

CLONKEEN SHD: Architect's Design Statement

July 2021



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SECTION 1.0

Introduction

1.1 Background to Report and Planning Application

This Architect's Report forms part of the detailed SHD Planning application for a new residential Development at a site on lands at Clonkeen, located in Blackrock, Co. Dublin. It has been prepared by Scott Tallon Walker Architects, under the appointment of the Client 'Clonkeen Investments DAC' and provides a detailed explanation of the design intent for the new development.

A Strategic Housing Development of 299 No. residential units, comprising 30 no. ground floor bedroom duplex apartments (12 no. 2 bedroom apartments and 18 no. 3 bedroom units) and 30 no. duplex townhouses above (18 no. 2 bedroom and 12 no. 3 bedroom units) arranged in 6 no. three storey blocks. The development will also consist of 239 no. apartment units (111 no. 1 bedroom apartments, 120 no. 2 bedroom apartments and 8 no. 3 bed apartments) arranged in 4 no. six storey blocks over 1 no. storey basement, with communal resident facilities.

The proposed development will also consist of a 353 sq m crèche; designated play areas; internal roads and pathways; bin stores; 363 no. bicycle and 251 no. car parking spaces at basement and surface level; hard and soft landscaping; plant; boundary treatments including the repair and replacement of some existing boundary walls, ground works and foul drainage, stormwater drainage, water supply, service ducting and cabling, public lighting, SUDS, and all boundary treatments. The site is to be accessed via Meadow Vale to the north of the proposed development.

The proposed application design consists of a new distinctive neighbourhood in line with Dun Laoghaire Rathdown County Development Plan 2016-2022. The development will establish several key character areas as outlined in Section 3.2 of this report.

This report, and the accompanying application documentation, have been developed in collaboration with the following Design Team members;

- Client – Clonkeen Investments DAC
- Planning Consultant – Tom Philips & Associates
- Traffic Consultant – CS Consulting Group
- Architects – Scott Tallon Walker Architects
- Structural and Civil Engineers – CS Consulting Group
- Mechanical and Electrical Engineers – OCSC Consulting Engineers
- Daylight and Sunlight Consultant – OCSC Consulting Engineers
- Fire Engineering – MSA Fire Safety Engineers
- Ecologists – Altemar
- Arborists – Independant Tree Surveys

It is important to note that the proposed site was subject to previous consultation with both Dun Laoghaire Rathdown County Council (DLRCC) and An Bord Pleanála (ABP).

The Design Team engaged in a series of meetings with DLRCC with a view to incorporating their feedback in the ongoing design development of the scheme. This included two detailed review meetings in July and November of 2020, with the following DLRCC Departments in attendance;

- DLRCC Planning Department
- DLRCC Transportation Planning
- DLRCC Drainage Department
- DLRCC Parks & Landscaping Services
- DLRCC Waste Section
- DLRCC Biodiversity Officer

A Pre Planning Submission was subsequently lodged with ABP in December 2020, with a Tripartite meeting taking place in March 2021. Feedback on the scheme as presented at this time is contained in the 'Notice of Pre-Application Consultation Opinion' letter dated April 2021 (ref. ABP-309039-20) in Appendix A of this document.

All issues raised during the course of these consultations have been addressed within this report, with Sections 3.1, 3.2, 3.3, 3.4 and 4.4 specifically focusing on Architectural and Landscape design; including our approach to site massing & layout, landscaping & the public realm and the selection of suitable finishes and materials.

In cognisance of the feedback received from An Bord Pleanála and Dun Laoghaire Rathdown County Council, the Design Team have developed this proposal in line with guidance document 'Urban Design Manual best practice guide May 2009' which provides a companion document to the guidelines for planning authorities on sustainable residential development in urban areas. As such, this report is formatted utilizing the key headings defined within the document, as shown on the following page, and addresses each of the design aspects in turn.

The design manual cites examples of good practice from across the spectrum of development locations, providing a relevant template which has been utilised to guide and challenge the Design Team and Client in delivering well designed homes in the right locations, as is fundamental to building and enhancing strong sustainable communities.

Further detail of the historic process associated with this application is also provided within the accompanying Planning Consultant's report.



Comhshaoil, Oldhreach agus Rialtas Áitiúil
Environment, Heritage and Local Government



Urban Design Manual

A best practice guide

May 2009

A companion document to the Guidelines for Planning Authorities
on Sustainable Residential Development in Urban Areas

Urban Design Manual

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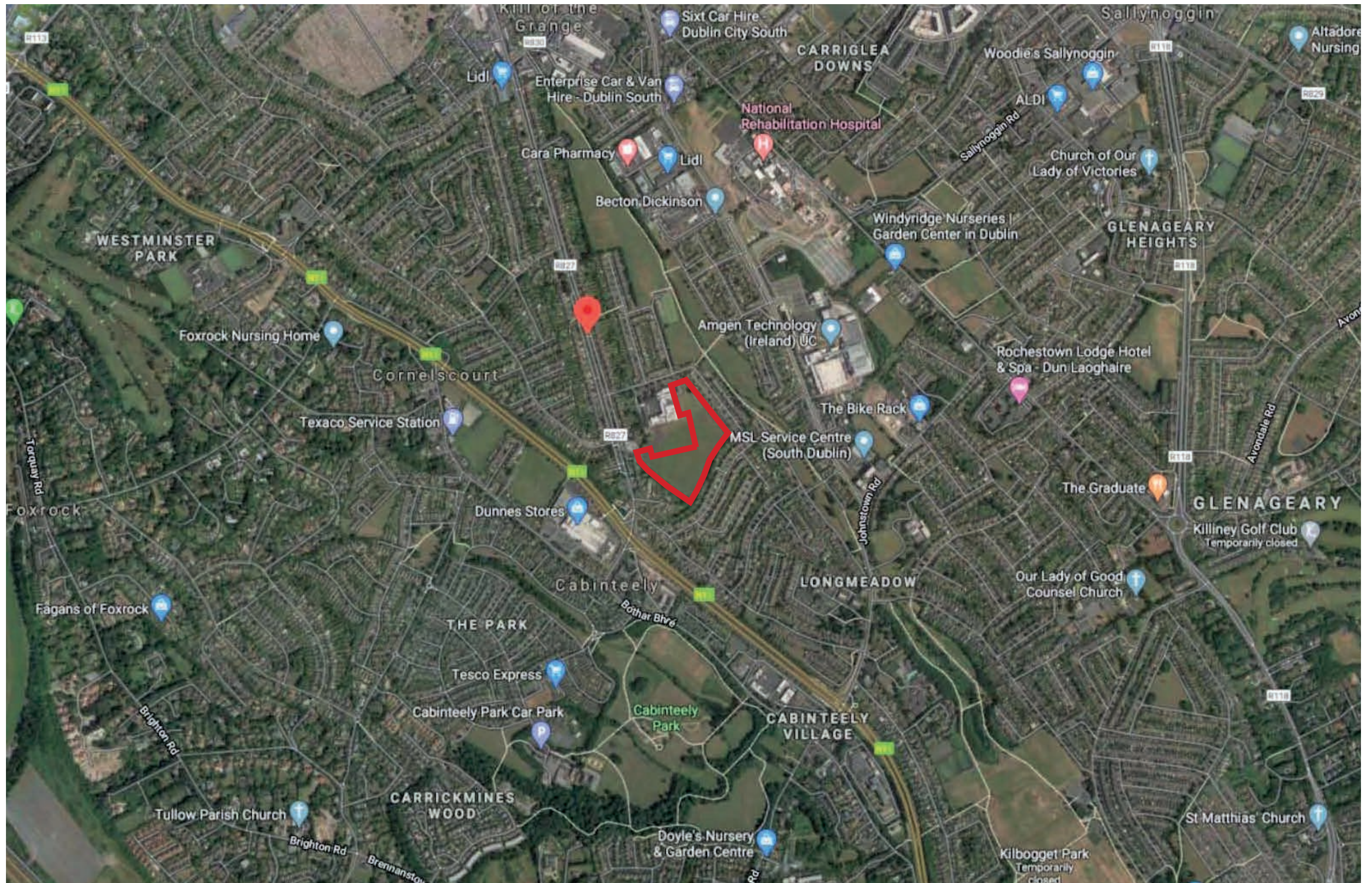
NEIGHBOURHOOD

SITE

HOME

IN PRACTICE

APPENDICES



Site Location Map

SECTION 2.0

Neighbourhood

2.1 CONTEXT: How does the development respond to its surroundings?

As outlined in the diagram on the following page and within Section 2.2, the site is well serviced by existing transport links and enjoys a wide range of services and facilities within walking distance.

Conditions in the immediate vicinity of the site comprise Clonkeen College Secondary School playing fields to the north and existing residential developments to the south, east and west.

We have located the apartments to the more central areas of the site, with the lower scale duplex units arranged around the perimeter to respond directly to the established surrounding housing.

These 3 storey blocks with low pitch roofs are of an appropriate domestic scale so as to be in sympathy with the existing 1960's houses adjacent to site boundary.

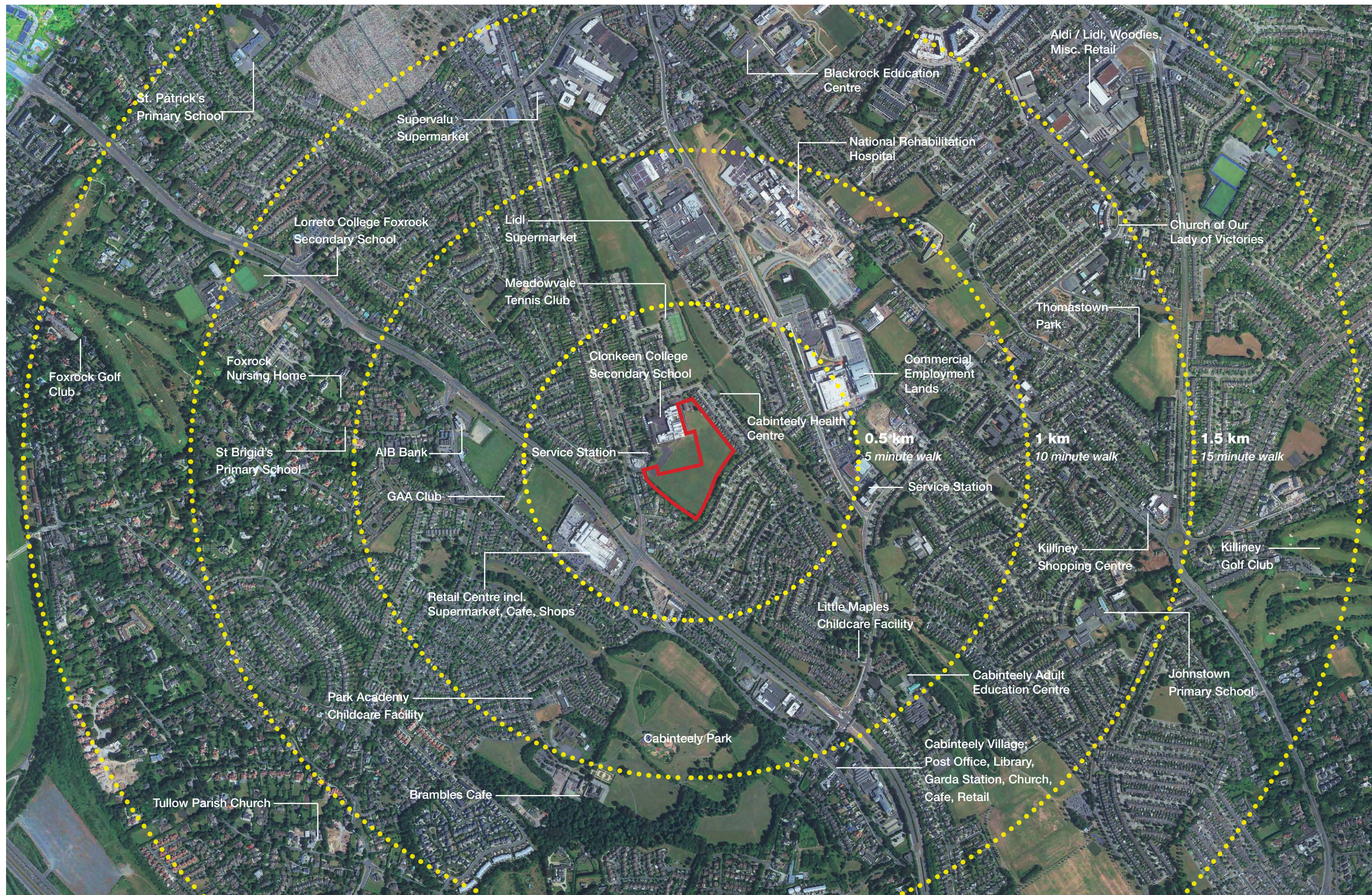
The massing of buildings has been stepped towards the six storey apartment blocks at the centre of the site so as to minimise visual impact and potential for overshadowing whilst simultaneously generating a clear hierarchy of form which gives the development as a whole a coherent character and identity.

The apartment buildings have been organised on a north / south axis so as to maximise daylight to the school playing pitches to the North. This arrangement also allows the majority of apartments to be east / west aspect, maximising their amenity value whilst minimising overlooking of adjacent lands.

A central village green is to be developed at the heart of the scheme providing a generous green space amenity which is easily accessible to all residents. This core amenity is further reinforced by the location of the apartment entrance plaza to the north and network of interlinked green spaces which permeate the site.

Existing boundary conditions have been studied in detail, with a key strategy underpinning the proposed design being the retention of all existing trees and the water ditch to the southern and eastern boundary. These features will be reinforced through carefully selected new planting and boundary treatments to ensure that the scheme provides a sensitive response to all local conditions at the site perimeter.

It should be noted that feedback was adopted in relation to height, scale and massing following the Section 5 Tripartite meeting with ABP to further enhance assimilation of the site's surroundings.



