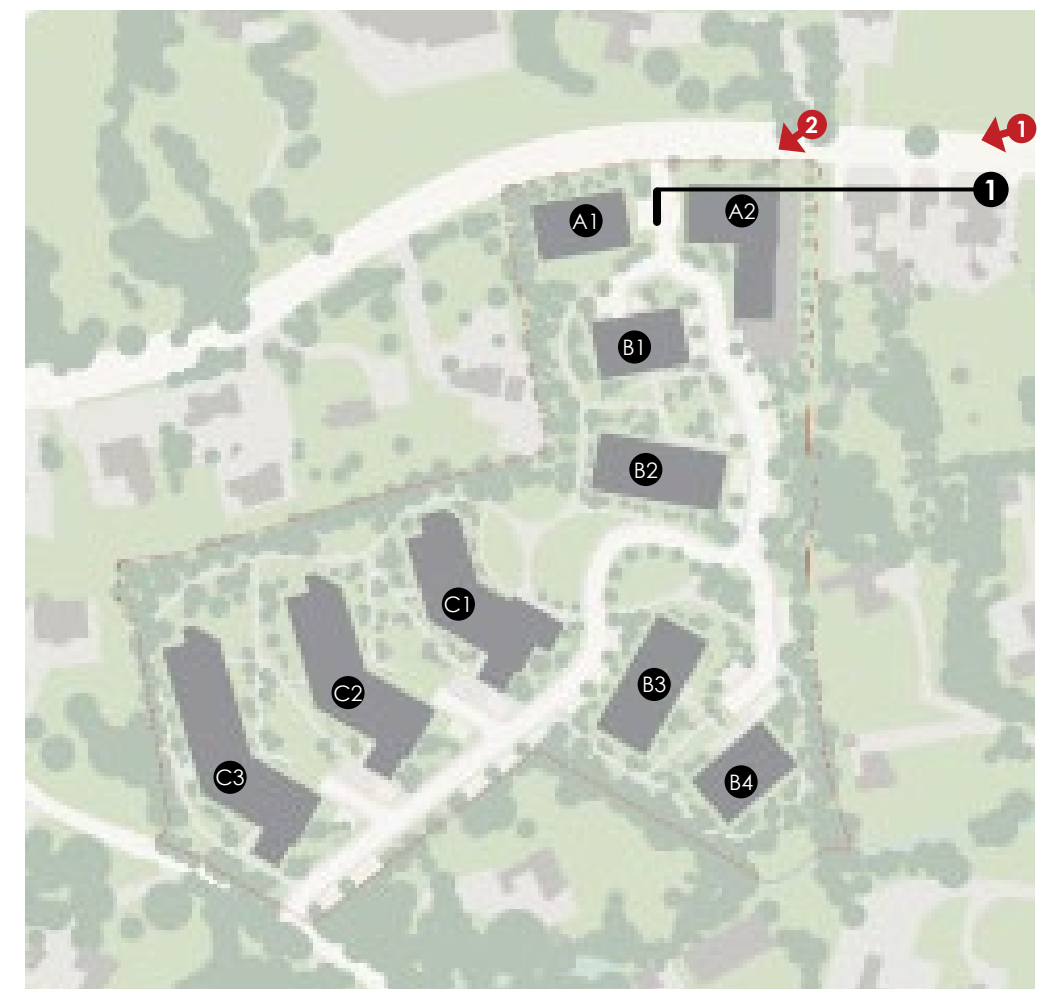
1 Proposed Site Section



1 Verified View 03



2 Verified View 04



Above: Block Key Plan

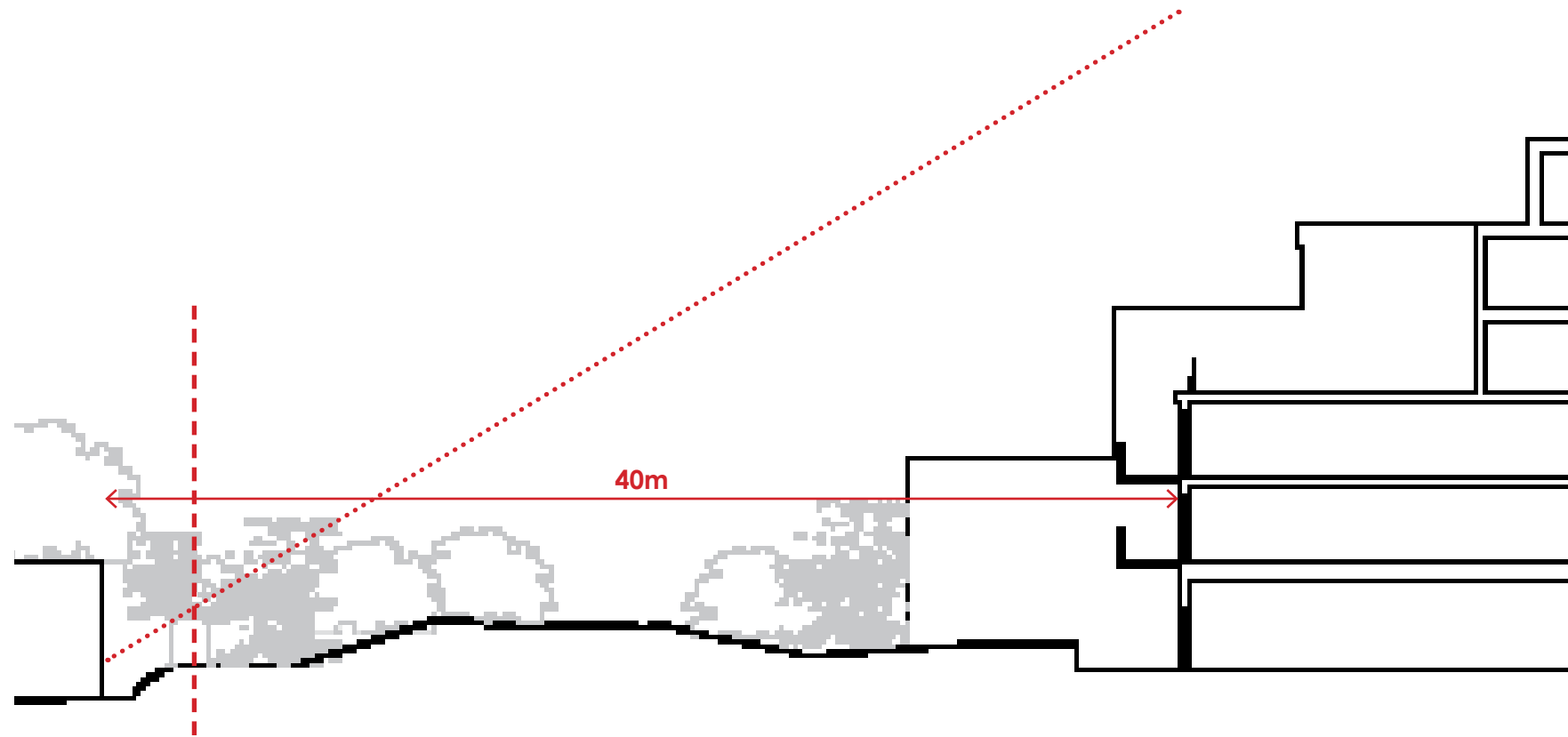
Response to ABP Opinion

2.5 Item 05 - Residential Amenity Report

OMP Design Response

The separation distances between the proposed development and the surrounding Blackglen Road properties to the East are 40m.

