

Planning Report

Proposed SHD

**Lands at 'St. Joseph's House',
and adjoining properties at
Brewery Road and
Leopardstown Road, Dublin 18**

**On behalf of
Homeland Silverpines Limited**



September 2021



Planning & Development Consultants
63 York Road,
Dun Laoghaire,
Co. Dublin
www.brockmcclure.ie

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1 EXECUTIVE SUMMARY

We, Brock McClure Planning & Development Consultants, 63 York Road, Dun Laoghaire, Co. Dublin, have prepared this Planning Report on behalf of **Homeland Silverpines Limited, Sandford Road, Ranelagh, Dublin 6** for a Strategic Housing Development proposal on lands at St. Joseph's House and adjoining properties at Brewery Road and Leopardstown Road, Dublin 18.

A summary of the main points of this report are set out below:

1.1 The Site

1. The subject site is located between Brewery Road and Leopardstown Road in Dublin 18 and has excellent connectivity to local public transport (Bus and Luas), local recreational amenities and major areas of employment.
2. The site has direct frontage onto Leopardstown Road; is located adjacent to residential developments at Silverpines, The Chase and Leopardstown Lawn and the Anne Sullivan Centre (a centre for people who are deafblind); and is located adjacent to Leopardstown Park and greenway. The site is currently served by vehicular /pedestrian access from Brewery Road (via Silverpines) and via 10 no. access points located at Leopardstown Road.
3. In total, the application red line site boundary extends to an overall site area of c.2.74 ha (gross site area). The main development site comprises an area of c. 2.58 ha (net site area). There are additional lands (of approx. 0.16 ha) included within the red line site boundary, which provide for service connections and access proposals along Leopardstown Road.
4. Properties at St. Joseph's House, Madona House, Annaghkeen and Dalwhinnie House are owned by Homeland Silverpines Limited. All other properties are in third party ownership and the necessary letters of consent are enclosed with this application as Appendix 1. We also note the inclusion of a letter of consent from the Planning Authority of Dun Laoghaire Rathdown County Council for the inclusion of lands maintained/controlled by them in this application. The inclusion of these lands is for road upgrade and service connections.
5. The site comprises 11 structures in total including:

St. Joseph's House (A Protected Structure), which is currently vacant. Its most recent use was a residential care facility for the Adult Deaf & Deaf Blind, who have now vacated the property.

10 Residential Dwellings known as 'Annaghkeen', Dalwhinnie', 'Madona House, 'Alhambra', 'Souk El Raab', 'Calador', 'Cloonagh', 'The Crossing', Wellbrook' and 'Woodleigh'.

It is proposed to demolish the 10 residential dwellings and refurbish and change the use of St. Joseph's House from a former residential care facility to individual residential units and a childcare facility.

For clarity, we can confirm that properties at St. Joseph's House, Annaghkeen, Dalwhinnie, Alhambra, Calador and Wellbrook are all currently unoccupied with the remainder of the properties all occupied.

1.2 The Proposal

The proposed development will provide for a 2-10 storey development in 6 Blocks (A - F) summarised as follows:

1. The demolition of the 10 no. residential properties and associated outbuildings;
2. The refurbishment, separation and material change of use of Saint Joseph's House (a Protected Structure) from residential care facility to residential use and a childcare facility (Block E); and
3. The construction of a new build element to include a residential amenity space and a café (Blocks A, B, C, D and F).

The extent of the site layout for consideration is identified below:



Figure 1 - Proposed Site Plan

1.3 Planning History

1. In 2018, planning permission was granted for a development (Reg. Ref. D17A/0337 & ABP Ref. PLo6D. 249248) on a portion of the current site under consideration. Under this permission, 131 residential units were permitted (126 apartments and 5 Town houses). A grant of permission for this proposal was issued from An Bord Pleanála in May 2018. The permission issued is for 7 years and expires in 2025.
2. Since the issue of the final grant of permission in 2018, there has been a significant shift in planning policy by way of the publication of national policy documents and ministerial guidelines including 'Project Ireland 2040: National Planning Framework' (2019), The 'Sustainable Urban Housing: Design Standards for New Apartments - Guidelines for Planning Authorities (2020)' and 'Urban Development and Building Heights: Guidelines for Planning Authorities (2018)'. These documents now place significant emphasis on the delivery of additional height, flexibility on residential mix, increased residential densities and reduced levels of parking at locations proximate to public transport. This planning application is lodged in the context of these recent publications.
3. In addition to this, additional lands along Leopardstown Road have (since the issue of the previous decision for the) become available for development. The current site, the subject of this application, now comprises the lands subject of the permission referenced above together with a number of additional detached properties along Leopardstown Road.
4. The inclusion of the lands concerned form an opportunity to deliver on a sustainable approach to appropriate residential density at this site ensuring that a larger site area is achieved and a new streetscape with upgraded public realm is delivered on Leopardstown Road.

The permitted site layout for Reg. Ref. D17A/0337 & ABP Ref. PLo6D. 249248 is set out as follows:



Figure 9 - Permitted Development

1.4 Planning Context

1. The entirety of the site is zoned 'Objective A' under the Dun Laoghaire Rathdown Development Plan 2016-2022.
2. There is an objective along the north - eastern boundary of the site to '*protect and preserve trees and woodlands*'.
3. There is a protected structure located on the overall site (St. Joseph's House).
4. The site contains 1 no. protected structure (St. Joseph's House) and is located adjacent to, but not included within the Arkle Square Architectural Conservation Area.

Full details on the planning context governing the site is included in the Statement of Consistency enclosed with this application.

2 INTRODUCTION

Our Client **Homeland Silverpines Limited, 8 Sandford Road, Dublin 6, D06 REH4** has instructed **Brock McClure Consultants, 63 York Road, Co. Dublin** to lodge this Strategic Housing Development (SHD) application to An Bord Pleanála.

This planning report is intended to specify the rationale behind the subject proposal; to identify compliance with relevant statutory documentation; and to provide a detailed description of the proposal for the benefit of An Bord Pleanála.