Surrounding Context

2.2 CONNECTIONS: How well connected is the new neighbourhood?

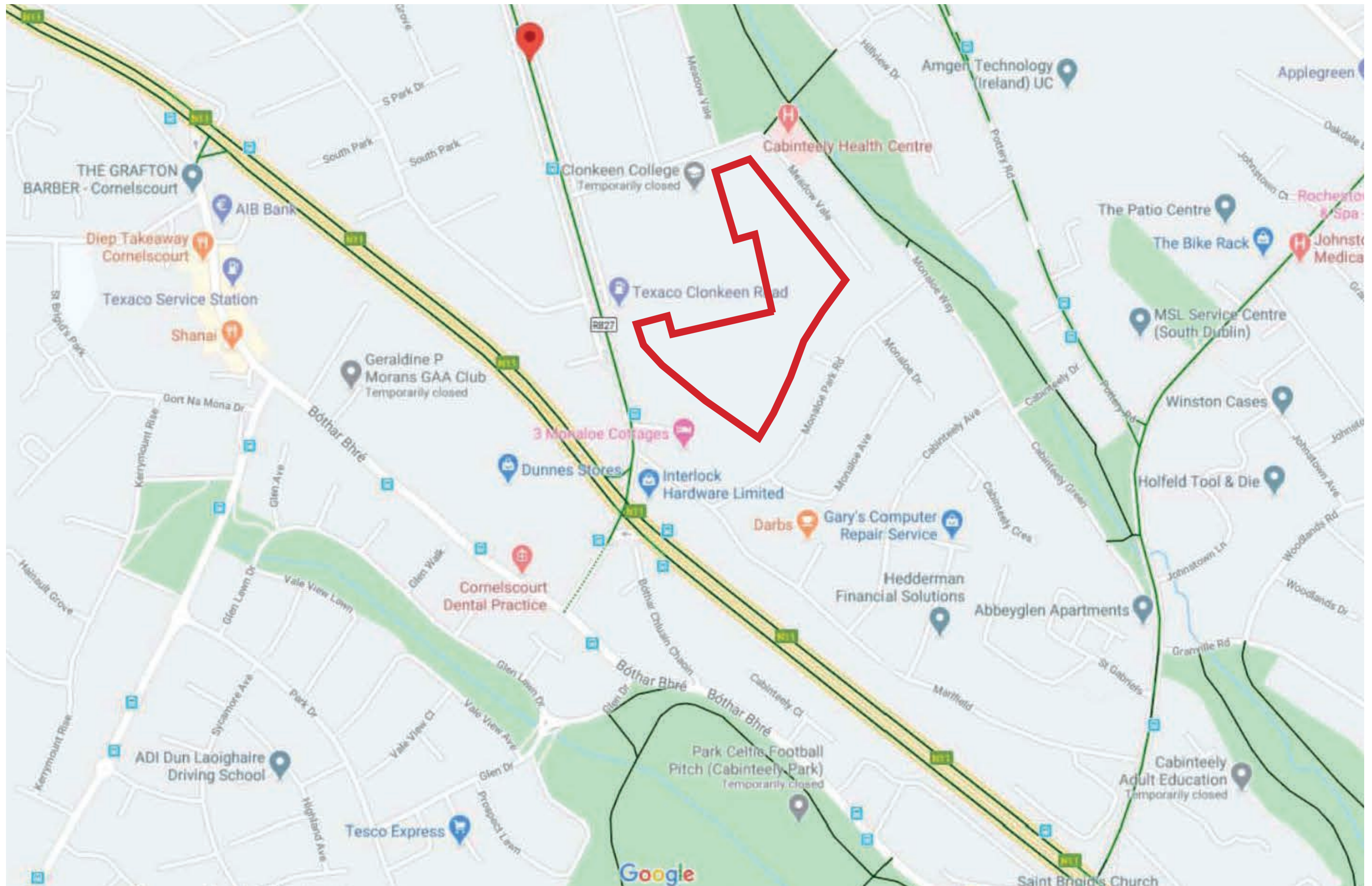
The success of the new neighbourhood will depend on the quality of the connections to places, facilities and amenities that help support a good quality of life. The design has carefully considered the connections not only within the neighbourhood itself but also with the wider community of Clonkeen.

The design seeks to encourage walking and cycling by providing attractive routes in and out of the new development, thus encouraging sustainable travel patterns. This approach is further reinforced by the provision of an integrated network of pedestrian, bicycle and vehicular routes within the site providing connections between all character areas as outlined in Section 2.3.

Integral to the design is the careful consideration of the connections between distinct character areas within the neighbourhood. These connections have been designed to prioritise safe and sustainable movement through the scheme, creating a sense of place for the new neighbourhood within the fabric of Clonkeen as a whole.

The proposed scheme makes future provision for additional pedestrian and cycle access via existing neighbourhoods.

The new neighbourhood benefits from further sustainable travel links beyond Clonkeen delivered by the existing bus routes which are located directly adjacent to the development. This provides the local commuter community with regular service to the city centre and surrounding areas.



Site Connectivity

2.3 INCLUSIVITY: How easily can people use and access the development?

A clear and efficient roads and parking layout will facilitate vehicular access to the immediate vicinity of all apartment buildings and duplex units. All roads will be DMURS compliant with pedestrian crossing points provided at regular intervals.

Permeability across the site will be further reinforced through the provision of a complementary network of dedicated pedestrian and cycle routes, as illustrated in the diagram on the following page. These pathways will improve the accessibility and amenity value of the green spaces and courtyards as described in Section 3.3 of this report.

As part of the wider neighbourhood context, the development will also play a vital role in providing much-needed family housing, with the development designed to be inclusive to all potential residents and visitors alike.

The inclusivity, accessibility and adaptability philosophy of the proposed design goes beyond the statutory requirements of the Disabled Access Certificate application by providing homes of different types, sizes and tenures. The development will enable people from different backgrounds to benefit from the opportunities afforded by the development, helping to create a balanced and sustainable community.

With varying unit layouts and types, the mix within each apartment building is intended to offer a variety of high-quality tenure options to potential residents. The apartments are also designed to provide lift access to all levels.

Key to the success of the design of the neighbourhood is the diversity of open spaces provided. With this in mind, the new neighbourhood incorporates a range of public communal and private amenity spaces and facilities suitable for all residents, including children of different ages, parents and the elderly.

These include larger formal public spaces with civic character for walking and sitting, formal and informal games areas for adults and youths and smaller semiprivate spaces with good passive supervision suitable for young children's play. Further detail on these areas is provided within the Section 3.4 of this report.



Site Circulation Network

2.4 VARIETY: How does the development promote a good mix of activities?

The layout and design of the streetscape, provision of quality amenity areas, landscape mitigation and the protection and enhancement of the peripheral vegetation is central to the long-term successful establishment of this Strategic Housing Development (SHD) at Clonkeen Residential scheme.

As part of the master planning exercise as developed at initial concept stage, the open spaces were established and sited at appropriate locations throughout the scheme. The open spaces, as now developed, are woven into the scheme to provide regular breaks to the built form providing a complimentary aspect and a strong sense of cohesion to the 'landscape'. The landscape design development has been guided and influenced by both the Ecological and Arboricultural appraisal of the site.

Second to the core principal of amenity was the development of a palette of materials for both hard and soft landscaping to both the amenity lands and the streetscape. To aid us during the process to select materials we have developed a simple check list of both hard and soft landscape materials.

By approaching the design at both macro and micro levels, the proposed scheme will provide a high level of amenity; delivering a workable, aesthetically appealing, and robust solution which will work within the local landscape. It is proposed that both the streetscapes and landscape amenity areas will receive treatments of a high standard in terms of materials and specification; both for hard and soft landscape elements.

As outlined above, our design is intended to reinforce the legibility of differing character areas across the site whilst also providing a wide range of dwelling types and tenures for future residents. This variety will bring a high visual and social amenity to the local area and is conceived to play its role in the success of the new neighbourhood.



Open Space Diagram

SECTION 3.0

Site

3.1 EFFICIENCY: How does the development make appropriate use of resources, including land?

As outlined in Section 2.2, the development is well connected to existing facilities in Clonkeen, all within walking distance, as well as being served by excellent links to local and national public transport networks. This high degree of connectivity will provide residents of the new neighbourhood with easy access to a wide variety of services, facilities and amenities.

The proposed design aims to maximise available resources whilst responding to the site context. A key aspect of this approach is the massing strategy illustrated on the following pages. As outlined in Section 2.1, the buildings have been arranged to minimise impacts on surrounding development whilst simultaneously creating a clear identity for the new neighbourhood.

A number of design adjustments have been made to the previously submitted 'Pre-Planning' scheme in response to ABP's feedback as outlined in the 'Notice of Pre-Application Consultation Opinion' contained in Appendix A of this document.

As noted throughout the Report, further design consideration has been given to the design of Blocks A1 - A4 having regard to the potential impacts on the residential amenities of the adjoining houses and visual impact on Clonkeen College. This has led to a number of adjustments in order to ensure that there will be no undue overshadowing or other potential negative impacts on the surrounding amenities, including an overall reduction in the height to six storeys including a setback top-most floor.

Boundary treatments between the proposed apartment blocks and Clonkeen College playing fields have also been softened with increased soft planting and palisade fencing as outlined in Section 3.4 of this report.

We have also addressed ABP's concerns in relation to the proximity of Blocks B1 - B4 to the site's boundary to the rear gardens of dwellings on Meadow Vale, with the proposed units relocated to maintain a minimum distance of 11 meters to this boundary.

The configurations of these blocks has also been revised with the larger duplex units relocated to occupy ground and first floor levels, with generous private gardens provided to the rear. Balconies to the upper units have also been relocated to the front of the block so as to avoid any undue overlooking into the rear gardens of adjoining properties.

Consideration has given to the location of the areas of public open space with specific regard to passive surveillance / overlooking of these spaces. This has led to revisions to the landscaping scheme, with gardens and soft landscaping in-lieu of the previously proposed perimeter running track and a significant enlargement of the previously proposed open amenity green space at the heart of the scheme.

Further details of the improved Architectural and Landscaping design proposals are contained in the following Sections.

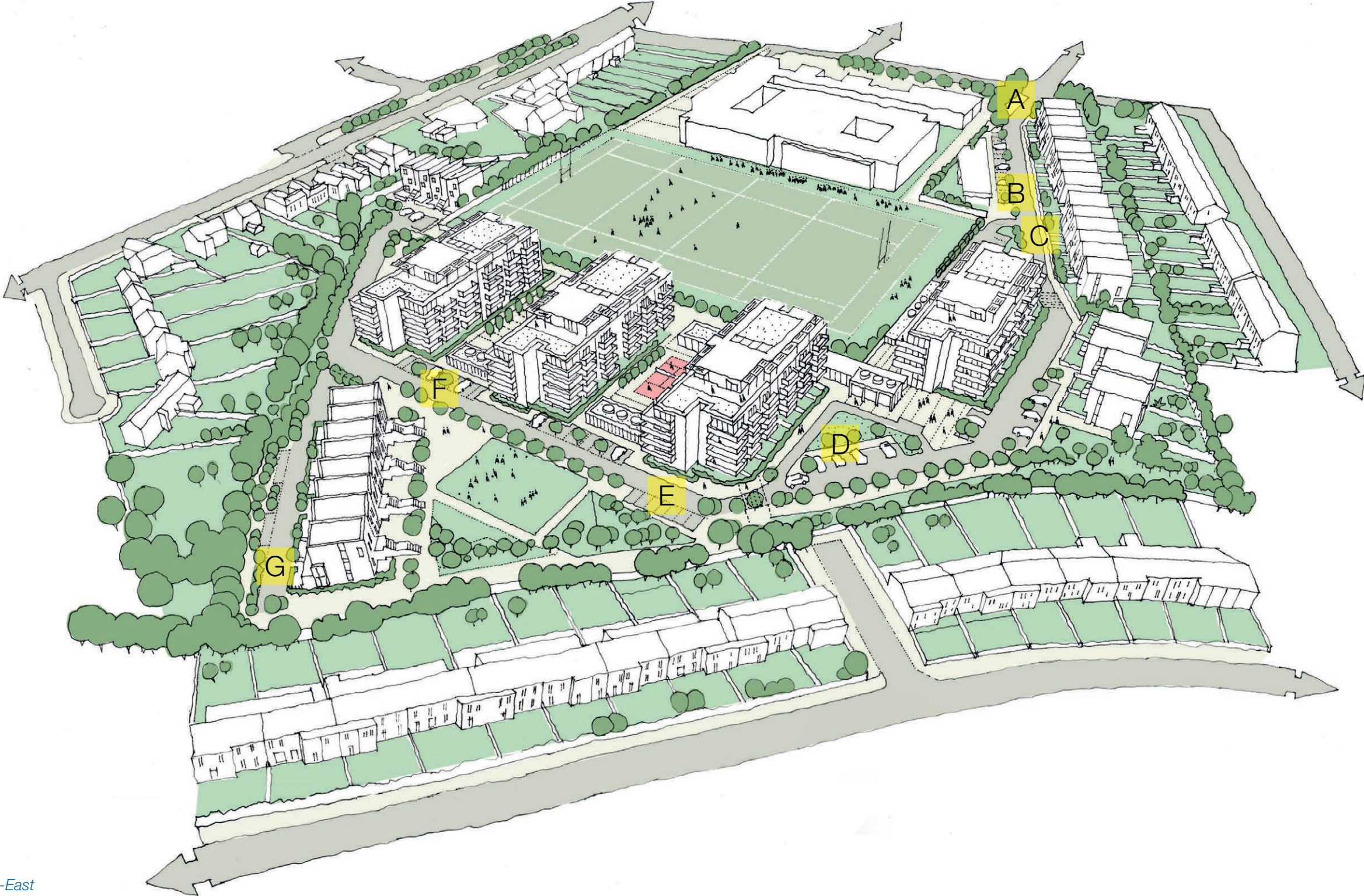


3.2 DISTINCTIVENESS: How do the proposals create a sense of place?

The scheme is designed to respond to and maximise the natural resources available on the site in a way which is sympathetic with the surrounding conditions. By responding to local conditions in this way we have identified several distinct 'Character Areas' as outlined in the diagram on the following page.

This clarity in design approach allows for the creation of generous formal open amenity spaces as outlined in Section 3.3 which are further reinforced with high quality landscaping as outlined in Section 3.4.