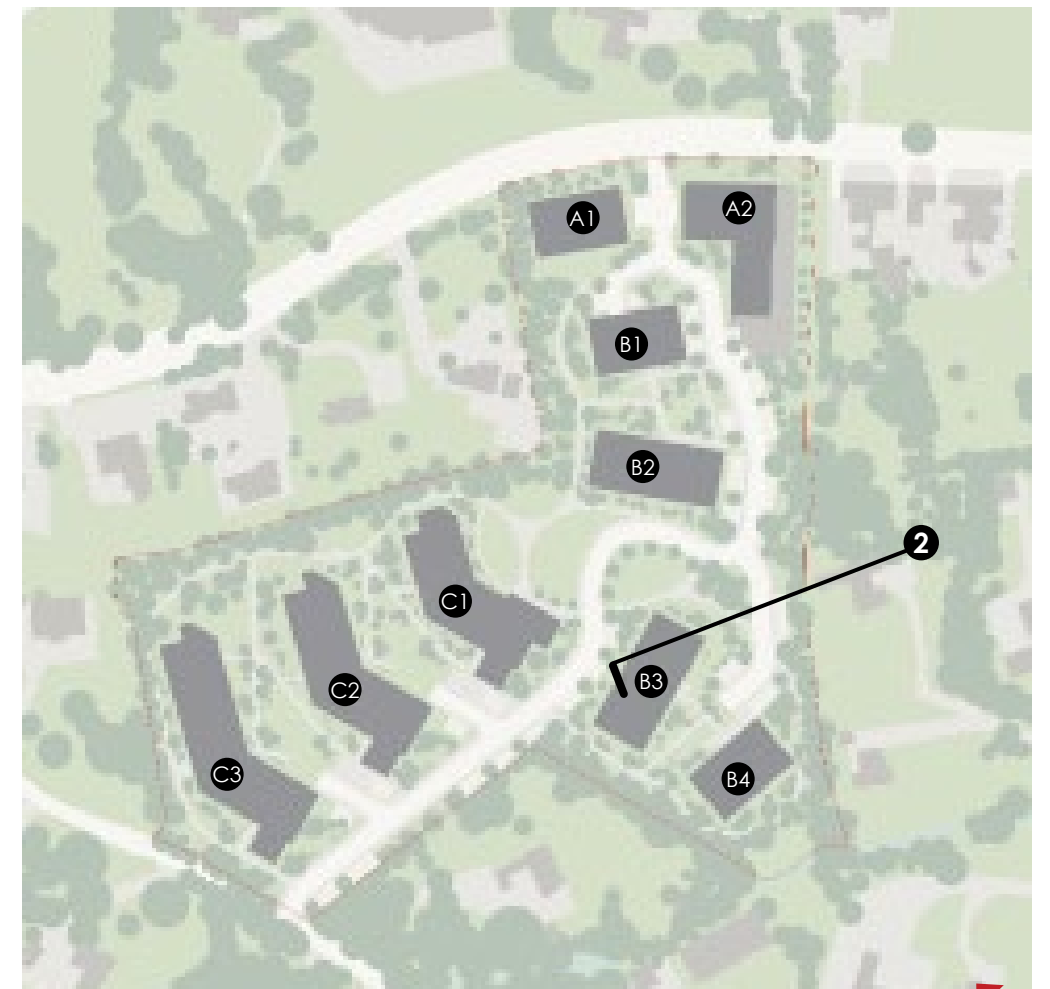
In addition to the considerable setback distance provided along the Northern boundary, the visual impact of the proposal is reduced with the three storey shoulder height facing East towards the neighbouring property.