2.1 Context for the lodgement of this Planning Application

This strategic housing development planning application is lodged in accordance with Part 2 Section 4 (1) of the Planning & Development (Housing) and Residential Tenancies Act 2016, (as amended) which sets out the following requirements:

(1) Subject to subsection (4), during the specified period and notwithstanding anything to the contrary contained in any other provision of the Planning and Development Acts 2000 to 2016—

(a) an application for permission for a strategic housing development shall—

(i) be made to the Board under this section and not to a planning authority, other than an application for permission, the purpose of which is as set out in section 34(3A) of the Act of 2000,

(ii) be so made only where section 6(7)(b) applies or, in the case that a request is made under section 7(1), when the Board has complied with the request pursuant to section 7(2),

(iii) be so made only where the applicant for permission has fulfilled the requirements set out in section 8,

(iv) be in such form and contain such information as is prescribed, and (v) be accompanied by the appropriate fee,

and

(b) a copy of the application, shall be sent by the applicant to the planning authority or authorities in whose area or areas the proposed strategic housing development would be situated.

This planning application is lodged in compliance with the above requirements and particularly those set out in Section 8 of the Planning & Development (Housing) and Residential Tenancies Act 2016, (as amended).

2.2 Hard and Digital Copies

In addition, we confirm specifically that:

- 2 hard copies and 3 digital copies of all material is now submitted for review by An Bord Pleanála.
- 6 hard copies and 1 digital copy of all material has been issued to the Planning Authority of Dun Laoghaire-Rathdown County Council.

1 digital copy has been sent to Prescribed Bodies listed in the ABP Opinion. We note that prescribed bodies have confirmed that they do not require a hard copy of the application with their preference clearly cited for a digital copy only.

Furthermore, as required under article 301(3) of the Regulations of 2017, a copy of the SHD application is available for inspection on the following dedicated website www.sjhshd.ie

2.3 Quality Control

Brock McClure and the wider design team are committed to consistently monitoring the quality of both planning and EIAR documentation prepared both in draft form and before they are finalised, published and submitted to the appropriate competent authority taking into account latest best-practice procedure, legislation and policy.

Every effort has been made to ensure that documentation is consistent with appropriate referencing throughout in this case. Minor inconsistencies between documentation is however always possible and whilst we do not foresee this as having a fundamental impact to the assessment of the key principles of this scheme, we trust that a reasoned approach will be taken should this case arise.

3 THE APPLICANT & DESIGN TEAM

The applicant is identified as Homeland Silverpines Limited, part of the Homeland Group, who specialise in the restoration of protected buildings and the delivery of residential development.

The Homeland Group has appointed an experienced design team to prepare this Strategic House Development planning application as follows:

- O'Mahony Pike - Design Architects
- Brock McClure - Planning Consultants
- Barrett Mahony - Consulting Engineers
- Mitchell & Associates - Landscape Architects
- The Tree File - Arboricultural Consultants
- Wildlife Surveys - Ecologists
- ARC - Architectural Consultants (Sunlight and Daylight)
- Fallon Design - Energy and Electrical Engineers
- Modelworks - Visual Consultants
- BFluid - Microclimate Consultants
- Aramark Property Consultants
- AWN - Noise and Construction Management
- ILTP - Traffic and Transport Consultants
- O'Herlihy Access Consultants - Universal Access Consultants
- ISM - Telecommunication Specialists
- IE Consulting - Water/Civil Engineers
- Slattery Conservation - Conservation Specialists
- Rubicon Heritage Specialists - Archaeological and Cultural Heritage



4 THE SITE

The subject site is identified in the Figure below for the purposes of this report.



Figure 2 - Aerial View of the Site

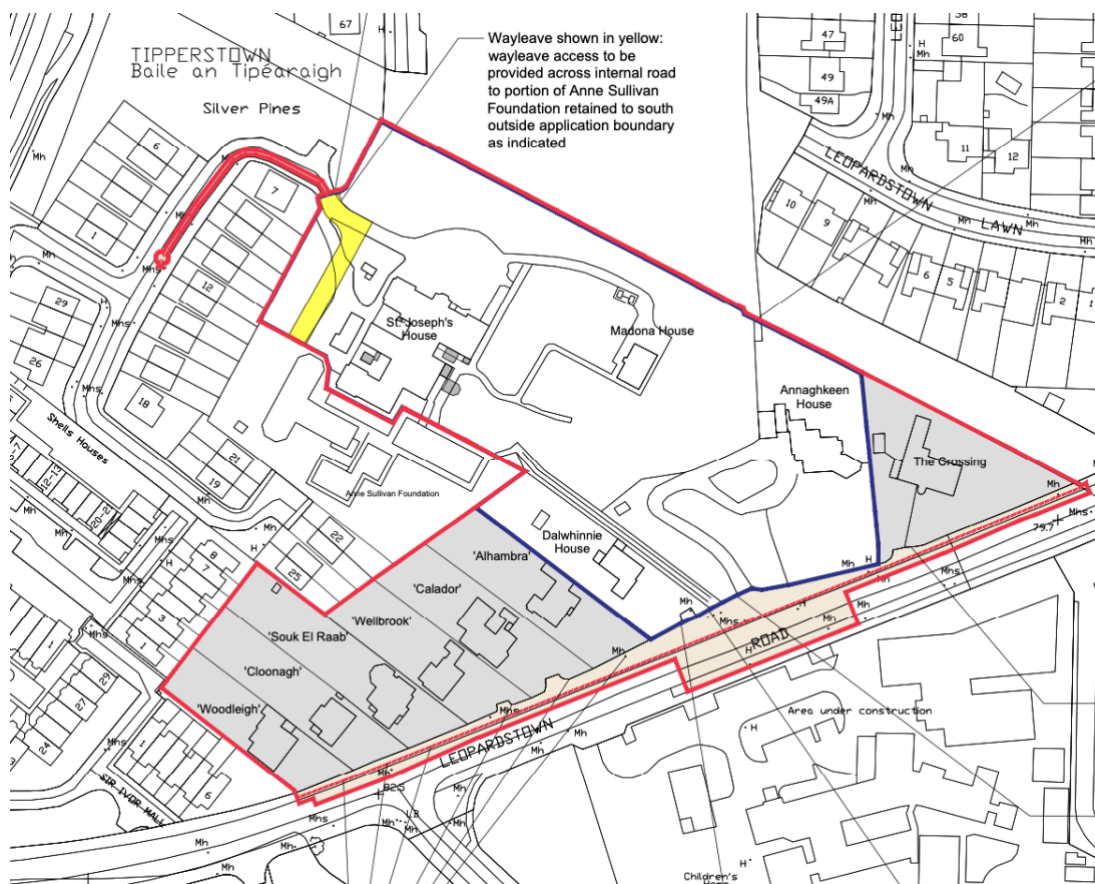


Figure 3 - Site Location Plan Extract

4.1 Site Area

In total, the application red line site boundary extends to an overall site area of c.2.74 ha (gross site area). The main development site comprises an area of c. 2.58 ha (net site area). There are additional lands (of approx. 0.16 ha) included within the red line site boundary, which provide for service connections and access proposals along Leopardstown Road.