When this network of open spaces are viewed in conjunction with the high level of amenities within the apartments and duplex units as described in Section 4.2, along with the quality of detailed design outlined in Section 4.4, it is clear that the proposed scheme will provide a vibrant, healthy and sustainable new neighbourhood which is integrated into the fabric of Clonkeen as a whole.



Aerial View from South-East

- CHARACTER AREA #1**
Apartments Courtyards
- CHARACTER AREA #2**
Village Green
- CHARACTER AREA #3**
Neighbourhood Streets
- CHARACTER AREA #4**
Perimeter Park
- **VIEW MARKERS**
Refer to Section 3.3



Character Area Diagram

Gateway

The introduction to the new neighbourhood establishes several key urban design principles to help orientate the pedestrian and organise the route into the scheme.

The traffic calmed street is framed by a new vibrant Crèche facility and a familiar domestic rhythm established by the new duplexes, based on successful traditional Dublin streets and wider neighbourhood.

A node is established by the five stories plus setback apartment blocks - enticing the pedestrian and drawing the eye to the heart of the scheme. The backdrop is highlighted by the existing and well-established riparian corridor, a central feature throughout the new



View A - Refer to view location diagram in Section 3.2

Familiar Streets

In respect to the wider context, the scheme carefully places similar scale homes to the perimeter of the site, thus providing back-to-back gardens nestled to the boundary of the established homes on Meadow Vale.

The streetscape draws upon several successful and familiar Dublin streets in the area, using strong street rhythms which are carefully and subtly interrupted, providing interest and distinction.

Opportunities for neighbourly interaction have been designed into the core of the street – own front doors, front gardens with low and appropriate landscape, pocket parks and incidental play areas all combine to establish a neighbourly interactive environment.



View B - Refer to view location diagram in Section 3.2

Transition

As one progresses along the new street from Meadow Vale into the centre of the new neighbourhood you will pass through the threshold leading to the heart of the scheme. The threshold is signalled by the start of the five storey plus set back apartment blocks.

Contact with the street is maintained from overlooking balconies and the existing riparian corridor is strengthened and interplanted with subtle landscape intervention, providing the backdrop to this distinct character area.

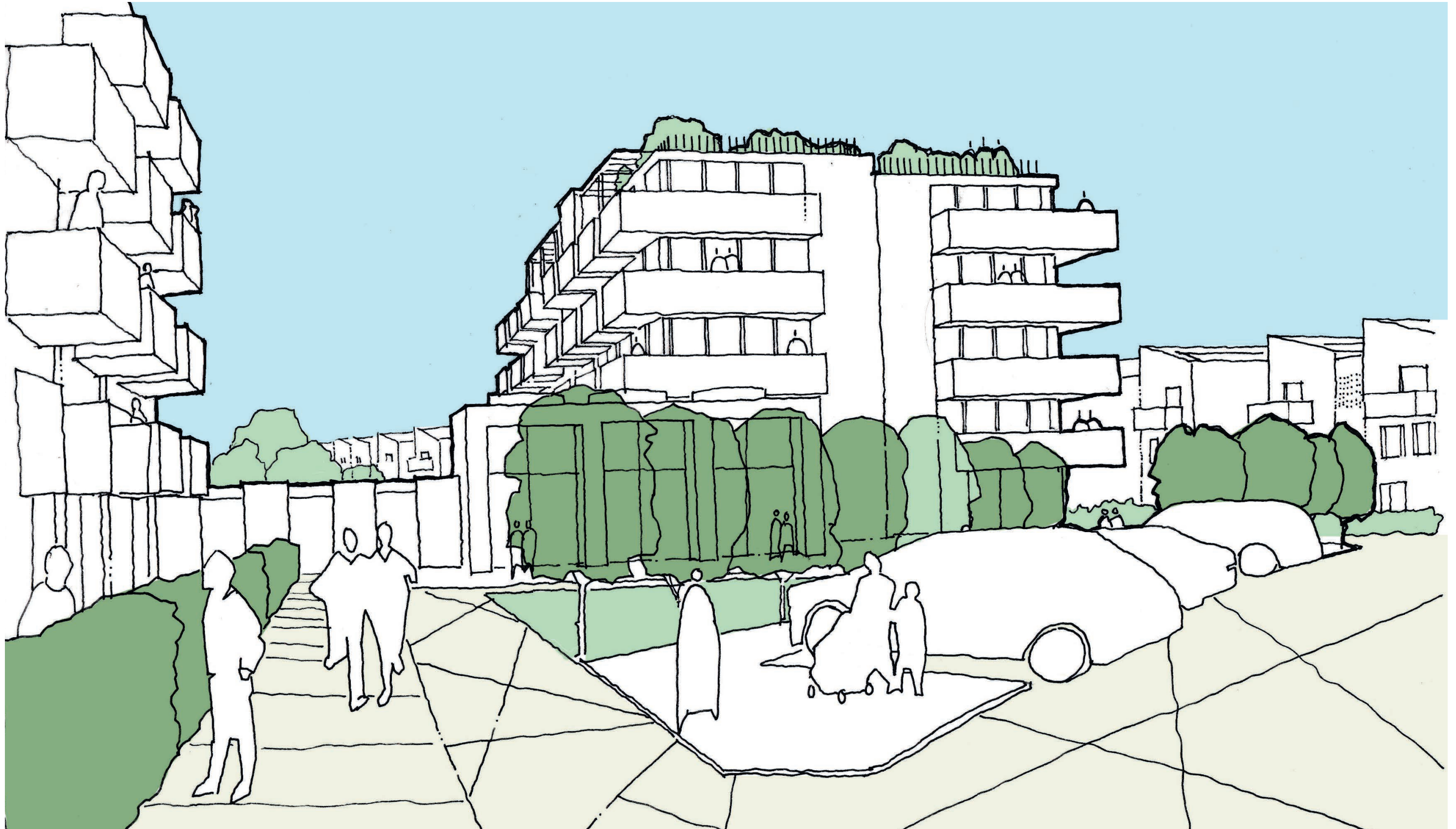


View C - Refer to view location diagram in Section 3.2

Entrance Plaza

The entrance plaza is a buzzing place to be, the central concierge and access to the residential amenities including gym, cinema, bookable homework spaces all spring from the distinctive and tastefully designed plaza.

Parcel collection, taxi drop off and a residents meeting zone all feed into this vibrant space. The plaza is carefully considered and is overlooked by the central concierge as well as being passively overlooked by the residential and gardens.



View D - Refer to view location diagram in Section 3.2

Central Park

The central park represents the heart of the community focus. This large multi-functional amenity provides a rich variety of mixed community and family-based activity, providing passive visual amenity,

opportunities for solo or group recreation, biodiversity, and social gatherings. The large centrally focused 'green' is designed not only to provide a central focus for the new neighbourhood, but to also link with

the wider Clonkeen area and associated existing recreation spaces. The intention being to invite into the area existing residents, as part of their local dog walking excursions or extended exercise runs etc.

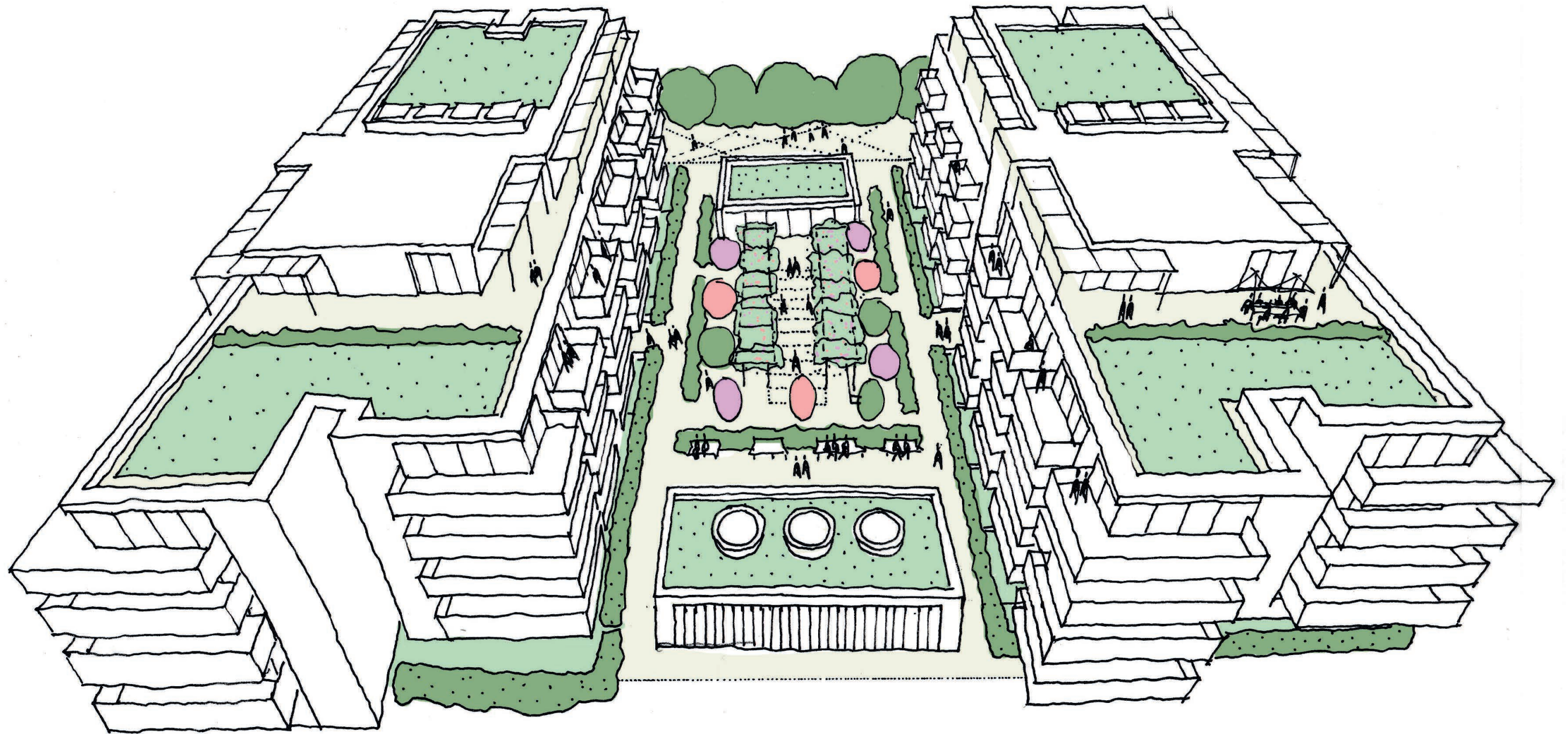


View E - Refer to view location diagram in Section 3.2

The Apartment Greens

The apartment homes are gathered around a series of new residential squares or apartment greens. They are shared public spaces that offer a more intimate character area compared to that of the larger central park.

A vibrant focus to the apartments, the new greens will encourage neighbourly interaction, and establish a strong sense of place. The apartment homes are designed to overlook the greens, making a visual and physical connection to helping to establish locality and security.



View F - Refer to view location diagram in Section 3.2

The Woodland Terrace

The Woodland Terrace is a special place that focuses on larger family homes and apartments. These dual access and aspect homes ensure security and activity is maintained to all elevations.

All landscapes created are passively overlooked, providing security and opportunities for independent family play and further social interaction.

These homes also benefit from expansive views back over the central park area. Large bay windows to the gables of these homes ensure the theme of security and passive surveillance is maintained.



View G - Refer to view location diagram in Section 3.2

3.3 LAYOUT | How does the proposal create people friendly streets and spaces?

The layout has been considered in detail as part of the design development stage with a view to ensuring the highest quality private and open space amenity. The proposed design generates a series of open spaces in close proximity to end users with buildings positioned so as to provide passive surveillance. This approach unites the built form and landscape design to deliver a new neighbourhood with a clear identity which will benefit the health and lifestyle of all residents. The open space arrangements are varied in size and form, aspect and function and will provide a range of opportunities for the future users of the scheme. These spaces have the ability with the surrounding built elements to create a localised character offering an opportunity for living and play.

Some of the spaces are open and offer an opportunity for active recreation and greater opportunity for statement artwork, and quality tree planting; whilst other spaces are more intimate and enclosed which include seating zones with good aspect offering opportunity for local gathering, grass mounding for interest and play, interconnecting pedestrian links to preempt desire lines and feature tree planting with an element of native planting species. Formal courtyards are also proposed in association with the apartment blocks which offer quality spaces for residents to relax, gather and play. 'Linear' open spaces are also provided which promote active recreation in the form of walking and cycling.



Opportunities within the landscape

The apartments blocks are served by a mix of defensible, communal and plaza type spaces, ensuring a high quality residential environment with generous open spaces for future residents. The external spaces to the apartment blocks include a proposed landscape space over a podium arrangement. These zones have been developed to include positive amenity features such as boules, table tennis, callisthenics and outdoor yoga class areas as well as; providing formal pedestrian access to building, seating zones with good aspect, screening of ventilation, ornamental planting and formal hedge planting to edge the space. The finished planting scheme has been developed in accordance with restricted soil zones over the proposed podium arrangement.



As a general note, the following key elements have been considered as part of the open space design and the protection and overall reinforcement of the site's 'Green Infrastructure':

- Pathways which link to surrounding pedestrian routes.
- Consideration of potential desire lines within and beyond the site have been assessed
- Structural tree planting and meadow grass mixes with diverse seed range
- Naturalised bulb planting and largely native hedgerows.
- Grass mounding to provide form and visual interest;
- Formal circular recessed multi-functional area also acting as a dry detention basin.
- A variety of seating zones with good aspect.
- Attenuation will feature below ground; along with SUDS features in the form of swales, dry detention basins and bio-retention areas.
- Play element features.
- Opportunity for installation of art to aid place-making
- Opportunity for active and passive recreation



3.4 PUBLIC REALM: How safe, secure and enjoyable are the public areas?

All public spaces within the scheme are easily accessible from the proposed dwelling units. The layout has been arranged to maximize visual links and overlooking to ensure these spaces are safe, secure and will be well maintained into the future. As outlined on the following pages the spaces will provide an attractive amenity for residents and offer a significant contribution to the public realm of Clonkeen as a whole.