2 Proposed Site Section



3 Verified View 12



Above: Block Key Plan

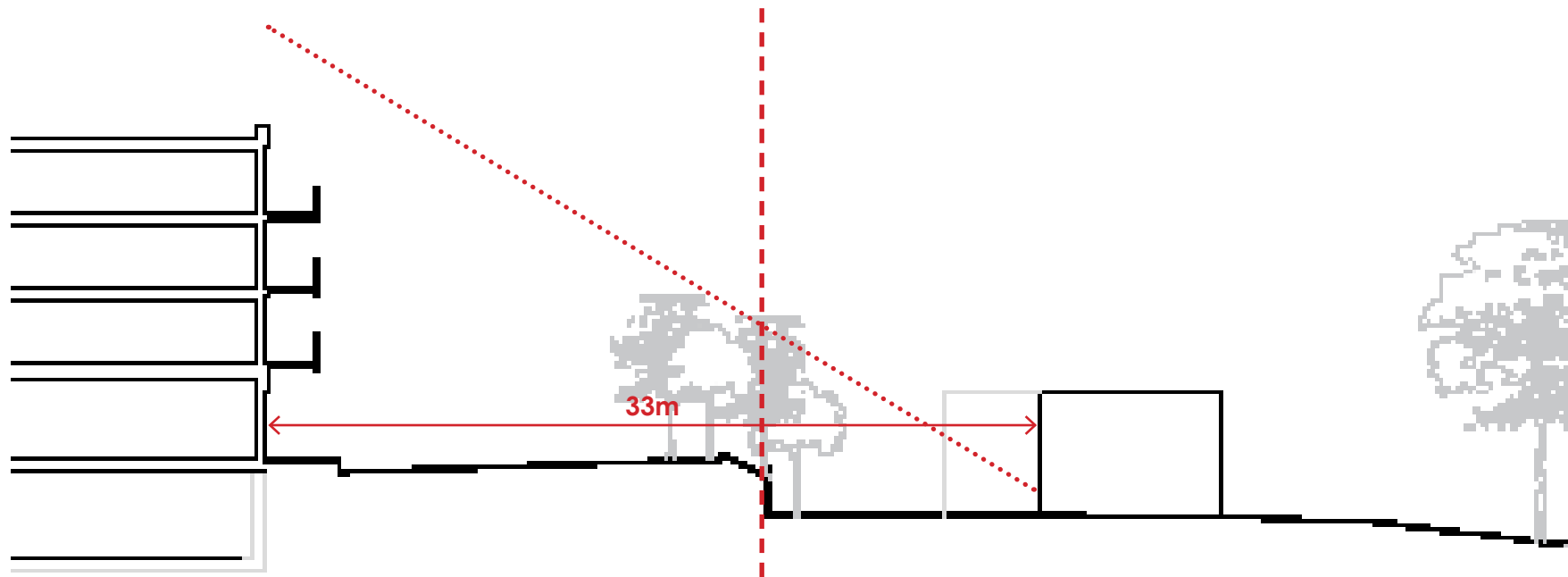
Response to ABP Opinion

2.5 Item 05 - Residential Amenity Report

OMP Design Response

The separation distances between the proposed development and the surrounding Blackglen Road properties to the North are 33m.

In addition to the considerable setback distance provided along the Northern boundary, the visual impact from Blackglen Road is diminished further by the presence of the existing mature tree belt which provides a continuous 'green veil' along the Northern and Eastern boundary to the site.



