

2 Site Context

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2.1 Site Location

The application site extends to c.1.8 ha and is strategically located at the junction of Brewery Road (N31) and the N11 at Stillorgon, Blackcock, Co. Dublin. The site contains the following buildings:

- ‘The Lodge’
- ‘Former Oaktree Business Centre’
- ‘The Grange Select Marketing Suite’ and
- ‘Nos. 2 and 3 The Grange Cottages’

The extent of the site is set out below in Table 2.1



Figure 2.1 - Extent of Subject Site in Red

The lands subject of this planning application and EIAR are associated with an existing development known as ‘The Grange’, located along the N11 and Brewery Road (N31) in Stillorgon, Co. Dublin. The Grange is a residential development comprising 506 units and the current development site is located to the north west of the existing development.

The subject site is a prime underutilised suburban site with excellent connectivity to public transport and major areas of employment. The site is located within 2km of Sandyford Business Park, Central Park and South County Business Park and within 1km of Stillorgon Village Centre.

The site is located adjacent to the N11 Quality Bus Corridor. Bus services to the City Centre run every 6 minutes and the journey time to St Stephen’s Green is 31 minutes. The Sandyford LUAS stop on the Green Luas Line is located within a 10 - 15 minute walk of the site, with a journey time to the City Centre of 22 minutes.

2.2 Buildings on Site

Buildings on site comprise the following:

- The Lodge at Brewery Road Access Point (which is proposed for demolition)
- The Grange Select Marketing Suite and associated buildings along the N11 (which is proposed for demolition)

- Former Office Building known as Oak Tree Business Centre (which is proposed for demolition)
- Nos 2 & 3 The Grange Cottages (which are retained as part of this application)

The 3 buildings proposed for demolition in this case have a total floor area of c.1,398 sq m.

The Lodge

The Lodge building is a vacant 2 storey residential unit, constructed under the previous permissions for development of The Grange:



Figure 2.2 - View of The Lodge Building - to be demolished

Former Oaktree Business Centre

The Former Oaktree Business Centre is a vacant two storey commercial building, dating from the 1980s. It is at the end of its functional life and is not of any particular architectural merit.



Figure 2.3 - View of Oaktree Business Centre - to be demolished



Figure 2.4 - Aerial View of Oaktree Business Centre and vacant lands

The Grange Marketing Suite

The Grange Marketing Suite is a single storey building constructed for temporary purposes. The building is no longer in use.



Figure 2.5 – Marketing Suite

Context for Nos. 2 & 3 The Grange Cottages

Whilst the current application site includes Nos. 2 and 3 The Grange Cottages, the current proposal does not propose any substantial works to these units. We note that landscape proposals are delivered to improve the appearance of these units.

2.3 Context for No. 1 The Grange Cottage

The applicant's land ownership extends around No.1 Grange Cottages, which is occupied and in separate ownership. In this regard, the protection of established residential amenity has been a primary consideration for the design team in preparing the subject scheme. The Bord should note the fact that the applicant has engaged directly with the resident of No.1 Grange Cottage since acquisition of the subject lands and has provided regular updates on the progress of a new residential scheme for the lands proximate to The Cottage. The applicant's commitment to managing the overall development, improving Nos. 2 and 3 Grange Cottages in the short term, whilst also carrying out critical landscaping works has been welcomed and the resident of No.1 Grange Cottage is fully aware of the developing SHD scheme.

2.4 Development Proposed

The proposal envisaged for the site provides for 287 'Build to Rent' residential units, a crèche facility and, a residential tenant amenity space and is considered sub-threshold having regard to the following class of development as set out in the Regulations under Schedule 5, Part 2:

10. Infrastructure Projects

“(b)

(i) *Construction of more than 500 dwellings”.*

(iv) *Urban development which would involve an area greater than 2 hectares in the case of a business district, 10 hectares in the case of other parts of a built-up area and 20 hectares elsewhere.*

(In this paragraph, business district means a district within a city or town in which the predominant use is retail or commercial use)”.