4.2 Site Location & Context

The site is located between Brewery Road and Leopardstown Road in Dublin 18 and has significant and direct frontage onto Leopardstown Road. The site is located adjacent to residential developments at Silverpines, The Chase (an Architectural Conservation Area) and Leopardstown Lawn, The Anne Sullivan Centre and is also located adjacent to Leopardstown Park and greenway.

The site is currently served by vehicular /pedestrian access from Brewery Road (via Silverpines) and via 10 no. access points located at Leopardstown Road.



Figure 4 – Site Location and Context

4.3 Public Transport Accessibility

The site is well served by public transport with the site located 600m and 700m from the Central Park and Sandyford Luas stops, which in turn provide a direct connection north to Dublin City Centre and beyond. This stop is on the Green Luas line and journey time to St. Stephen's Green is 26 minutes with services running every 3-5 minutes during peak times (7-10am and 4-7pm Monday – Friday; 11am – 8pm Saturday, Sunday and Bank Holiday Mondays) and 10-15 minutes at off peak times (operating hours other than peak times set out). With covid restrictions in place (at the time of writing), the Luas is currently operating at 50% capacity.

In addition, the site is located in close proximity to the N11 public transport corridor, which is a quality bus corridor/bus priority route. Distances to the nearest bus stops are 900m or 11 minutes walking time. Travel time to St. Stephen's Green is 25 mins.

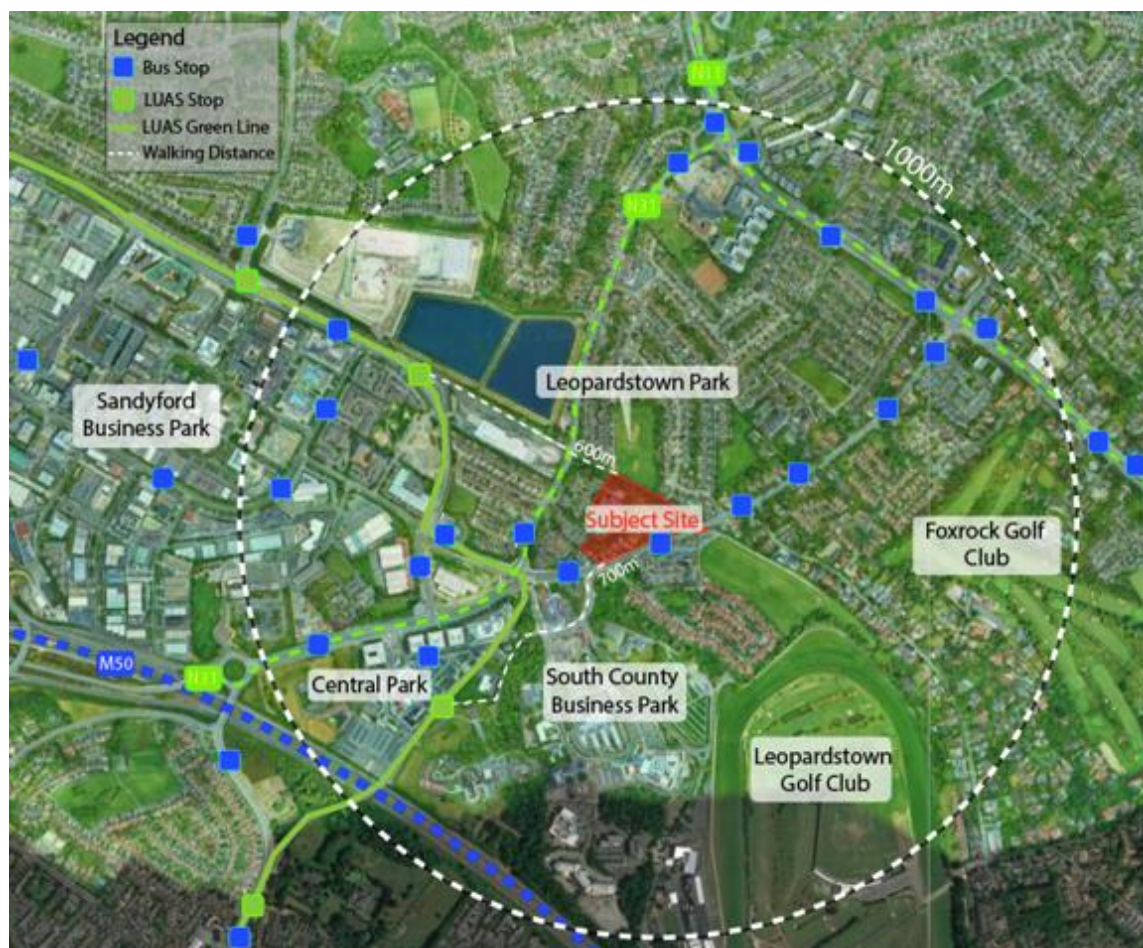


Figure 5 - Public Transport and Local Landmarks

In addition, there are a number of regular bus services on the R113 Leopardstown Road, N31 Brewery Road and N11 Stillorgan Road. The N11 is a primary arterial route connecting the suburbs of south Dublin with the city center. The closest bus stop on the N11 is approximately 16 minute walk away from the centre of the subject site, and is served by the 46A, 70, 75, 84X and 145 bus routes with services between the city centre at 10 minute intervals at peak periods.