Landscape Proposals and Green Infrastructure

The site has been assessed holistically from the outset at the concept masterplan stage in terms of the existing site features and retaining elements. The existing trees and hedgerows, drainage ditches, archaeological and ecological aspects have been considered. This process has been important in determining an end masterplan layout whilst being respectful of the landscape fabric.

The existing trees and hedgerows pertaining to the said lands have been reviewed by the Consulting Arborist (Independent Tree Surveys), the Consulting Ecologist (Altemar Ltd.) and the Consulting landscape architect (Doyle + o'Troithigh landscape architecture Ltd.) Whilst a portion of trees shall be removed to the north-western 'entrance' area of the site, the trees and hedgerow vegetation along the drainage ditch to the south-west and south-east of the scheme shall be retained.

This retention of the boundaries along the drainage ditch to the south-west and south-east will create a strong and reinforced boundary to the scheme, by adding further appropriate tree planting to this zone it will mitigate in part against the loss of a tree removal, will provide opportunity to increase the site's biodiversity and will improve links in terms of green infrastructure outwards to the adjoining local landscape.

Further ecological compensatory measures are proposed as part of the scheme which include the provision of native hedgerows, compensatory woodland mixes / planting blocks, incorporation of water loving plants in the form of SUDS bio-retention areas, planting of flowering trees which are beneficial for pollinators and planting diverse meadow mixes where considered appropriate.

The key objectives of the landscape proposals specific to this development are:

- To provide a landscape scheme which delivers a high level of visual amenity and passive recreation for the residents all year round;
- To create an attractive, high quality landscape for the residents and their lifestyles'. Well designed landscapes, especially in neighbourhoods contribute to an overall sense of well being by providing places for people to meet up for a walk, for collaboration or just to chat. People places are successful places.
- To ensure that the plant materials proposed are suitable in terms of scale, species selection, on-going maintenance and overall longevity;
- To adopt a repetition and rhythm of plant species to ensure a cohesive style and an overall consistency.

- To adopt ecological compensatory measures for the scheme.
- To create feature courtyard spaces with high amenity value for future users which have strong links to both resident's gym and resident's lounge..
- To sensitively incorporate a dedicated walking/jogging route along the periphery of the scheme offering a positive element to the scheme in terms of its visual appeal, health benefits, and promotion of connectivity both within and surrounding the scheme.
- To include a landscape strategy around creation of safe and pleasant pedestrian routes through the scheme. All routes have been developed to ensure a supporting lighting scheme is proposed, passive surveillance is achievable and that a quality landscape is developed offering a variety of experiences.



View of vegetation along drainage ditch (southern portion on the site)



Site Landscaping Scheme



Enlarged View Landscaping Scheme - 1 of 4



Enlarged View Landscaping Scheme - 2 of 4



Enlarged View Landscaping Scheme - 3 of 4



Enlarged View Landscaping Scheme - 4 of 4

Hard Landscaping

In order to reinforce the quality of open spaces throughout the scheme we developed a palette of materials for hard landscaping treatments across both amenity lands and streetscapes.

Materials selected on the basis that they;

- Allow for ease of movement for all users
- Enhance the space and not conflict with the building materials
- Work and look attractive in both wet and dry conditions
- Have a long timeline appeal

The courtyards and formal ‘arrival’ space zones shall receive natural paving, with the remaining pathways being formed with a pattern of concrete block paving. The paving mix shall be considered in detail to ensure there is a unity whilst creating contrast.

The street furniture selected shall be contemporary in nature and shall respond well to the built environment. Informal paths at the perimeter of the site shall consist of a ‘ballylusk’ bound gravel finish.



Hard landscape elements and street furniture

Soft Landscaping

The plant material for the proposed Clonkeen Residential development has been chosen on the basis of its long term suitability and aesthetic appeal. We have categorised the site planting into the following key areas and types;

- Feature Trees within public open space,
- Smaller trees more suited to limited space/constrained planting zones (including over podiums),
- Street trees (columnar/ fastigate in form),
- Woodland mix and understorey layer (with native element) to waters edge,
- Hedging,
- Ornamental large feature shrubs/small trees in privately maintained buffer areas,
- Ornamental shrub planting,
- Ornamental herbaceous planting,
- Bulb planting.

The key planting elements for the site can be largely broken down into the above plant categories. With a select number of plant material referenced to support this categorisation below; however, planting is not limited to the species selected. For a more comprehensive review of plant material, a full and complete planting plan will be developed.

Feature trees within public open space

The trees in the formal open spaces have been selected to create a visually appealing mix of specimens. The trees here are largely a mix of deciduous and evergreen and are positioned as informal grouping; either in mix species groupings or as single species.

Some of the species proposed include *Betula utilis* ‘Jacquemontii’, *Pinus sylvestris*, *Betula pubescens*, *Fagus sylvatica*, *Liquidamber styracifula* and *Castanea sativa*.

These specimen trees are suitably placed within the scheme where they are grown in accordance with their shape and form and overall structure. The species are largely deciduous however some feature evergreen trees have been included to offer greater ‘depth’ to the scheme particularly during the winter months. It would be envisaged that over the course of a 10 year period post planting, the tree stand would vary in height between 10-14m tall and would develop further in accordance to their species and site conditions thereafter.



From left to right; From left to right; *Fagus sylvatica*, *Liquidamber styracifula* and *Castanea sativa*



From left to right; *Betula utilis* ‘Jacquemontii’, *Pinus sylvestris*, *Betula pubescens*

Smaller trees more suited to limited space/constrained planting zones (including over podiums)

Where space is more limited, smaller trees have been proposed which will offer visual appeal, year-round interest and ‘companion’ relationship with nearby tree and shrub planting. These trees are considered more ‘delicate’ in nature and offer wonderful flowering; however, they are sufficiently robust to ensure they are suited to site conditions and aspect. Some of the species proposed include Syringa vulgaris, Amelanchier lamarkii, Hamamelis mollis and Cercis siliquastrum.

The above tree species all noted above are deciduous and offer ‘flower’ from the period of late winter through to mid summer. These species would grow to some 2.5-4.0m in height over the course of some 10 years; and would not grow much taller thereafter.



From left to right; Syringa vulgaris and Amelanchier lamarkii,



From left to right; Hamamelis mollis and Cercis siliquastrum.

Street trees (columnar/ fastigate in form)

Specific trees have been selected for the formal streetscapes within the scheme. These are all fastigate or upright in form with a narrow canopy in order to avoid interference with landscape elements such as lighting, vehicular infrastructure and the built environment. The species selected are considered ‘tried and tested’ in terms of streetscape design; however, they have also been selected for their seasonal interest.

Some of the species proposed include *Carpinus betulus* ‘Frans Fontaine’, *Quercus robur fastigiata* ‘Koster’, *Pyrus calleryana* ‘Chanticleer’ and *Fagus sylvatica* ‘Dawyck’s Gold’.

All the above species noted are deciduous in nature; and after a period of some 10 years post planting, these would grow to a height of 6-7.5m tall. The aforementioned period would be considered the most active growth period; and whilst they would grow taller after this period it would however be at a slower rate.



From left to right; *Carpinus betulus* ‘Frans Fontaine’, *Quercus robur fastigiata* ‘Koster’



From left to right; *Pyrus calleryana* ‘Chanticleer’ and *Fagus sylvatica* ‘Dawyck’s Gold’.

Woodland mix and understorey layer (with native element)

To reinforce the existing boundary arrangement along the drainage ditch to the south-west and south-east of the scheme, a planting palette with an emphasis on native species has been considered. The woodland edge will aim to improve biodiversity and to connect to existing trees and understorey to benefit green infrastructure within the local setting. Some of the species proposed include *Corylus avellana*, *Crataegus monogyna*, *Euonymus europaeus*, *Ilex aquifolium*, *Prunus padus*, *Viburnum opulus*, *Malus sylvestris* and *Betula pubescens*.

This is largely a deciduous mix; however, an evergreen element would come in the form of the introduction of Holly (*Ilex aquifolium*).

As part of these biodiversity areas, it is proposed that further herbaceous species are added such as Teasel (*Dipsacus fullonum*) and Mullein (*Verbascum thapsus*) to support and encourage feeding for a range of small birds.



From left to right; *Corylus avellana*, *Crataegus monogyna* and *Euonymus europaeus*



From left to right; *Prunus padus*, *Viburnum opulus* and *Betula pubescens*.

Hedging

Hedging throughout the scheme will aim to define spaces which offer capacity for varying functions, create a backdrop to seating zones and edge pedestrian walkways. Every effort has been made to include hedgerows with a native element in order to improve the sites biodiversity; whilst a number of hedgerows offer visual appeal by utilising ornamental ‘garden’ species.

Some of the species proposed include *Carpinus betulus*, *Escallonia* ‘Apple Blossom’ and *Prunus rotundifolia*. The latter two species listed are evergreen in nature and offer a strong and formal hedge and would be maintained a height of 1.0-1.2m in height. The Hornbeam hedge (*Carpinus betulus*) is a deciduous hedge, however as the hedge creates continual juvenile foliage it tends to hold onto a large element of its leaves during winter which are brown in colour and offer good texture and seasonal interest. The native hedgerow mixes proposed for the scheme include *Corylus avellana*, *Carpinus betulus*, *Crataegus monogyna*, *Euonymus europaeus*, *Ilex aquifolium* and *Prunus spinosa*.

This native hedgerow is largely deciduous in nature, apart from the Holly, and offers excellent seasonal interest in the form of changing bark colour, autumn leaf colour, berries of varying hues and flower. The hedgerow would be maintained at a height of some 1.2-1.75m depending on location. At boundary edges, the hedgerow could grow slightly taller and have a looser form; however where they define more formal spaces they can be retained at a lower height and retained more compact in form.



From left to right; *Carpinus betulus*, *Escallonia* ‘Apple Blossom’ and *Prunus rotundifolia*



From left to right; *Corylus avellana*, *Carpinus betulus* and *Crataegus monogyna*.



From left to right; *Euonymus europaeus*, *Ilex aquifolium* and *Prunus spinosa*

Ornamental large feature shrubs/small trees in private gardens

Where private planting is to be supplied within front garden / buffer zones, shrubs have been selected with regard to their suitable size in terms of restricted areas, visual appeal and ease of maintenance. Some of the species selected include Sambucus racemosa ‘Black Lace’, Viburnum x bodnantense and Acer palmatum.

The above shrubs all noted above are deciduous and offer ‘flower’ and strong bar colour from the period of late winter through to mid summer. These species would grow to some 1.5-2.5m in height over the course of some 10 years; and would not grow much taller thereafter.

Ornamental shrub planting

Ornamental shrub planting is proposed throughout the scheme both within public, private and semi-private spaces. The shrubs have been selected for their ability to create form to spaces as well as providing seasonal variation, movement, scent and colour throughout the scheme. It is envisaged that the shrubs will be a mix of evergreen and deciduous which will be complementary as part of companion planting arrangements. It is envisaged that shrub planting would not be taller than 900mm. An evergreen ‘structure’ will be present in all planting zones in order to allow the scheme to carry through the winter months.

Some of the species selected include Carex pendula, Helleborus orientalis, Buxus sempervirens, Rosa ‘White Carpet’, Hydrangea ‘Bobo’ and Sarcoccoca confusa.



From left to right; Sambucus racemosa ‘Black Lace’, Viburnum x bodnantense and Acer palmatum



From left to right; Carex pendula, Helleborus orientalis and Buxus sempervirens.



From left to right; Rosa ‘White Carpet’, Hydrangea ‘Bobo’ and Sarcoccoca confusa

Ornamental herbaceous planting

The herbaceous planting proposed for the scheme has been chosen for its robustness, ease of maintenance, movement and visual appeal. These species shall be largely block planted in a single species and shall be edged with evergreen shrubs to ensure the planted structure is maintained throughout the winter period. Ornamental grasses have been included to create movement and appeal to a variety of the senses. Largely ornamental shrub planting is cut back each spring to allow for new growth; underplanting of ornamental bulb planting has been proposed in connection with herbaceous planting to offer added interest during the season.

Some of the species selected include Anemone ‘Honorine Jobert’, Calamagros ‘Karl Foerster’, Sedum ‘Autumn Joy’, Agapanthus sp., Verbena x bonariensis and Miscanthus sinensis ‘Gracillimus’.

Bulb planting

Bulb planting shall be proposed for across the scheme where the planting of bulbs will be in the form of naturalised bulb planting within grass zones or as companion planting to mixed herbaceous species. Some of the species selected include Tulipa ‘Triumphator’ and Allium hollandium ‘Purple Sensation’.



From left to right; Anemone ‘Honorine Jobert’, Calamagros ‘Karl Foerster and Sedum ‘Autumn Joy’



From left to right; Agapanthus sp., Verbena x bonariensis and Miscanthus sinensis ‘Gracillimus’



From left to right; Tulipa ‘Triumphator’, Allium hollandium ‘Purple Sensation’

SECTION 4.0

[Home](#)

4.1 ADAPTABILITY: How will the buildings cope with change?

Apartment Blocks

A holistic sustainable approach has been adopted in the design of the apartments within the scheme with a number of sustainability and efficiency features included as follows;

- All apartments have been designed in compliance with Part M of the building regulations; providing wheelchair accessible toilet and washing facilities at entrance level.
- The apartment façades will limit heat loss, achieve high standards of air tightness and thermal transmittance and maximise natural daylight.
- High efficiency central plant will be specified where applicable to take advantage of the optimised central-core layout of each apartment block.
- A low energy lighting design will be utilised to further reduce energy consumption and increase occupant thermal comfort.
- Allowance for renewable energy technologies such as Air Source Heat Pumps, Exhaust Air Heat Pumps, Solar PV, and Variable Refrigeration Flow systems has been factored into the apartment design.

Duplex Units

- The proposed duplex designs exploit good practice lessons, with traditional forms of construction to be used to facilitate future alterations.
- The structure of the duplex units allows for adaptation and subdivision, with engineered metal web joists to be used so internal walls are non-structural in order to facilitate future remodelling as the owner's requirements change.
- The homes are energy-efficient and equipped for challenges anticipated from a changing climate.