The current development proposal provides for the demolition of The Lodge, Oaktree Business Centre, Grange Select Marketing Suite, Nos. 2 & 3 The Grange Cottages and the construction of 287 residential units, a crèche facility and residential amenity space. The proposal therefore falls below the thresholds set out above for mandatory Environmental Impact Assessment. Notwithstanding this, an EIAR has been prepared to accompany the subject strategic housing development application to An Bord Pleanála, having regard to the specific characteristics and features of this site, its size, and the cumulative quantum of development proposed.

We note specifically that the 287 residential units proposed are being delivered in addition to 506 permitted residential units at the existing Grange residential development. Furthermore, it is anticipated that there is potential for a further phase of development at this site and we note specifically the potential for an additional c. 300 units in this regard. Overall, it is considered that the future development of this site has potential for an additional c. 600 units.

Therefore, in consideration of the potential cumulative development for this site, it is considered that the proposal requires EIA in line with Schedule 5, Part 2 of the Planning and Development Regulations 2001 as amended.

We note also the Planning Authority in this case, Dun Laoghaire Rathdown County Council were of the considered view that the preparation of an Environmental Impact Assessment Report was required in this case.

2.5 Master Planning

Evidently, the applicant does not control the entirety of remaining lands to provide consolidated development to the N11 frontage. This current application therefore relates to a Phase 1 development on lands that can deliver critically required residential units. OMP Architects have developed a phased Masterplan approach to provide an indicative future context for consideration by An Bord Pleanala, which is enclosed herewith. There has been a carefully considered design approach to development to ensure that the subject application can be delivered without compromising existing amenity or the future potential for development addressing the N11.

The Masterplan successfully integrates this new phase of development with the existing built fabric of The Grange. The approach has been to set the blocks around a central garden, which complements the existing scheme and delivers significant enhancements to the public realm.

Overall, it is estimated that there is potential for a further c. 300 units as part of a Phase 2 development.

2.6 Planning History

A brief synopsis of the planning history pertaining to the overall Grange Development and the site subject of this pre-planning submission is set out below.

Permitted Grange Development

For the purposes of clarity, the applicant has identified the following summary table of relevant planning register references, which identify the permitted element of the Grange Development.

Block	Constructed under Planning Reference	Units Permitted	Total Units Permitted
A - Quartz	Reg. Ref. D03A/0750 & PL06D.206308	38	38
B1 - Coral	Reg. Ref. D03A/0750 & PL06D.206308 Reg. Ref. D05A/0831 & PL06D.214057	43 +6 (49)	49
B2 - Abalone	Reg. Ref. D03A/0750 & PL06D.206308 Reg. Ref. D05A/0831 & PL06D.214057	43 +6 (49)	49
B3 - Amber	Reg. Ref. D03A/0750 & PL06D.206308 Reg. Ref. D05A/0831 & PL06D.214057	43 +6 (49)	49
C - Jasper	Reg. Ref. D03A/0750 & PL06D.206308 D05A/1689	29 +4 (33)	33
D - Emerald	Reg. Ref. D03A/0750 & PL06D.206308 D14A/0015 D15A/0521	51 +1 (52) +2 (54)	54
E - Onyx	Reg. Ref. D03A/0750 & PL06D.206308 Reg. Ref. D05A/1016 & PL06D.214863	54 -11 (43)	43
F2 - Sapphire	Reg. Ref. D03A/0750 & PL06D.206308	70	70
G - Jade	Reg. Ref. D03A/0750 & PL06D.206308 Reg. Ref. D06A/0073 & PL06D.217060 D06A/0073/E	107 (+13) 120 (+13) 120	120
Gate Lodge	D06A/1570	1	1
506 Units Permitted Development Known as 'The Grange'			

Figure 2.6 - Permitted Development at The Grange and Relevant Register References

We note that there are additional planning register references pertaining to the overall development, but those outlined above are considered relevant in the context of the built element on site.

Subject Site

We can confirm that there is 1 recent application of relevance to the site subject of the current residential proposal, which is further detailed below. The outcome of the planning process in 2007 has directly informed the design team on the key issues to be addressed in the current proposal.

Reg. Ref. D07A/1771 & PL06D.228499

On **21 December 2007**, a planning application was lodged for development generally comprising 87 no. residential units, a leisure centre (2,157 sq m) and 139 no. car parking spaces.