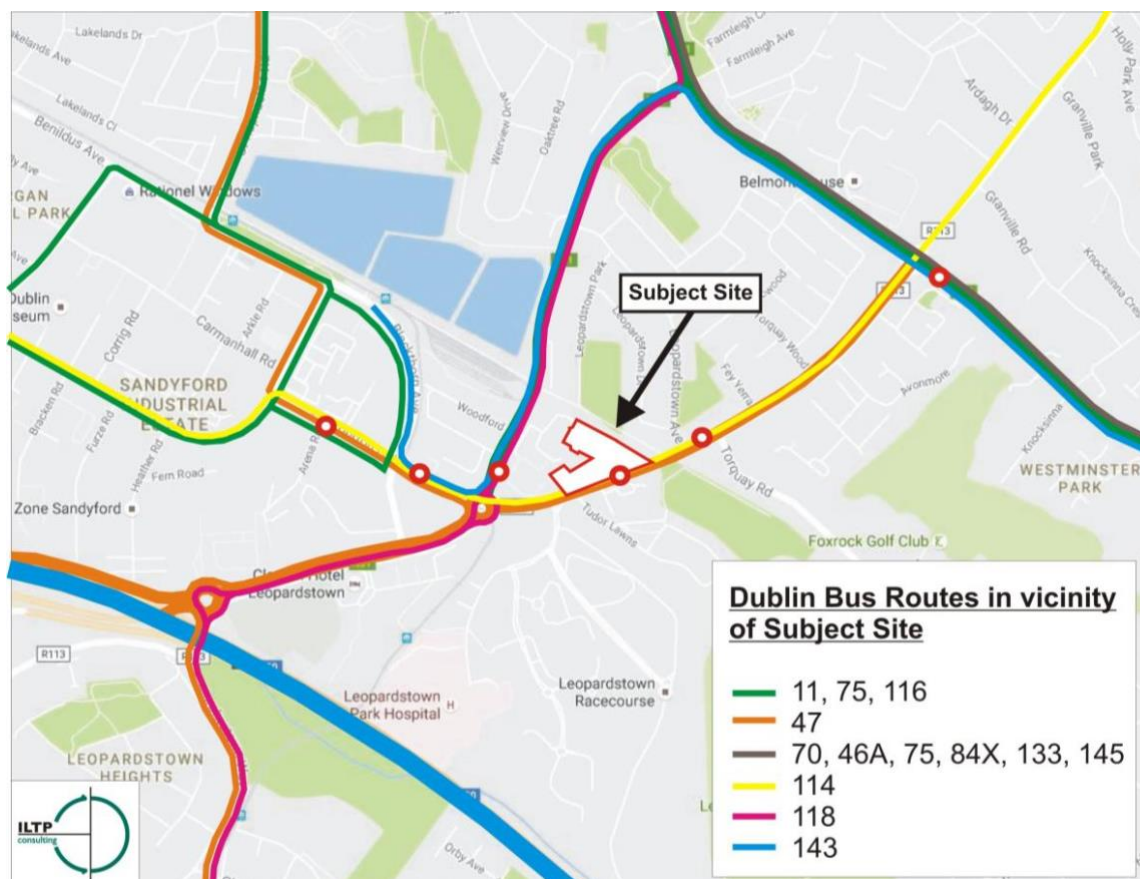


Figure 6 Bus Routes in the vicinity of the proposed development

4.4 Planning Context

1. The entirety of the site is zoned 'Objective A' under the Dun Laoghaire Rathdown Development Plan 2016-2022.
2. There is an objective along the north - eastern boundary of the site to 'protect and preserve trees and woodlands'.
3. There is a protected structure located on the overall site (St. Joseph's House).
4. The site contains 1 no. protected structure (St. Joseph's House) and is located adjacent to, but not included within the Arkle Square Architectural Conservation Area.

4.5 Local Amenities

The site is also proximate to a number of local amenities as follows:

- ① Stillorgane LUAS Station
- ② Sandymount LUAS Station
- ③ Central Park LUAS Station
- ④ Glencairn LUAS Station
- ⑤ Sandymount LUAS Depot
- ⑥ St Raphael's Secondary School
- ⑦ Sandymount Business Park
- ⑧ Central Park
- ⑨ Leopardstown Park Hospital
- ⑩ Leopardstown Tennis Club
- ⑪ Leopardstown Racecourse
- ⑫ Leopardstown Golf Centre
- ⑬ Foxrock Golf Club
- ⑭ Setanta Special School
- ⑮ The Liturgical Centre
- Stillorgane Road - Quality Bus Corridor
- M50



Figure 6 - Local Amenities and Context

4.6 Buildings on Site

The site comprises 11 structures in total including:

1. **St. Joseph's House (A Protected Structure)**, which is currently vacant and has been since February 2021. Its most recent use was a residential care facility for the Adult Deaf & Deaf Blind.
2. **10 Residential Dwellings** known as 'Annaghkeen' (2 storeys), Dalwhinnie (2 storeys)', 'Madona House (single storey), 'Alhambra' (2 storey), 'Souk El Raab' (2 storey), 'Calador' (2 storey), 'Cloonagh' (2 storey), 'The Crossing' (single storey), 'Wellbrook' (2 storey) and 'Woodleigh' (2 storey).

It is proposed to demolish the 10 residential dwellings and refurbish and change the use of St. Joseph's House from a former residential care facility to individual residential units and a childcare facility.

For clarity, we can confirm that properties at St. Joseph's House, Annaghkeen, Dalwhinnie, Alhambra, Calador and Wellbrook are all currently vacant residential properties with the remainder of the properties all occupied.

Properties at St. Joseph's House, Madona House, Annaghkeen and Dalwhinnie House are owned by Homeland Silverpines Limited. For clarity, we wish to confirm that Madona House has been referred to as Marian Villa under a previous application for this site. The change in name refers to an update to the postal address for this property under Eircode.ie, which the applicant has referred to for details on formal site addresses for the properties included in this application.

All other properties are in third party ownership by Homeland CHB Ltd., and the necessary letter of consent is enclosed with this application as Appendix 1. We also note the inclusion of a letter of consent from the Planning Authority of Dun Laoghaire Rathdown County Council for the inclusion of lands maintained/controlled by them for lands included with this application enclosed within Appendix 1. The inclusion of these lands is for road upgrade and service connection.