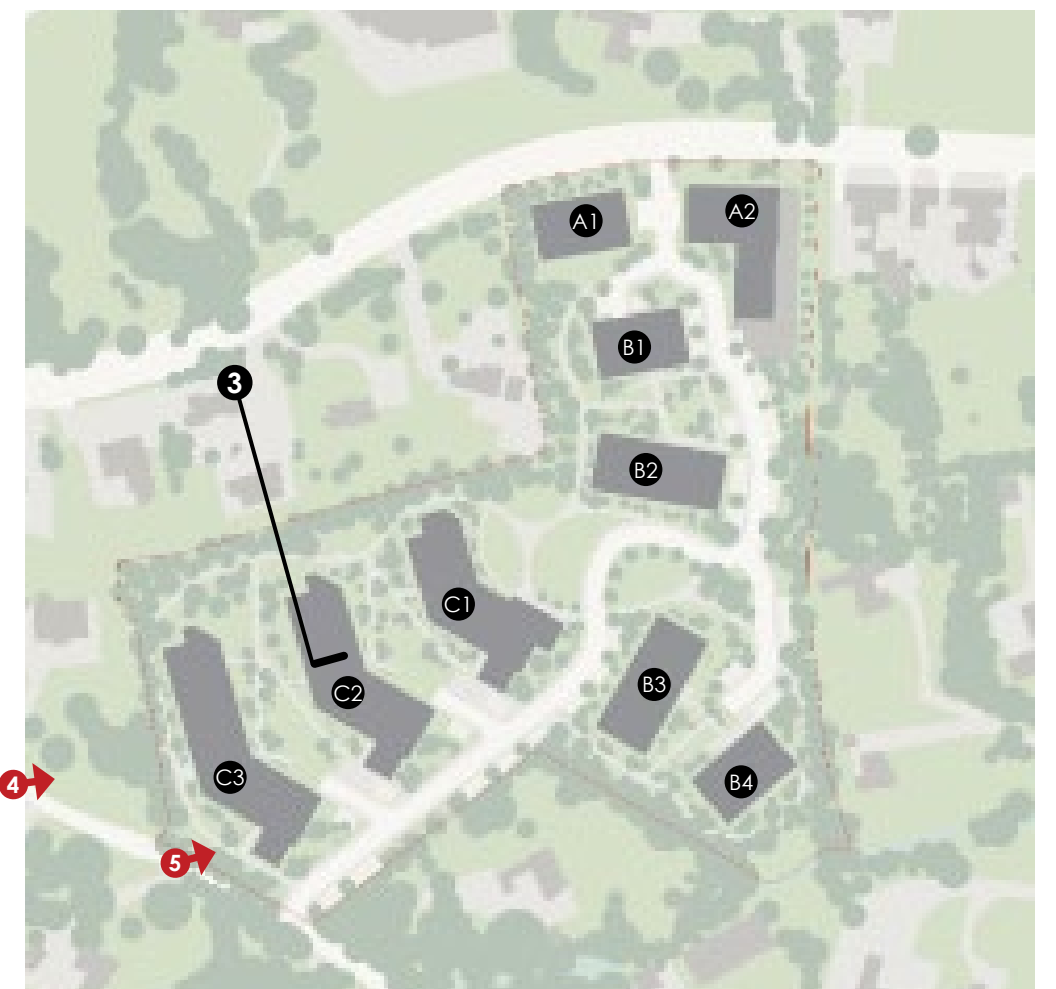
3 Proposed Site Section



4 Verified View 08



5 Verified View 09