The proposal took the form of 2 residential blocks:

- H1 - 5 storey over basement level
- H2 - 9 storey over basement level

The extent of the site layout is set out below.

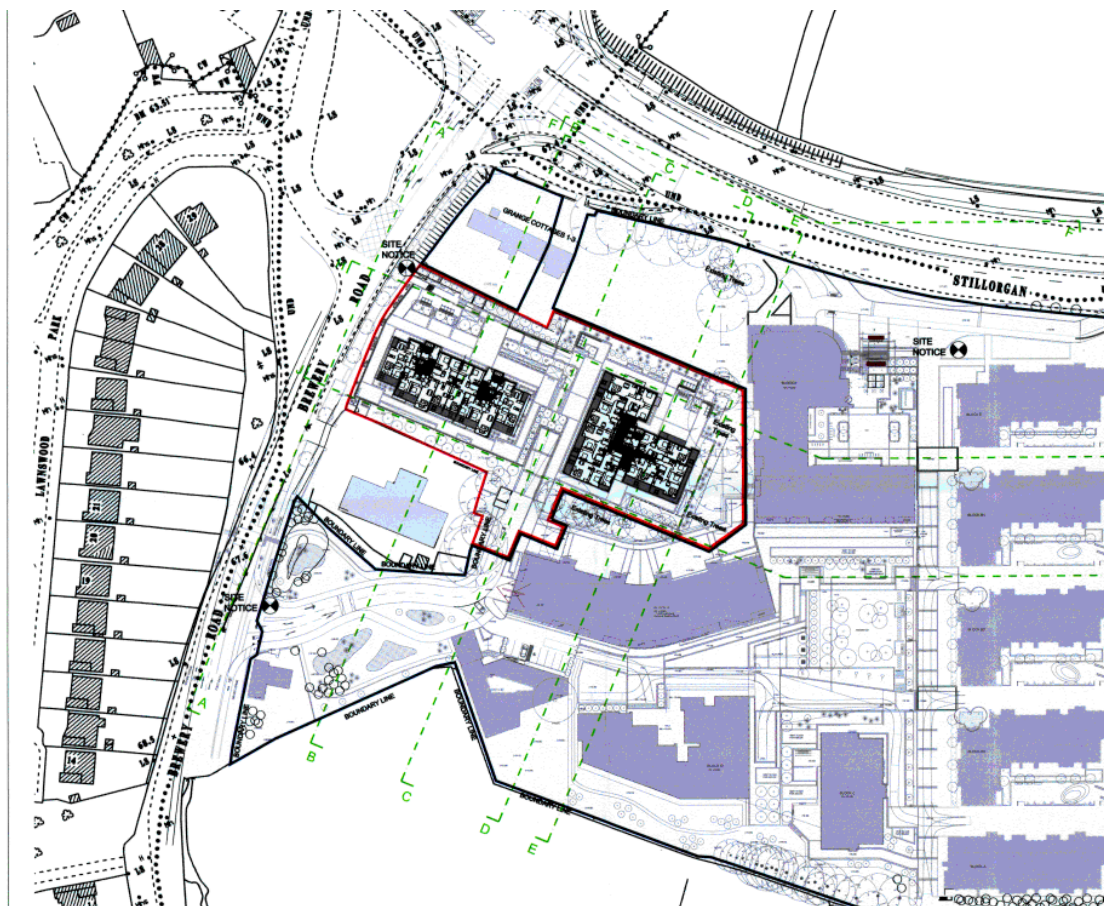


Figure 2.7 - Overall Site Layout

The Planning Authority refused permission for the proposal on **28 February 2008** for the following reasons:

“1. Having regard to the design, height, scale, and layout of the proposed development in close proximity to site boundaries and adjoining 1-2 storey buildings, it is considered that the proposed development would be visually obtrusive, particularly when viewed from Brewery Road and travelling south along the N11. It is considered that the proposed development is excessive and would constitute overdevelopment of the site. The proposed development would seriously injure the amenities, and depreciate the value, of property in the vicinity and would therefore be contrary to the proper planning and sustainable development of the area.