In terms of site acquisition and ownership details, we can confirm the following details for the file:

Property	Owner	Acquired by Homeland Silverpines Limited/Homeland CHB Ltd
St Joseph's House	Homeland Silverpines Limited	05.02.2016 Property vacant since February 2021
Madona House	Homeland Silverpines Limited	
Annaghkeen	Homeland Silverpines Limited	19.03.2019
Dalwhinnie	Homeland Silverpines Limited	20.02.2019
Alhambra	Homeland CHB Ltd	17.09.2019
Souk El Raab	Breffni Byrne	14/02/2021
Calador	Homeland CHB Ltd	17.09.2019
Cloonagh	Denis Elliott	09/12/2019
The Crossing	Homeland CHB Ltd	25.02.2020
Wellbrook	Homeland CHB Ltd	17.09.2019
Woodleigh	Jim Lawlor	02/01/2020

St. Joseph's House

St. Joseph's House is currently vacant and was formerly in use (until February 2021) as a residential care facility for the Catholic Institute for Deaf People. The building is identified as protected structure under the Dún Laoghaire Rathdown County Development Plan 2016-2022 as follows:

St. Joseph's House (for Adult Deaf and Deaf Blind) – RPS No. 1548

A description of the structure is set out in the enclosed material from David Slattery Conservation Architects. A number of photos of the building (taken by Modelworks) are included below.



Figure 7 - St. Joseph's Protected Structure



Figure 8 - St. Joseph's House

10 Residential Dwellings

The residential dwellings on site at 'Madona House', 'Annaghkeen', 'Dalwhinnie', 'The Crossing', 'Alhambra', 'Calador', 'Wellbrook', 'Souk El Raab', 'Cloonagh', and 'Woodleigh' are all either currently in residential use or are proposed for demolition within the current scheme.

We refer to the enclosed demolition drawings prepared by O'Mahony Pike Architects and enclosed herewith for further details on these properties.

4.7 Taken In Charge

We wish to confirm for the Planning file that lands at Silverpines, The Chase and Leopardstown Park are all taken in charge by the Planning Authority. Appendix 2 enclosed with this report, confirms this position.

4.8 References to 'Berwick Pines'

The subject site has been formally identified as St. Joseph's House and Adjoining Properties, Brewery Road and Leopardstown Road, Dublin 18. However, we note that there may be documentation enclosed with this application which refers to the site as 'Berwick Pines'. The reference 'Berwick Pines' was the name given to the previous scheme permitted under Reg. Ref. D17A/0337 & ABP Ref. PLo6D. 249248 by way of compliance. This reference is drawn to the attention of An Bord, should any queries arise on the referencing of the scheme.

5 PLANNING HISTORY

A brief synopsis of the planning history pertaining to the overall subject site of this planning application is set out below.

5.1 Subject Site

Reg. Ref. D17A/0337 & ABP Ref. PL06D. 249248

In 2018, planning permission was granted for a development on a portion of the current site under consideration. Under this permission, 131 residential units were permitted (126 apartments and 5 Town houses). The site layout for this permission was as follows:



Figure 9 - Permitted Development

In summary:

- Block A as permitted delivered 49 residential units
- Block B as permitted delivered 58 residential units
- Block C as permitted delivered 11 residential units
- Block D as permitted delivered 5 town house units
- St. Joseph's House delivered 8 residential units, a crèche facility of 268 sq m and residential tenant amenity facility or clubhouse of 112 sq m.

A grant of permission was issued from An Bord Pleanála for the development in May 2018. The permission issued is for 7 years and expires in 2025.

Since the final grant of permission there has been a significant shift in planning policy in relation to building height, residential density and car parking. We refer specifically to the publication of the following national policy document and ministerial guidelines:

- 'Project Ireland 2040: National Planning Framework', 2019
- The 'Sustainable Urban Housing: Design Standards for New Apartments - Guidelines for Planning Authorities (2020)' and
- 'Urban Development and Building Heights: Guidelines for Planning Authorities (2018)'.

These documents are now placing significant emphasis on the delivery of additional height, flexibility on residential mix, increased residential densities and reduced levels of parking at locations proximate to public transport.

In addition to this, additional lands along Leopardstown Road have (since the issue to the above decision) become available for development. The current site, now comprises the lands formerly part of the application referenced above with the addition of a number of additional detached properties along Leopardstown Road.

The inclusion of the additional lands concerned form an opportunity to deliver on a sustainable approach to appropriate residential density at this site and a new streetscape with upgraded public realm is delivered on Leopardstown Road.

For comparison purposes, the Site Location Plans associated with the above permission and the current proposal are set out below. The red line boundaries, clearly set out the difference in application areas.

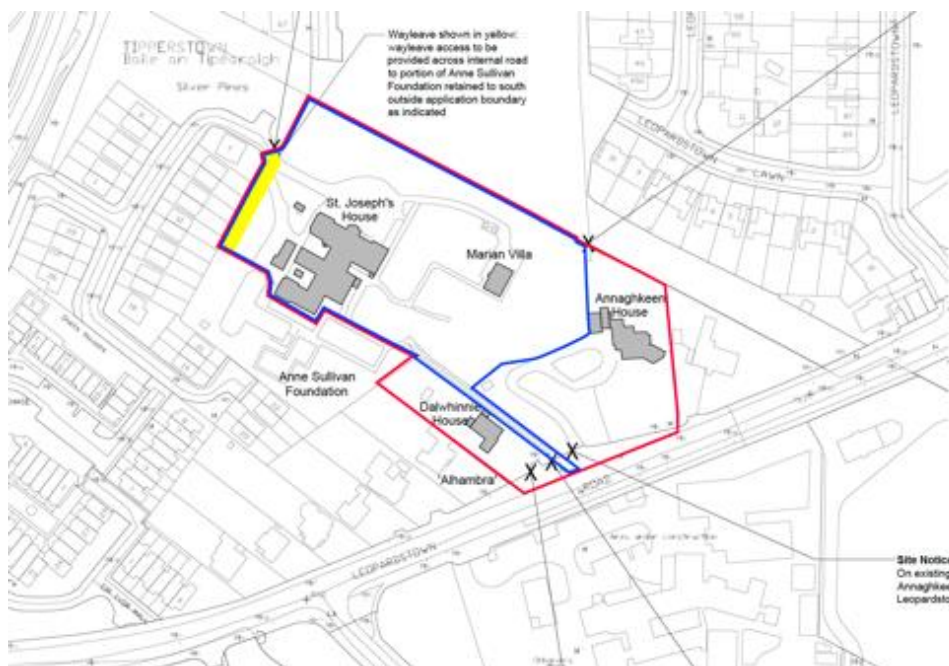


Figure 10 - Site Location Plan / Application Site Boundary Reg. Ref. D17A/0337 & ABP Ref. PL06D. 249248