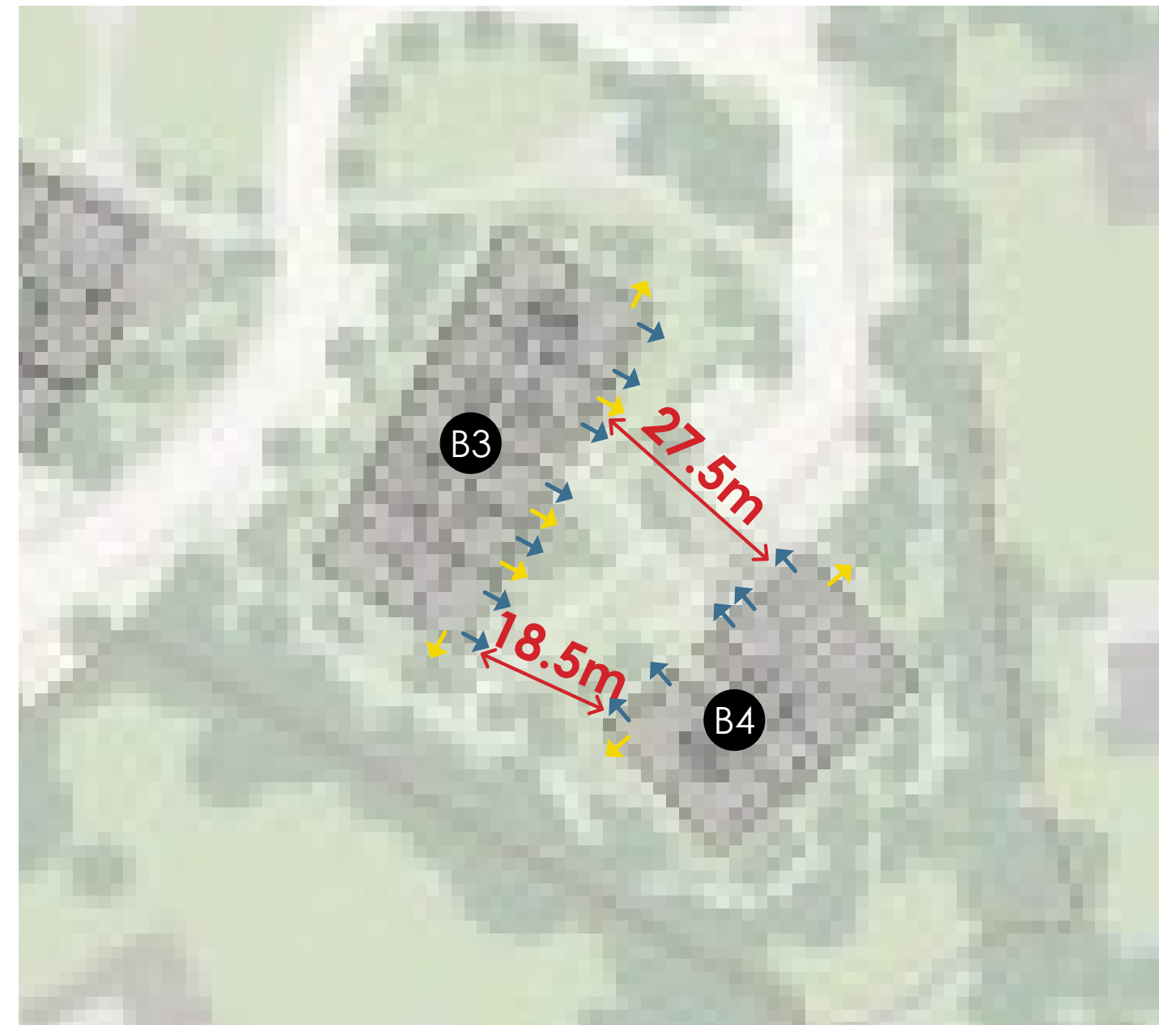
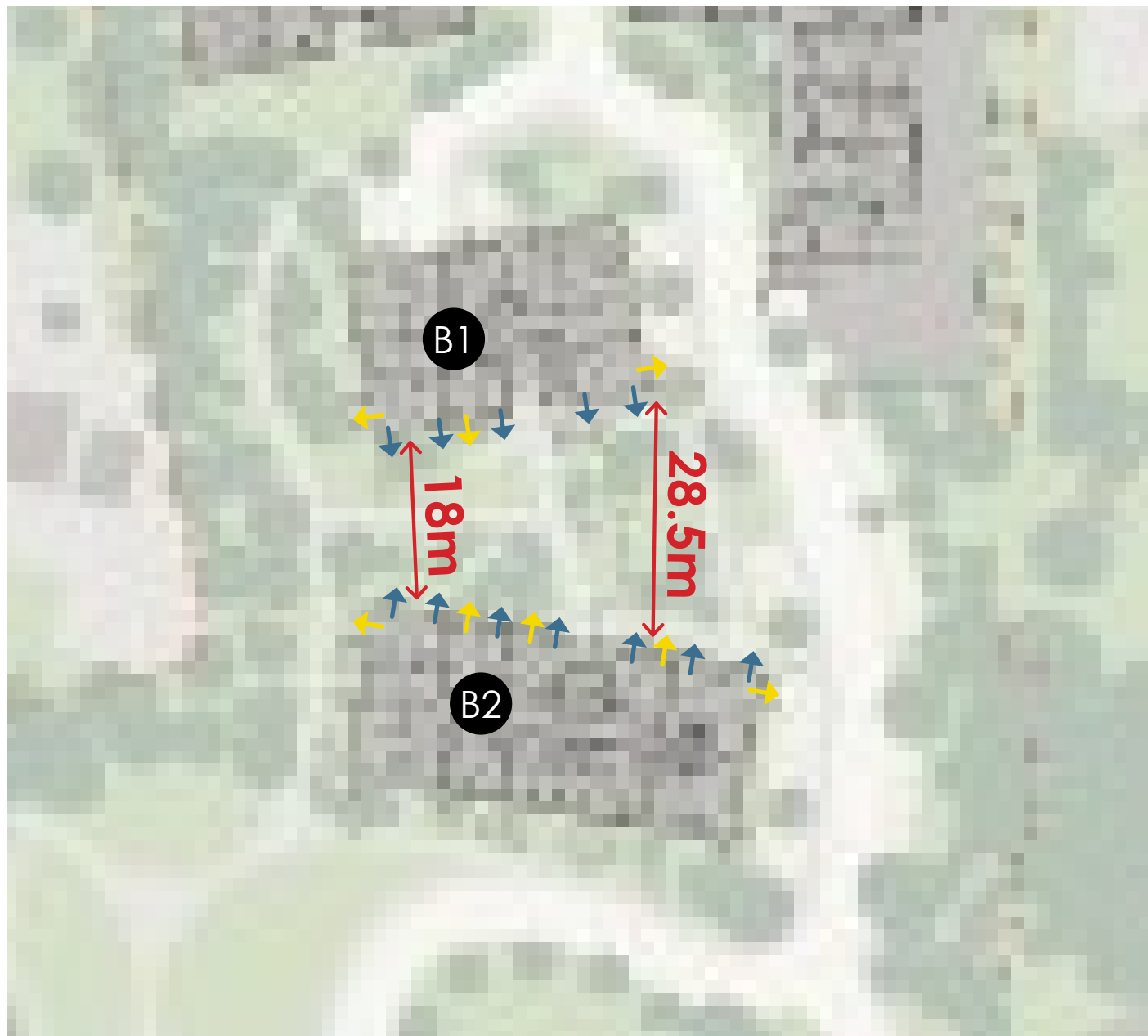
Above: Block Key Plan