2. It is considered that the significant intensification of, and the change in use of the site together with the cumulative increase in floor area and residential density, when taken in conjunction with the parent permission and subsequent amendments would unacceptably erode the permitted mix of use within the overall scheme know as 'The Grange'. The proposed development would result in excessive residential density, would result in an unacceptable mix of accommodation type, set a poor precedent in the area and would be contrary to policy RES7: 'Housing Mix' of the County Development Plan 2004-2010. The proposed development would be contrary to the proper planning and sustainable development of the area.

3. Having regard to the height, scale, and layout, particularly the limited separation distance of 19.395m between proposed block H1 and H2, the proposed development would result a substandard quality of private amenity space due to overlooking and block H2 would have an overbearing impact on Block H1. It is considered that the development would fail to provide an

adequate standard of residential amenity for its future occupants and would fail to meet minimum standards of section 5.5.4: 'Apartment Development', of the County Development Plan 2004-2010. The proposed development would therefore be contrary to the proper planning and sustainable development of the area.

4. Having regard to the proposed increase in residential units and the failure to provide additional public open space or additional childcare facilities, to serve the proposed residential development or overall scheme, the proposed development would fail to meet the requirements of policy RES17: 'Childcare' and section 5.5.4: 'Apartment Development' of the County Development Plan 2004-2010. The proposed development would therefore be contrary to the proper planning and sustainable development of the area."

The proposal was the subject of a first party appeal against the decision issued by Dun Laoghaire Rathdown to An Bord Pleanála.

Revised plans were submitted at Appeal Stage and the following amendments were noted:

- **The height of Block H2 was reduced from 9 storeys to 7 storeys.**
- **The number of apartments was reduced from 87 to 73 units (now 45 units contained in Block H2).**
- **The mix of unit types was amended to 10x3bed units, 57x2bed units and 6x1bed units.**
- **Modifications to Block H1 to reduce overlooking.**

The appeal was lodged on 25 March 2008 and a decision was issued to refuse permission for the proposal on 28 October 2008:

"1. Having regard to the scale and height of buildings adjacent to the site, it is considered that by reason of height, scale and massing, the proposed development fails to respond to the pattern of development in this part of the overall site, would have an overbearing impact on the adjoining property and would constitute an overly obtrusive and incongruous feature in the area, in particular with regard to the view from Brewery Road The proposed development would, therefore, seriously injure the amenities of the area and of property in the vicinity and would be contrary to the proper planning and sustainable development of the area.

2. It is considered that the change of use of the site, together with the cumulative increase in floor area and residential density, when taken in conjunction with the parent permission and subsequent amendments, would unacceptably further erode the original permitted mix of use within the overall scheme. The proposed development would result in excessive residential density, an unacceptable mix of accommodation types and would be contrary to the policy RES7 of the Dun Laoghaire-Rathdown County Development Plan 2004-2010. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

3. Having regard to the separation distances recommended for apartment development in the Dun Laoghaire-Rathdown County Development Plan 2004-2010, and to the relationship of the proposed blocks to each other and to adjoining blocks in the scheme, it is considered that the proposal would result in an unacceptable level of overlooking between blocks which would detract from the quality of the private open space and would result in an overbearing relationship between adjoining blocks in the scheme. As such the proposal would constitute overdevelopment and would be contrary to the proper planning and sustainable development of the area.

4. Having regard to the increase in the number and size of the residential units being proposed, it is considered that the proposal is inadequate in the provision of quality useable public open space.

5. Having regard to the policy on childcare in the Dun Laoghaire-Rathdown County Development Plan, the applicants have not demonstrated that the existing crèche facility is capable of accommodating the increase in residential units proposed. The proposed

development would, therefore, be contrary to the proper planning and sustainable development of the area.”

The above decision has been considered in significant detail by the design team and has driven the direction of the design now submitted.

Older Permissions

- The Lodge forming part of the subject site was permitted as part of the overall Grange development under Reg. Ref. D06A/1570 as set in Section 6.1 above.
- There also exists a historic planning permission file for the Oaktree Business Centre. Our understanding is that permission was granted for this permission under Reg. Refs. TA 2143 (1981 parent permission file), WA 2546 (1982 alterations file) and 91A/0632 (1991 alterations file).
- There is no apparent permission for the marketing suite, which was constructed c. 2005. The current application seeks permission for demolition of this building as referenced above.