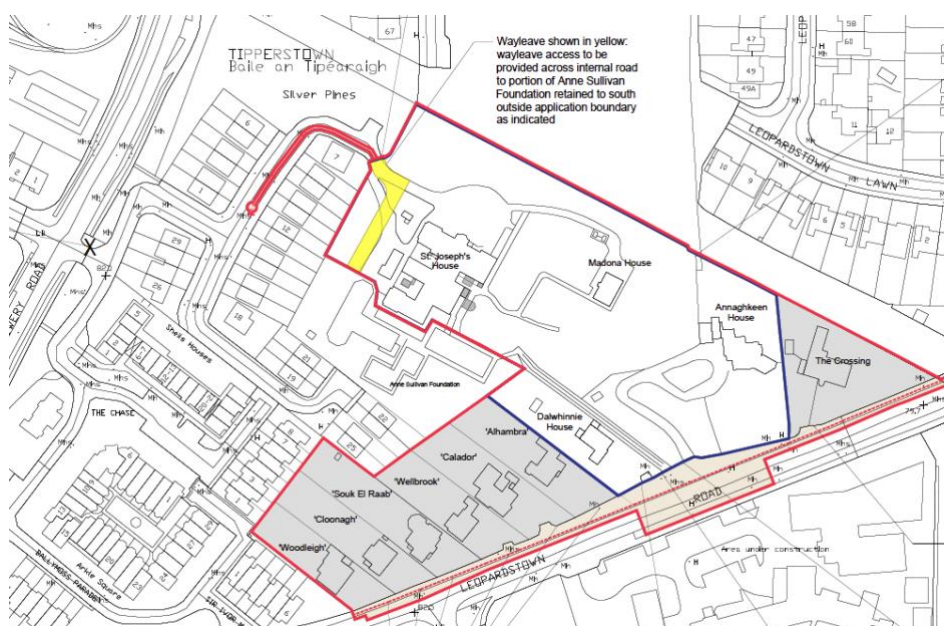


Figure 11 - Current Site Location Plan/Application Site Boundary

Tree Clearance

Tree clearance works have taken place across a portion of the current site, which are works attributable to proposals for tree removal permitted under Reg Ref D17A/0337 and ABP Ref. PL06D.249248). The current application and proposals have incorporated these works into the current arboricultural survey to ensure that the current arboricultural information is reflective of the present on-site condition for trees.

Other Site Planning History

Some other minor planning history pertaining to the subject site is outlined below.

1. St. Joseph's House

The planning history below relates to the property on site referred to as 'St. Joseph's'.

Reg. Ref. G-2389: The Catholic Institute for the Deaf, sought permission in November 1974 for the following development: *"Single storey bedroom unit to replace existing accommodation."* On assessment of the proposal, the Planning Authority issued a decision to grant permission for the proposal in January 1975.

Reg. Ref. 86A/968: The Dominican Sisters, sought permission in July 1986 for the following development: *"Two permanent single storey therapy units."* On assessment of the proposal, the Planning Authority issued a decision to grant permission for this proposal in October 1986.

Reg. Ref. D96A/0003: The Dominican Sisters/Catholic Institute for the Deaf, sought permission in January 1996 for the following development: *"Single storey 8-bedroom residence for adult deaf/blind."* On assessment of the proposal, the Planning Authority issued a decision to grant permission in February 1996.

2. Madona House

Reg. Ref. 88A/798: The Dominican Sisters, sought permission in 1988 for the following development: *"Single storey residence at Saint-Joseph's House, Brewery Road, Stillorgan."*

On assessment of the proposal, the Planning Authority issued a decision to grant permission for the proposal in October 1988. Following this decision, a first Party appeal was lodged in September 1988, against the condition No. 4 regarding a financial contribution. In February 1989, the Bord issued a decision to grant permission and amended Condition 4 as appropriate.

In addition to the above, we note that there were a number of applications for fire safety certificates, which are not considered relevant for the purposes of consideration in relation to this planning application.

3. 'Annaghkeen'

The planning history listed below relates to the site at 'Annaghkeen'.

Reg. Ref. D98A/0349: Brendan Daly sought permission for a new entrance off Leopardstown Road to serve the existing house and for the erection of a 2.4-metre-high fence to divide the property internally. The development sought was identified as follows:

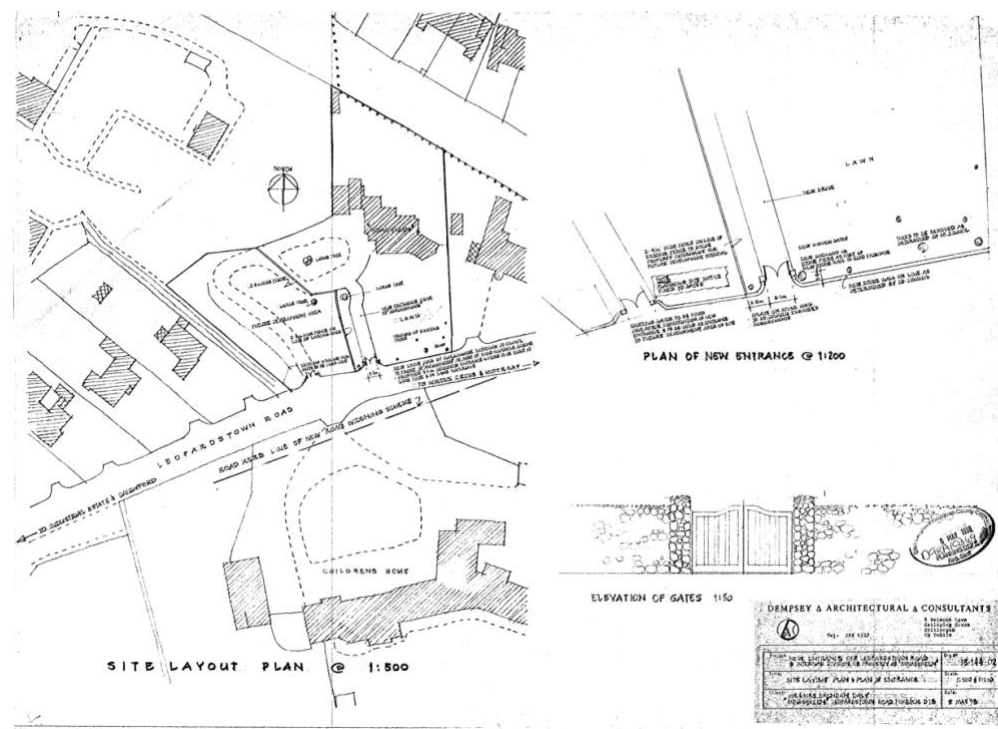


Figure 12 - New Entrance Proposal

Permission was refused for the following reasons:

1. In the absence of information as to the future use of the sub-divided area the proposed sub-division would lead to a site with no obvious use or access which could become an eyesore and therefore would be contrary to the proper planning and development of the area.
2. The provision of an additional access to the Leopardstown Road would be contrary to good planning, as it would tend to reduce the capacity and safety characteristics of the new Leopardstown Road.

4. 'Alhambra', 'Dalwhinnie', 'Calador', 'Wellbrook', 'Souk El Raab', 'Cloonagh', 'the Crossing', and 'Woodleigh'

There is no significant planning history identified for these properties.

5.2 Surrounding Context

A full list of all planning applications permitted within the last 5 years within a 1km radius of the subject site over 2 units in included as an appendix to Chapter 2 of the EIAR enclosed herewith.

5.3 Statutory Notice Check

Section 17 of the Planning Application Form sets out a requirement to consider the following vis a vis the subject site:

Do any statutory notices (e.g. Fire Safety, Enforcement, Dangerous Buildings, Derelict Sites, Building Control etc.) apply to the site and/or any building thereon?

We note that there are no notices of immediate relevance to the subject site.

6 SECTION 247 PRE - PLANNING

Details on the Pre-Planning Meetings held are set out in brief below.

6.1 Pre-Planning 1

A pre-planning submission was lodged with the Planning Authority in October 2019. A formal pre-planning meeting was subsequently held in the office of Dun Laoghaire Rathdown County Council on the 5 November 2019 to discuss the merits of the proposal. We have grouped the key points raised by DLRCC at this meeting by theme as follows:

Planning

1. The lease on St. Joseph's House was confirmed as being in place until February 2021.
2. Tree Impact Assessment should confirm category of trees.
3. Dual aspect of 50% was required.
4. Daylight and Sunlight Impact to Sir Ivors Mall (part of the development at The Chase) should be detailed.
5. The scheme was identified as Build to Sell and not Build to Rent
6. Design proposals for frontage along Leopardstown Road were welcomed.
7. Microclimate should be considered in the application.
8. A Social Infrastructure Audit should be prepared.
9. Consideration to be given to childcare requirements.
10. Cycle parking provision should consider the DLR cycle strategy and national guidance.
11. Phasing of the Development should be detailed in the application.

Roads/Traffic

12. Traffic impact should be considered given the uplift in units.
13. Reference was made to the Tudor Lawns 6 - year road objective.
14. Amalgamation of entrances to 1 entrance along Leopardstown Road was welcomed.
15. Pedestrian points along the north boundary need to be clearly identified. Public nature of this access and how it will operate should be detailed. i.e. 24 hour access.

Parks

16. Opening up of the site along Leopardstown Road was welcomed.
17. Clear details on public and private open space proposals are required – Qualitative and Quantitative.

Drainage

18. 60% green roofs are required.
19. Details on attenuation should be included.
20. Ensure the co-ordination on landscaping and tree proposals.
21. Soakaway testing required.

6.2 Pre-Planning 2

A second pre-planning submission was lodged with the planning authority in December 2019 with an updated scheme identified for consideration.

A meeting was held on 27 February 2020 to discuss the proposal on its merits. We have grouped the key points raised by DLRCC at this meeting by theme as follows:

Planning

1. Public Open Space proposals were acceptable.
2. Interface with Leopardstown Road is important.
3. Pedestrian Links should be clearly identified in documentation. Any through routes should remain open 24/7.
4. Landscaping detail above podium/over basement should be detailed.
5. Heights proposed do not align with the Building Height Strategy.
6. Residential Density was a Material Contravention of the Development Plan.
7. A balance must be struck between the presence of the Protected Structure, the sylvan setting and future development of the site.
8. Impact of basement on tree retention should be identified in particulars submitted.
9. 50% dual aspect requirements were identified.
10. Play equipment proposals should be shown.
11. Phasing of the development should be detailed.
12. Access proposals were discussed. Left In / Left out Option at Leopardstown Road and all movement access at Brewery Road as per the permitted development was the preferred option.
13. Car Parking proposals do not align with Development Plan requirements.
14. Consider deliveries access.

Parks

15. Clear details on public and private open space proposals are required – Qualitative and Quantitative.

Conservation

16. Detail on impact assessment of the proposal on the Protected Structure should be considered.

7 SHD PRE-PLANNING APPLICATION CONSULTATION REQUEST

On the 18th of June 2020 a formal Strategic Housing Development pre-application request was lodged with An Bord Pleanala. Reference ABP-307355-20 refers.

The pre-application development consisted of 488 no. residential apartment units. A comprehensive pre-application request was lodged with An Bord Pleanala setting out the basis on which the pre-application request could be favourably considered.

The key changes between the pre-application proposal and current application proposal largely relate to amendments to the number of units, heights and massing, internal and boundary setbacks and landscaping. These amendments were brought forward as part of the evolution of the design and the formal response required by An Bord Pleanala in relation to a number of items.

7.1 Planning Authority Opinion

As part of this pre-application process, Dun Laoghaire Rathdown County Council issued a formal opinion of the proposal, which was dated the 2nd of July 2020.

7.2 Pre-Application Consultation Meeting

A pre-application consultation meeting was held to discuss the proposal on the 29th September 2020. Representatives from An Bord Pleanala, Dun Laoghaire Rathdown County Council and the Applicant attended this meeting.