Sustainability

The energy efficiency design strategy for all units will follow the Energy Hierarchy plan which is a three stage process;

- **Step 1 – Be Mean.** In order to reduce primary energy demand, all apartments will have a thermal envelope designed to exceed the minimum requirements as set out in the Part L 2019 TGD. Thermal bridging assessments will also be carried out on key junctions to ensure bridges are limited and there is no risk of condensation. All glazing will be specified to maximise daylighting and while reducing the risk of overheating.
- **Step 2- Be Lean.** All internal and external lighting will be specified as low energy lighting. External lighting will also be linked to daylight sensors and natural bat runs will be introduced where lighting levels will be kept to a minimum. Intelligent metering technology will be provided in each apartment to ensure the occupant can review and monitor the daily energy consumed. Energy efficient lifts will also be included in each block and to ensure the development is reducing in impact on carbon emissions, electric E-charging will be installed.
- **Step 3 – Be Green.** Space Heating and domestic will be provided exhaust air heat pumps. This renewable energy technology extracts the energy from stale air the space and exhausts it to outside. In order to replace the stale air, the heatpump pulls in external fresh air into the occupied rooms creating well ventilated spaces throughout the year.

All Apartment and Duplex units will achieve NZEB status and BER ratings of A2. This will be achieved via the use of extensive insulation to reduce heat loss, maximised glazing areas allowing daylight to penetrate into all occupied rooms, Innovative smart metering and low energy lighting internally and externally. In order to meet and exceed renewable energy targets, each dwelling will have the provision of an exhaust air heat pump to produce space heating and domestic hot water.

It will also be a priority to minimise the embodied carbon impact of the scheme, with all materials used in the construction process, transportation of construction materials, how contractors operate on site, replacement of materials over their life span, and ongoing maintenance to form part of the Life Cycle Assessment.

As outlined above, the proposed design will satisfy all Part M, Part L and BER requirements and deliver an adaptable neighbourhood capable of meeting the needs of its residents and the surrounding community into the future.

4.2 PRIVACY AND AMENITY: How does the scheme provide a decent standard of amenity?

Apartments

As outlined in detail on the following pages, a wide range of residential amenities have been incorporated at ground floor level of the apartment buildings. This includes a reception lounge, post area, co-working facilities, a lounge/games room and gym.

Apartment units at ground floor level have been designed to include a generous external terrace, screened for privacy with east and west aspects facing onto landscaped areas.

At upper levels each apartment has private balcony space. Balconies are predominantly orientated to face east or west, with north facing balconies only provided where units are dual aspect.

The top floor accommodation of each apartment building is setback so as to provide private terraces around the entire perimeter.

Internal storage is provided to all of these units in accordance with the requirements of Dun Laoghaire Rathdown County Development Plan 2016-2022 and the Sustainable Urban Housing: Design Standards for New Apartments.

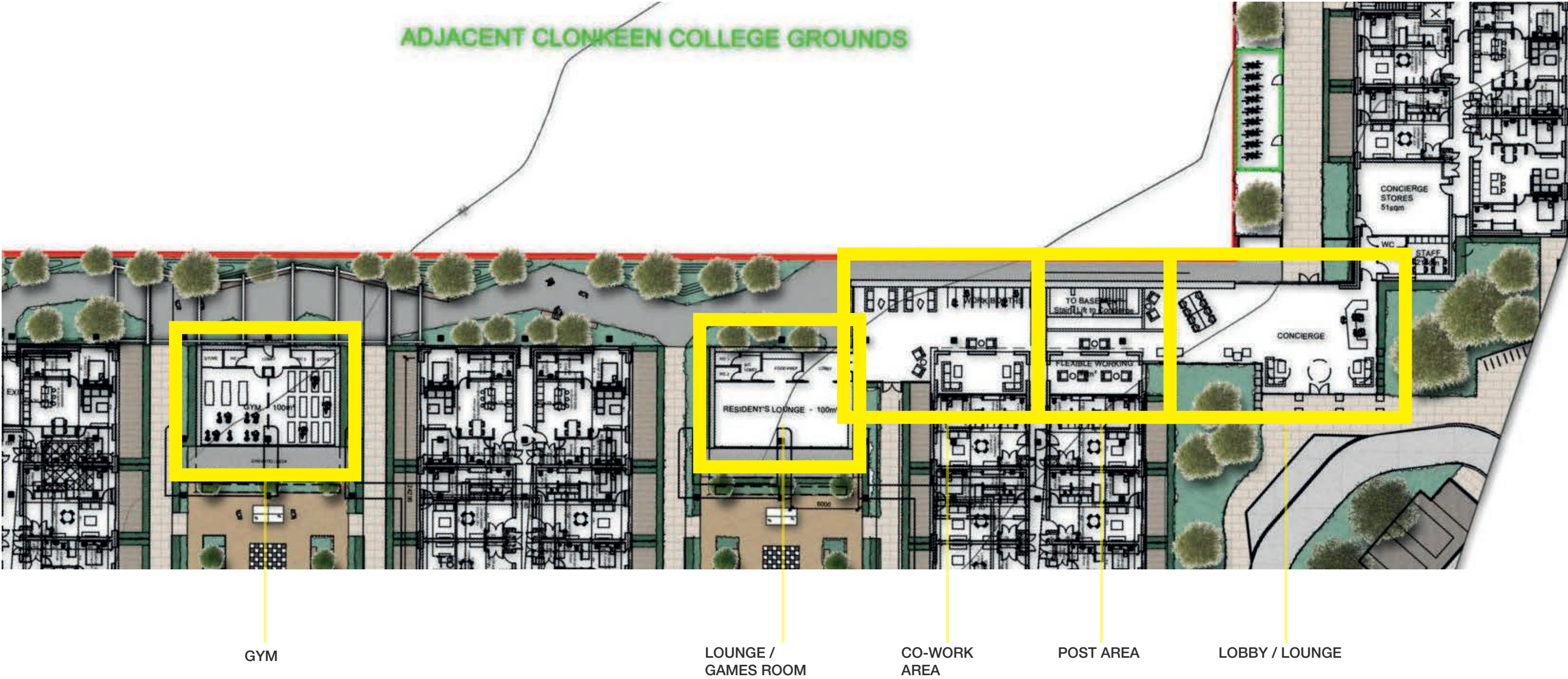
Courtyard spaces between the central apartment buildings provide easily accessible communal open amenity space for apartment residents with a the communal open space village green also located immediately to the south.

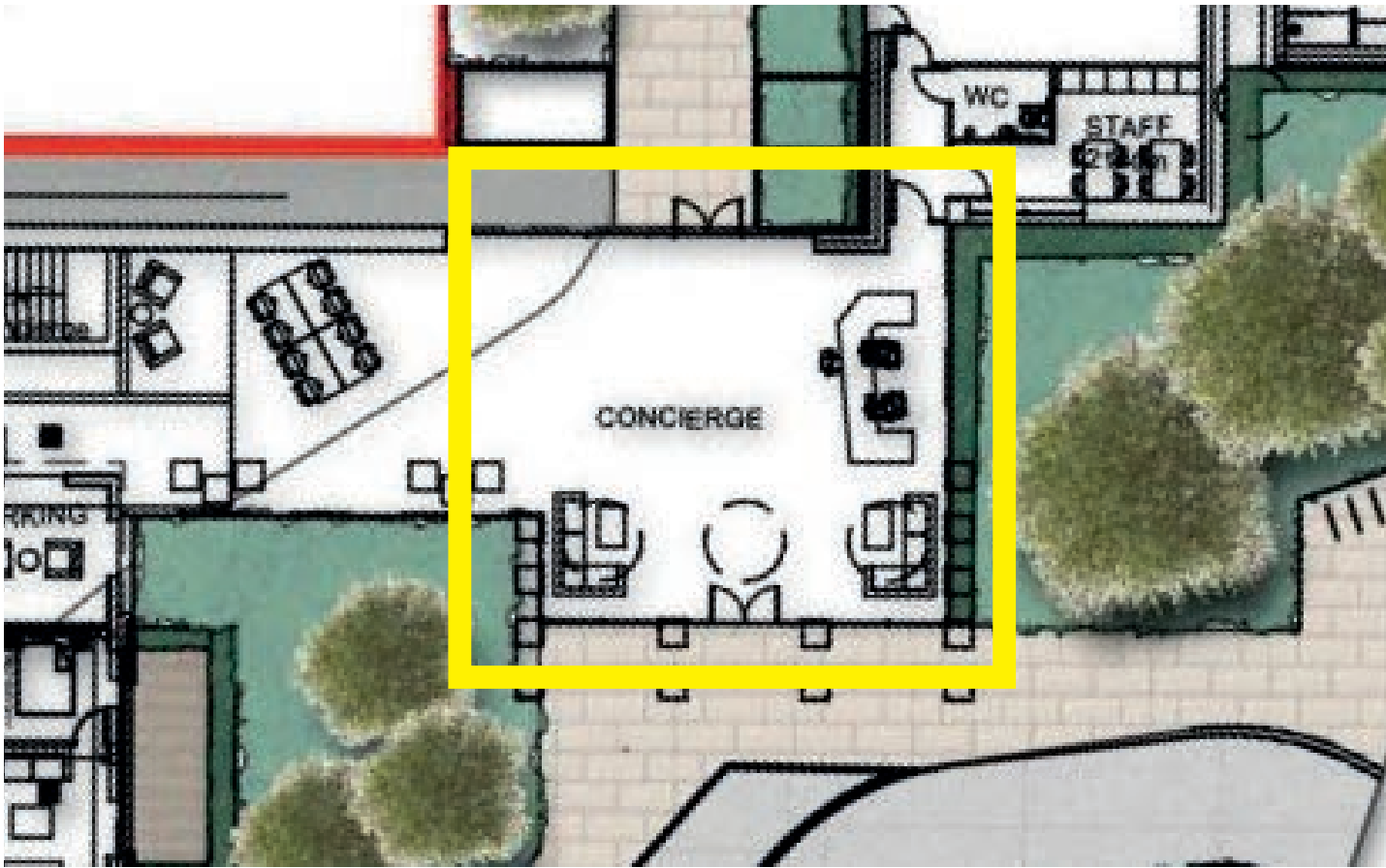
Duplex Units

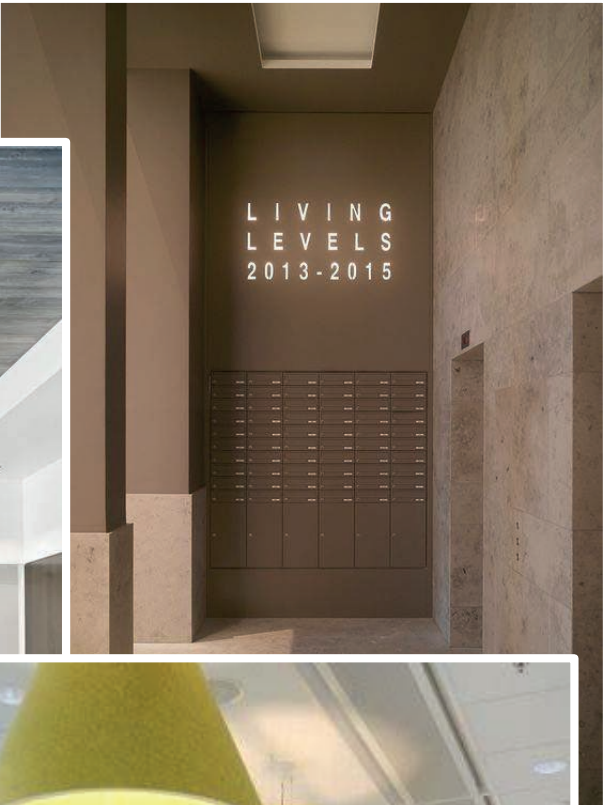
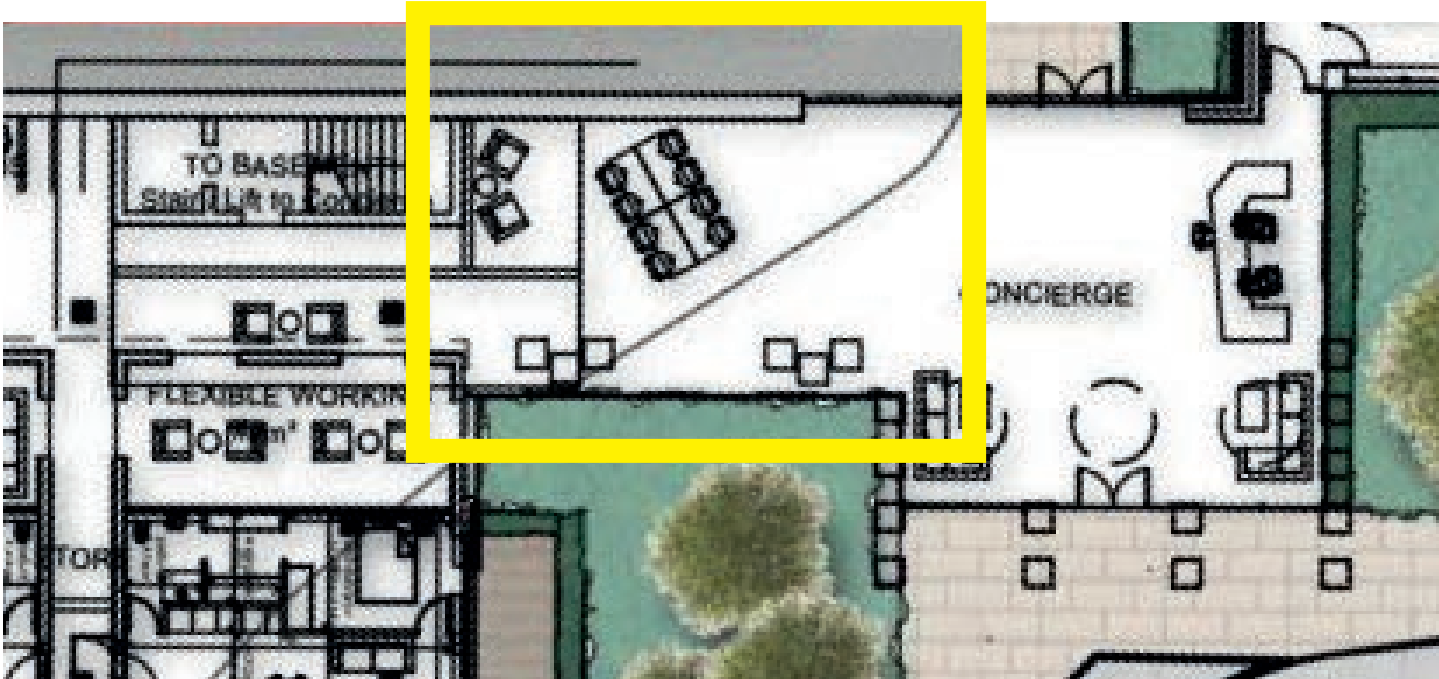
Duplex housing terraces are located so as to provide views across landscaped amenity spaces including the central “village green” and perimeter pocket parks.