Response to ABP Opinion

2.5 Item 05 - Residential Amenity Report

OMP Design Response

We refer to the amended scheme design and the adjustment to the buildings disposition and orientation. The widening of the angle between the buildings and increased separation distance between opposing windows.



Key

← Primary Window

← Secondary Window

Lands at Blackglen Road

Contents

1.00	Overview
2.00	Response to ABP Opinion
3.00	Response to DLRCC

Response to ABP + DL RCC Opinion

3.0 DL RCC Opinion - Architectural Design Approach

Pre-Application Consultation Opinion ABP-311917-21

1. Based on relevant national planning guidance (in the form of section 28 Guidelines and Department Circulars), it is considered that the site comprises a peripheral urban location, for which appropriate densities are identified to be in the range 35-50 (broadly below 45 dwellings per hectare net, according to the Apartment Guidelines).
2. Having regard to the information contained within the documentation submitted, serious concerns arise in terms of the proposed scheme and its accordance with the County Development Plan's Building Height Strategy and the Urban Development and Building Height Guidelines, 2018.
3. A revised set of photomontages should be provided including winter views to allow for a comprehensive assessment of year-round visual impacts. Additional views should be incorporated from certain relevant locations as outlined above.
4. A Construction Management Plan, which shall include a phasing plan, agreed in advance with DLR's Blackglen RIS project team shall be provided as part of any future application to ensure that any development works on site and associated construction traffic movements will fully align and will not hamper the carry out of the road improvement works.
5. The Applicant should be requested to review the proposed road layout, with a view to removing the vehicular access from Blackglen Road to the podium carpark of Block A2, in order to avoid conflicting traffic movements and avoid any potential traffic hazard.
6. A full arboricultural impact assessment should be provided detailing impacts and protection measures to existing vegetation.
7. The Applicant is advised to explore design solutions to address the concerns of the Planning Authority in terms of potential overlooking between Blocks B3 and B4.
8. The Applicant is requested to review the proposed unit mix with a view to increasing the number of 3-bedroom units proposed.
9. A revised Sunlight and Daylight Assessment should be provided, which should include, inter alia, assessment of impacts on all proposed windows and not just on a selection.
10. Criteria for considering a unit as 'dual aspect' should be clarified. The Applicant is requested to avoid the provision of single aspect north-facing units.
11. The Applicant should submit a 'Social Infrastructure Capacity Assessment (including School Capacity Assessment)' with any future submission or application

Response to ABP + DLRCC Opinion

3.1 DLRCC Opinion - Architectural Design Approach

1. Please see response to **ABP Opinion** section **2.1 Item 01 - Architectural Design Approach** for OMP's design response.
2. Please see response to **ABP Opinion** section **2.2 Item 02 - Connectivity** for OMP's design response
7. Please see response to **ABP Opinion** section **2.5 Item 05 - Residential Amenity Report** for OMP's design response.
8. Please see response to **ABP Opinion** section **2.2 Item 02 - Connectivity** for OMP's design response
10. Please see **Appendix A - Part V** and **Appendix C - Dual Aspect** for colour coding..



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