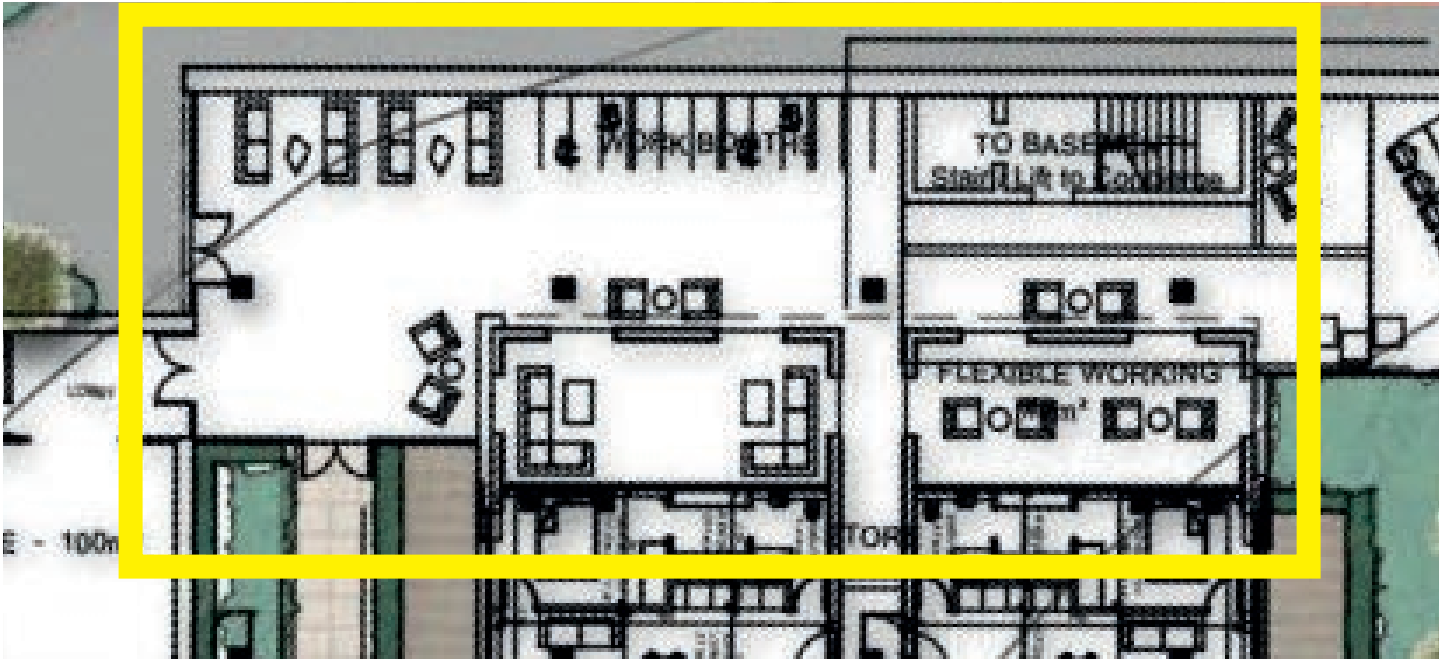
All duplex units are provided with private amenity space and internal storage in accordance with the requirements of Dun Laoghaire Rathdown County Development Plan 2016-2022 and the Sustainable Urban Housing: Design Standards for New Apartments.

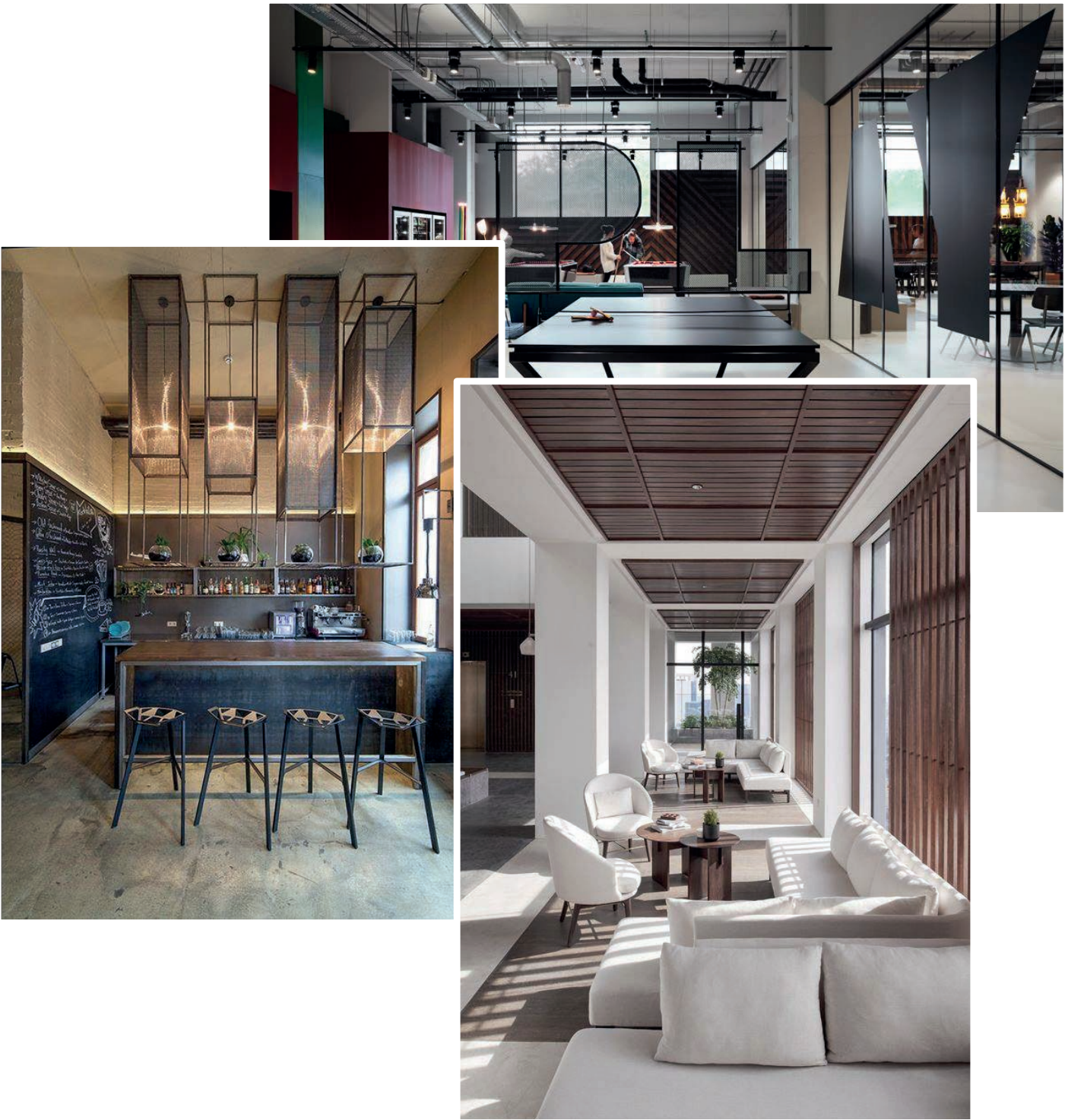
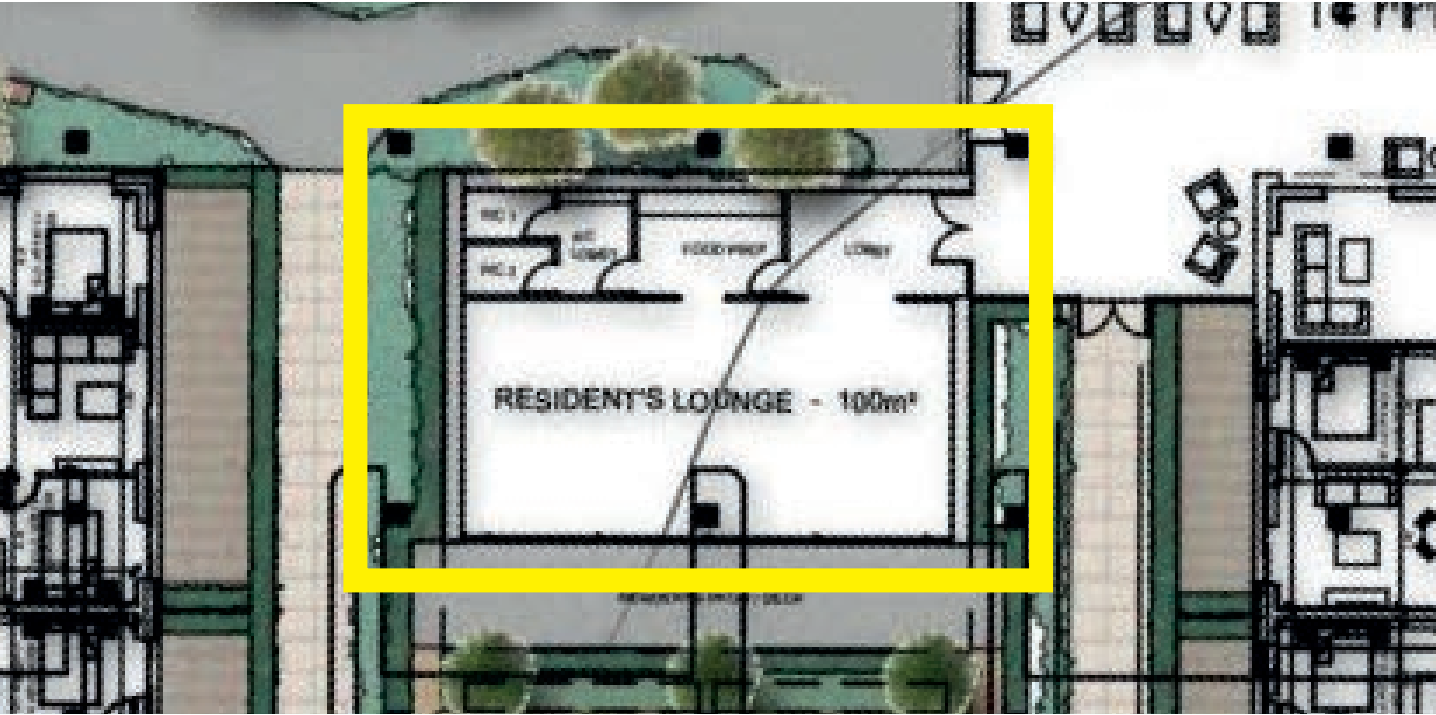


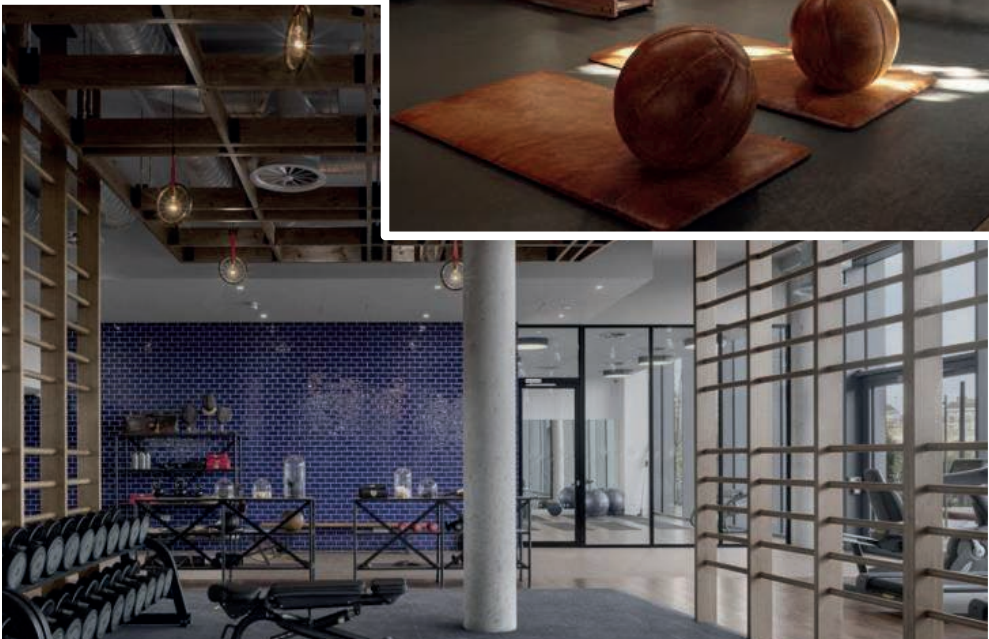
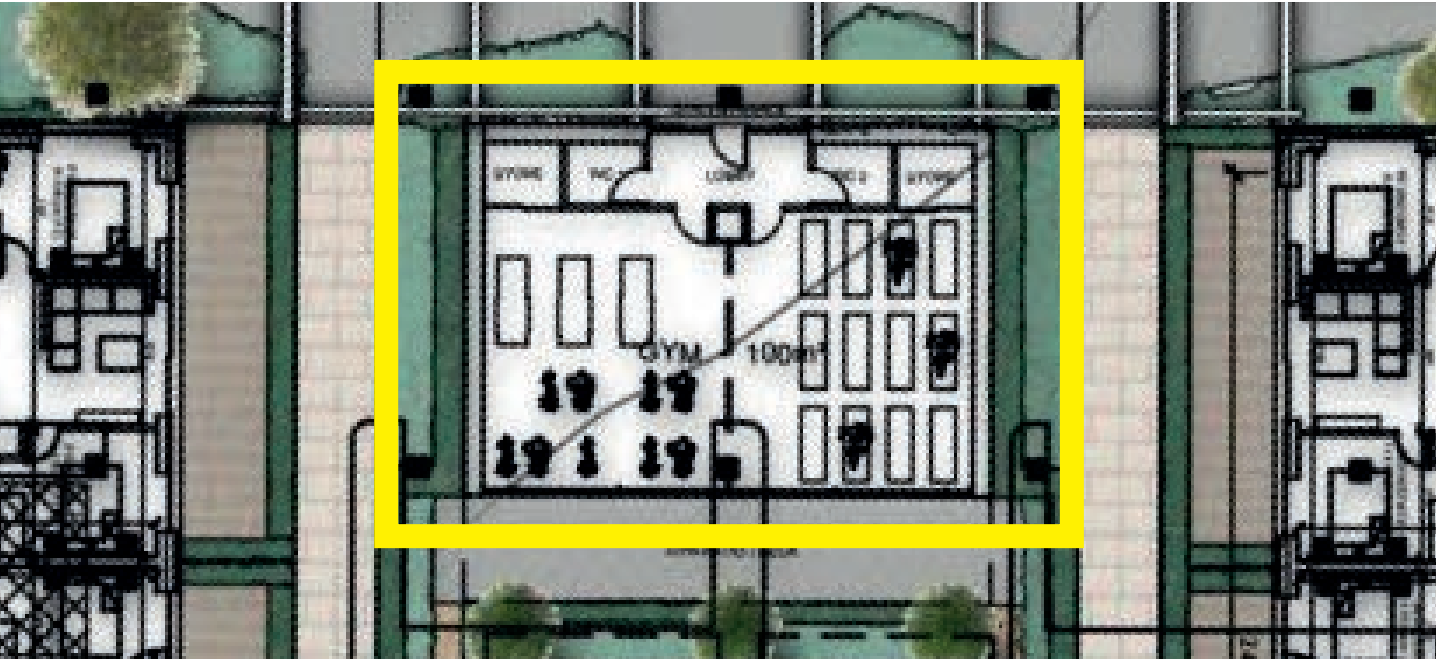


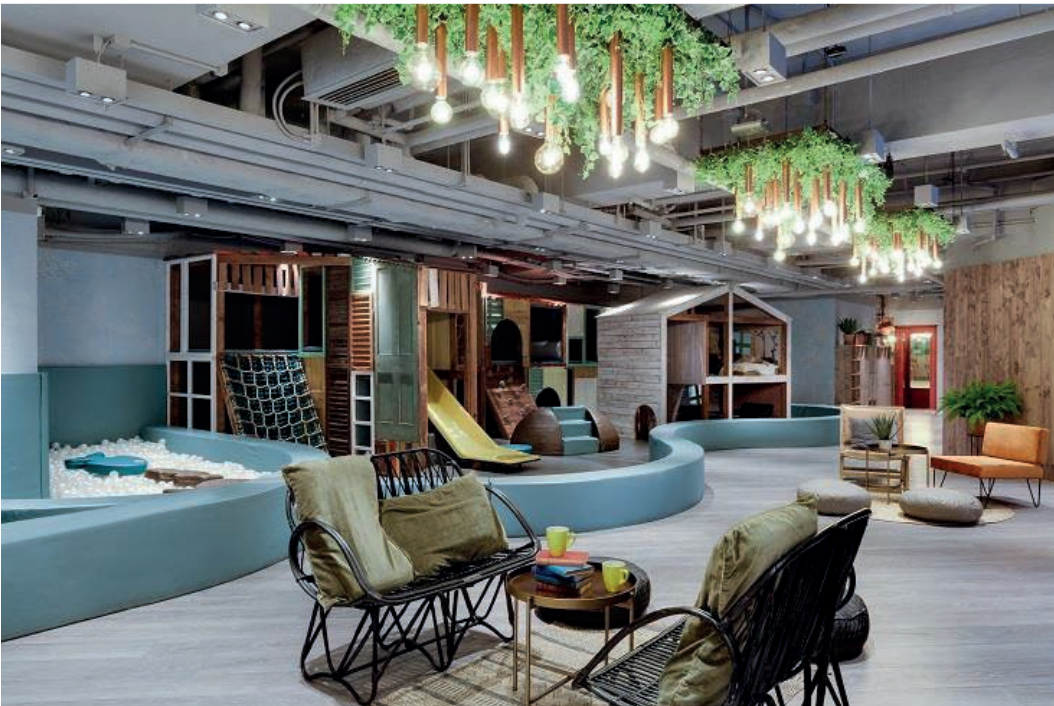


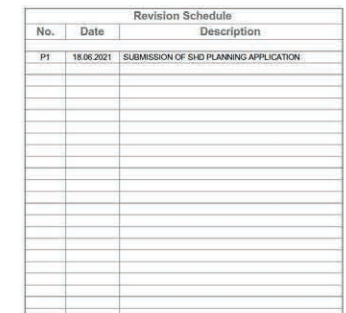
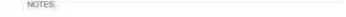












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CLIENT

PROJECT:

DRAWING

FILE REFERENCE
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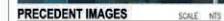
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PROJECT NO.	PROJECT STATUS	PROJECT ARCHITECT
19013	PLANNING	SJH

DRAWING NO.	REVISION
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19013-PLA-108 P1





MATERIALS KEY:

1. SELECTED BRICK, BIRTLEY GLEDE ENGLISH BUFF OR SIMILAR
2. ALUMINUM WINDOWS, DARK GREY
3. ALUMINUM FRAME / BRISE SOLEIL, TO PENTHOUSE / SETBACK LEVEL (SAME RAIL AS WINDOWS)
4. VERTICAL STEEL UPRIGHTS TO PENTHOUSE / SETBACK LEVEL (SAME RAIL AS WINDOWS)
5. BLACK RENDER TO PENTHOUSE / SETBACK LEVEL
6. PROJECTING ANGLED ALUMINUM CLAD WINDOWS
7. FENCING TO SCHOOL PITCH (REFER TO DOT LANDSCAPE DRAWINGS FOR DETAILS)
8. PV PHOTOVOLTAIC PANELS, TO ROOF
9. CIRCULAR ROOFLIGHTS TO AMENITY AREAS
10. HLT AND MISS GLASS AND ALUMINUM PANELS + ALUMINUM COPINGS

[illegible]

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Clonkeen Investments DAC

PROJECT
Clonkeen Development, Co. Dublin

Apartment - North and South Elevations & Proposed Materials

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4.3 DETAILED DESIGN (Architectural Report): How well thought through is the building and landscape design?

The highest design standards have been maintained throughout the development of the proposed scheme; underpinned by attention to local site conditions, sensitivity to the requirements of the surrounding community and a focus on the selection of sympathetic and robust materials.

This section is intended by way of an Architectural Report, outlining details of material selection and elevational treatment / expression of façades in addition to giving background on the detailed design and coordination process.

Apartments

The apartment buildings comprise a mix of 1, 2 and 3 bedroom apartment units with each block incorporating a set-back top floor.

Features:

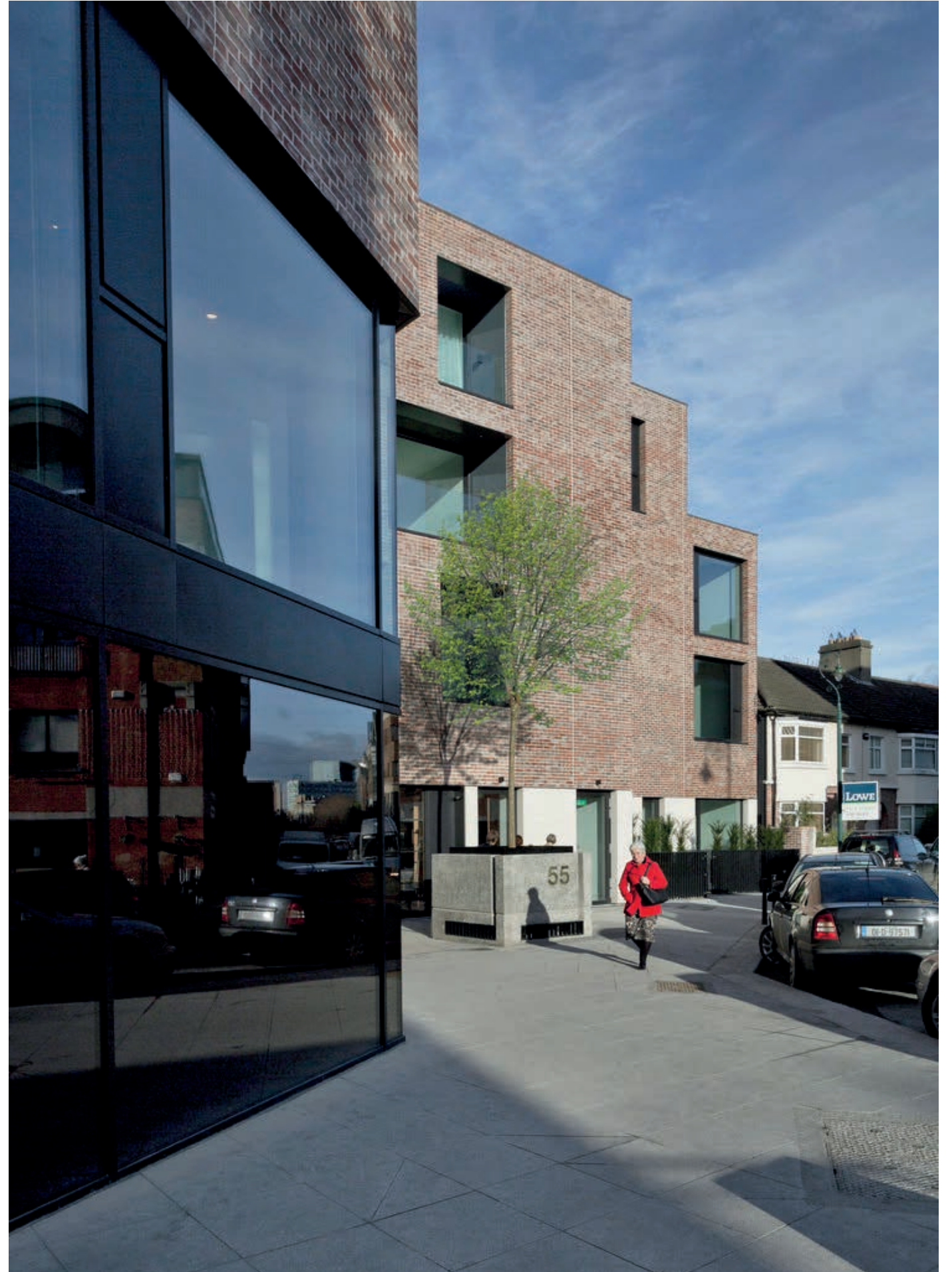
- All Apartment and Duplex units will achieve NZEB status and BER ratings of A2.
- Secure basement car and bicycle parking facilities provided below the central apartment buildings.
- Extensive landscaping to apartment courtyards and communal open space which will aim to encourage inclusivity and interaction.
- Private roof decks provided to individual top floor apartments, accessible only from within each apartment

Materials Selection:

- Extensive areas of the facade are to be brick so as to provide visual continuity between the apartments and duplex units.
- High quality powder coated aluminium framed systems selected for window and infill facade components so as to highlight the quality of the adjacent brick and ensure high-quality installation.
- Aluminium frame brise soleil at penthouse setback level (colour to match window framing system)
- Vertical steel balustrades to balconies (colour to match window framing system)
- Black render to penthouse setback level
- All projecting windows to be aluminium clad (colour to match window framing system)
- Hit and miss glazing and aluminium solid panels to facade of residential amenity areas.
- Extensive areas of green / sedum roofs. Refer to DOT landscaping package for specific areas.

Sustainability:

- The façade will be optimised to limit heat loss, improve air tightness and thermal transmittance and to maximise natural daylight.
- Extensive insulation will be included to reduce heat loss
- Glazing will be maximised allowing daylight to penetrate into all occupied rooms
- Innovative smart metering and low energy lighting will be used internally and externally
- The design is fully compatible with the integration of renewable energy technologies such as Air Source Heat Pumps, Exhaust Air Heat Pumps, Solar PV, and Variable Refrigeration Flow systems.



Apartment Precedent Reference: Percy Place by ODOS Architects

Duplex Units

Duplex buildings are 3 storeys in height comprising a mix of 2 and 3 bedroom units.

Features:

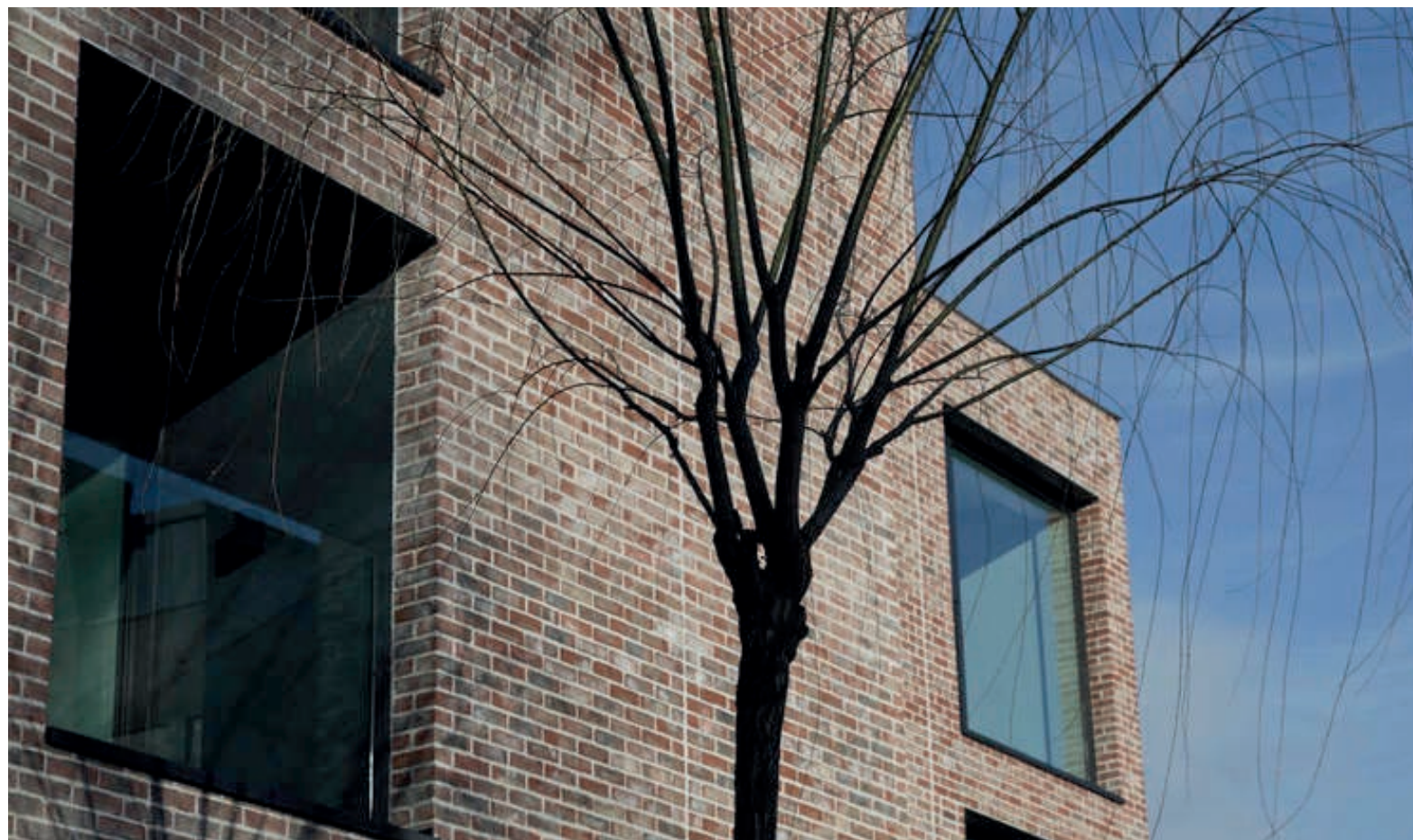
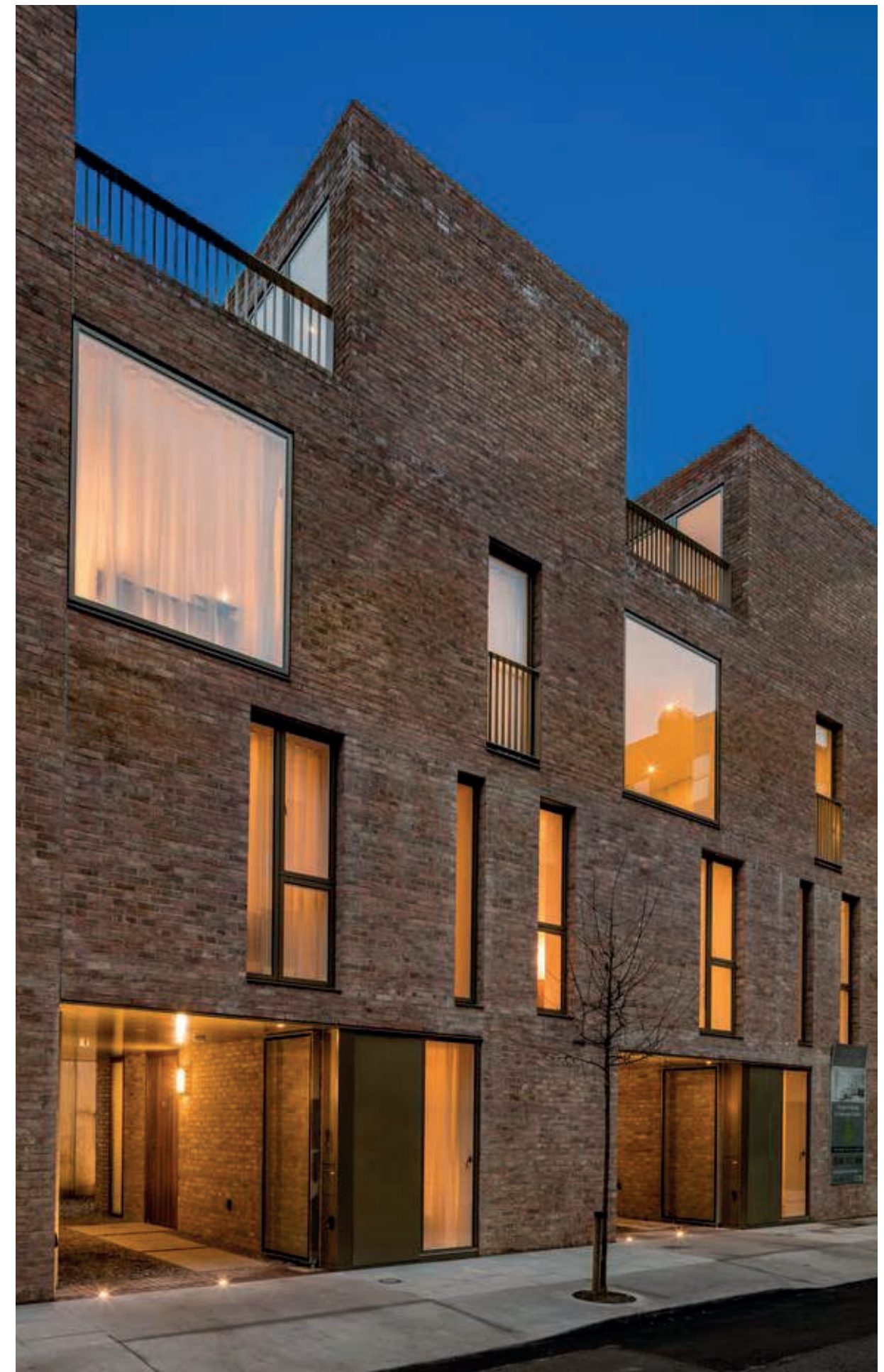
- All Duplex units will achieve NZEB status and BER ratings of A2
- 2.7M ceiling heights to ground floor of all duplex units.
- Low maintenance exterior.
- Extensive landscaping and planting to provide high quality open space amenity in close proximity to duplex units across all areas of the site.

Materials Selection:

- Façades to be comprised predominantly brick so as to provide visual continuity between the duplex buildings and the apartment blocks.
- High quality powder coated aluminium framed systems selected for windows so as to highlight the quality of the adjacent brick and ensure high-quality installation.
- Vertical steel balustrades to balconies (colour to match window framing system)
- Render to highlight key features in the facade composition, including entrance bays.
- Metal standing seam low pitch roofs to three storey blocks.

Sustainability:

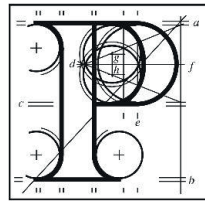
- Low heat loss due to high level of insulation and airtightness.
- Minimised thermal bridging and air infiltration achieved through best practice construction details.
- Exhaust air heat pump units installed into all units.



Duplex Precedent Reference: Grattan Court by Ailtireacht Architects

APPENDIX 'A'

ABP Notice of Pre-Application Consultation Opinion



An
Bord
Pleanála

Case Reference: ABP-309039-20

Planning and Development (Housing) and Residential Tenancies Act 2016 Notice of Pre-Application Consultation Opinion

Proposed Development: 389 no. apartments, creche and associated site works.

Lands at Clonkeen Road, Deansgrange, Co. Dublin.

An Bord Pleanála has considered the issues raised in the pre-application consultation process and, having regard to the consultation meeting and the submission of the planning authority, is of the opinion that the documents submitted with the request to enter into consultations require further consideration and amendment to constitute a reasonable basis for an application for strategic housing development.

An Bord Pleanála considers that the following issues need to be addressed in the documents submitted that could result in them constituting a reasonable basis for an application for strategic housing development.

1. Further consideration / amendment or justification of the height, massing and form of Blocks A1 - A4 having regard to the potential negative impacts on the residential amenities of the adjoining houses of Meadow Vale, Monaloe Park Road, Monaloe Crescent, Clonkeen Lawns and Clonkeen Road, in terms of overbearing impact and undue overshadowing and the potential negative visual impact on Clonkeen College due to the proximity to the school grounds.

2. Further consideration / amendment or justification for the proximity of Blocks B1 – B4 to the site's boundary with the rear gardens of dwellings on Meadow Vale, having regard to the potential for undue overlooking from terraces and 2nd floor windows into the rear gardens / amenity spaces of adjoining properties.
3. Further consideration / amendment or justification of the location of the areas of public open space (including the walkway / running track along the sites boundaries) with specific regard to passive surveillance / overlooking of these spaces and address how the areas of public open space improve and support the overall character of the development.

Furthermore, Pursuant to article 285(5)(b) of the Planning and Development (Strategic Housing Development) Regulations 2017, the prospective applicant is hereby notified that, in addition to the requirements as specified in articles 297 and 298 of the Planning and Development (Strategic Housing Development) Regulations 2017, the following specific information should be submitted with any application for permission:

1. A report that addresses and provides a clear design rationale for the proposed height, density, design, layout and character of residential units and details of the materials and finishes of the proposed development. Particular regard should be had to the requirement to provide high quality, robust and sustainable finishes and details which seek to create a distinctive character for the development. The documentation, where applicable, should consider SPPR3, criteria 3.2 of the Urban Development and Building Height Guidelines, 2018, to support any deviation from development plan standards.
2. A report / analysis which specifically addresses Policy SIC8 (Schools) of the current development plan, including consideration of the impact of the proposed development on the function of the existing school campus and on the potential expansion of the existing schools. The report should also identify the demand for school places likely to be generated by the proposed development and the capacity of existing schools in the vicinity to cater for such demand.

3. A report that address and provides a clear rationale for connectivity and permeability within and through the site.
4. A report that addresses and provides a justification for the proposed housing mix.
5. A building life cycle report in accordance with section 6.13 of the Sustainable Urban Housing: Design Standards for New Apartments (2020), including specific details regarding the management of the private residential amenity spaces.
6. A site layout plan indicating what areas, if any, are to be taken in charge by the planning authority, and the phased delivery of such public open spaces.
7. A phasing plan for the proposed development which includes the phasing arrangements for the delivery of Part V provision.
8. Childcare demand analysis, including but not restricted to the justification for size of the proposed crèche, having regard to the existing childcare facility in the vicinity of the site, the likely demand and use for childcare places and the accommodation of additional requirement resulting from the proposed development.
9. A landscape plan clearly delineating public, semi-private and private spaces, and proposed boundary treatments. A report which addresses the concerns raised in the report of the planning authority's Parks and Landscape Services dated 21st January 2021.
10. A report addressing the issues raised in the report of Irish Water dated 8th February 2021 and the report of the planning authority's Drainage Planning dated 19th January 2021.
11. Where the applicant considers that the proposed strategic housing development would materially contravene the relevant development plan or local area plan, other than in relation to the zoning of the land, a statement indicating the plan objective(s) concerned and why permission should, nonetheless, be granted for the proposed development, having regard to a consideration specified in section 37(2)(b) of the Planning and Development Act 2000. Notices published pursuant to Section 8(1)(a) of the Act of 2016 and Article 292 (1) of the Regulations of 2017, shall refer to any such statement in the prescribed format. The notice and statement should clearly indicate which Planning Authority statutory plan it is proposed to materially contravene.

12. Information referred to in article 299B(1)(b)(ii)(II) and article 299B(1)(c) of the Planning and Development Regulations 2001-2018 (if an Environmental Impact Assessment report is not being submitted), should be submitted as a standalone document.

Also, pursuant to article 285(5)(a) of the Planning and Development (Strategic Housing Development) Regulations 2017, the prospective applicant is informed that the following authorities should be notified in the event of the making of an application arising from this notification in accordance with section 8(1)(b) of the Planning and Development (Housing) and Residential Tenancies Act 2016:

1. Department of Education and Skills
2. Irish Water
3. Dun Laoghaire Rathdown Childcare Committee

PLEASE NOTE:

Under section 6(9) of the Planning and Development (Housing) and Residential Tenancies Act 2016, neither the holding of a consultation under section 6, nor the forming of an opinion under that section, shall prejudice the performance by the Board, or the planning authority or authorities in whose area the proposed strategic housing development would be situated, of any other of their respective functions under the Planning and Development Acts 2000 to 2016 or any other enactment and cannot be relied upon in the formal planning process or in legal proceedings.

Tom Rabbette
Assistant Director of Planning
April, 2021

Specifically dealing with An Bord Pleanala's Pre-Application Consultation Opinion: (Issues 1-3)

Issue 1:

As noted throughout the Report, further design consideration has been given to the design of Blocks A1 - A4 having regard to the potential impacts on the residential amenities of the adjoining houses and visual impact on Clonkeen College. This has led to a number of adjustments in order to ensure that there will be no undue overshadowing or other potential negative impacts on the surrounding amenities, including an overall reduction in the height to six storeys including a setback top-most floor.

Boundary treatments between the proposed apartment blocks and Clonkeen College playing fields have also been softened with increased soft planting and palisade fencing as outlined in Section 3.4 of this report.

Issue 2:

We have addressed the Bord's concerns in relation to the proximity of Blocks B1 - B4 to the site's boundary to the rear gardens of dwellings on Meadow Vale, with the proposed units relocated to maintain a minimum distance of 11 meters to this boundary.

The configurations of these blocks has also been revised with the larger duplex units relocated to occupy ground and first floor levels, with generous private gardens provided to the rear. Balconies to the upper units have also been relocated to the front of the block so as to avoid any undue overlooking into the rear gardens of adjoining properties.

Issue 3:

Consideration has been given to the location of the areas of public open space with specific regard to passive surveillance / overlooking of these spaces. This has led to significant revisions to the landscaping scheme, with gardens and soft landscaping in-lieu of the previously proposed perimeter running track and a significant enlargement of the previously proposed open amenity green space at the heart of the scheme.



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