7.3 An Bord Pleanala Opinion

Following consideration of the pre-application request, opinion of the planning authority and what was raised at the consultation meeting, a formal An Bord Pleanala Opinion was issued on the 16th of October 2020. Having considered the issues raised during the pre-application consultation process the opinion was that the documents submitted with the request require **further consideration and amendment to constitute a reasonable basis for an application for strategic housing development.**

The Board outlined issues that need to be addressed in the documents submitted at application stage that could result in them constituting a reasonable basis. Specific information was also requested for submission with the application. A separate report has been prepared addressing the issues raised and outlining the specific information submitted. As such, we note that all matters have now been formally addressed. All prescribed bodies have been notified of the lodgement of this application as appropriate.

8 DESIGN EVOLUTION



Figure 13 - View of the Proposal from Leopardstown Road

It is important to set out that the current scheme is the product of a comprehensive and prolonged design stage, where every attempt has been made by the design team to deliver a scheme that has produced the optimum design solution for this site.

The site, subject of this application is unusual in that it comprises 11 properties at a strategic location between Brewery Road and Leopardstown Road in Dublin 18. The existing condition of the site presents St. Joseph's House, a protected structure that is currently vacant of its former use as a residential care facility. The remaining 10 properties are residential in nature and again a number of these are vacant.

The site is sizeable in nature at 2.7ha overall or 2.58ha for the main development site. A site of this size offers significant potential to deliver on many of the requirements currently sought by the national policy mandate offered by the *National Planning Framework 2040*, the *RSES for the Eastern and Midland Region 2019-2031* and also guidelines offered by way of the 'Sustainable Urban Housing: Design Standards for New Apartments - Guidelines for Planning Authorities (2020)' and 'Urban Development and Building Heights: Guidelines for Planning Authorities (2018)'.

It is clear that a balance must be struck for this site, where any development for the site delivers an appropriate but significantly increased residential density and heights whilst ensuring that there is no undue or overbearing impact to neighbouring developments. The site is considered unique in that it offers c. 270m of road frontage onto Leopardstown Road; it is situated adjacent to a local greenway and park at Leopardstown Park; and it is optimally located 600 and 700 m from the Green Luas Line stops at Sandyford and Central Park.

The fundamental premise of the current scheme lodged has been to deliver a high quality residential scheme that is mindful of key parameters and design principles set by former planning applications for this site, but also to maximise on the site's potential to deliver increased residential density and buildings heights that align with national policy and government guidance.

With this in mind, the design team have engaged in a prolonged design stage, which has involved significant collaboration between all disciplines and particularly architectural, engineering, landscape, arboricultural team members. The scheme has been the subject of significant testing in terms of daylight and sunlight and consideration of matters of visual impact and the team remain convinced that the current layout and design delivers the optimum solution for this site.

An Bord Pleanála is invited to consider the enclosures accompanying this application for further detail on the design proposed.

9 THE PROPOSAL

9.1 Summary of the Proposal



Figure 14 - View of the Proposal from Leopardstown Road

The application now before An Bord Pleanála consists of the following development:

1. The demolition of 10 no. residential dwellings and associated outbuildings on site (combined demolition approx. 2,291.3 sq m GFA).
2. The refurbishment, internal separation and material change of use of Saint Joseph's House (a Protected Structure) from former residential care facility to residential use and a childcare facility.
3. The construction of a new build element, and the redevelopments of St. Joseph's House to provide for an overall total of 463 no. residential units, residential amenity space and a café.
4. The overall development proposal provides for the following:
 - Block A (5 storeys) comprising 49 no. apartments (13 no. 1 bed units, 33 no. 2 bed units and 3 no. 3 bed units);
 - Block B (4 - 7 storeys) comprising 88 no. apartments (28 no. 1 bed units, 57 no. 2 bed units and 3 no. 3 bed units);
 - Block C (5 - 7 storeys) comprising 115 no. apartments (26 no. studio units, 26 no. 1 bed units and 57 no. 2 bed units and 6 no. 3 bed units);
 - Block D (5 - 10 storeys) comprising 157 no. apartments (36 no. studio unit, 40 no. 1 bed units and 81 no. 2 bed units), residential amenity areas of approx. 636 sq m and a café of approx. 49 sq m;

- Block E (St. Joseph's House) (2 storeys) comprising 9 no. apartments (8 no. 2 bed units and 1 no. 3 bed units) and a childcare facility of 282 sq m with associated outdoor play areas of approx. 130 sq m;
 - Block F (3 - 6 storeys) comprising 45 no. apartments (23 no. studio units, 10 no. 1 bed units; and 12 no. 2 bed units);
5. Open Space Areas of 9,885 sq m
 6. Basement Level of 9,445 sq m
 7. 259 car parking spaces (232 at basement level and 27 at ground level)
 8. 968 bicycle parking spaces (816 at basement level and 152 at ground level)
 9. Proposals for vehicular access comprise 1 no. existing vehicular access point via Silver Pines (an existing all movement junction onto Brewery Road) and 1 no. new vehicular access point at the general location of 'Annaghkeen' at Leopardstown Road (a new Left In / Left Out junction arrangement). The new access point along Leopardstown Road will replace 9 no. existing access points at 'Woodleigh', 'Cloonagh', 'Souk El Raab', 'Welbrook', 'Calador', 'Alhambra', 'Dalwhinnie', 'Annaghkeen' and 'The Crossing'. The internal permeability proposed will provide linkages for pedestrians and cyclists to Leopardstown Road and adjoining Greenway. Proposals also provide for the relocation of an existing bus stop along Leopardstown Road.
 10. All associated site development works.

9.2 The Site Layout

The extent of the site layout is set out below for context purposes.



Figure 14 - Proposed Site Layout

9.3 Detailed Description

Demolition

Overall, the applicant is proposing to demolish 10 residential dwellings known as 'Annaghkeen', Dalwhinnie', 'Madona House, 'Alhambra', 'Souk El Raab', 'Calador', 'Cloonagh', 'The Crossing', Wellbrook' and 'Woodleigh' as part of this application.

The 10 dwellings combined consist of a floor area of approx. 2,291.3 sq m and are not considered to be of any particular architectural merit and are not included in the record of protected structures.

Proposals for the demolition of these properties are identified in the accompanying drawing pack from O'Mahony Pike Architects.

In addition, there are proposal for partial demolition of extensions and outbuildings associated with St. Joseph's House (again set out on drawings enclosed), which extend to an area of approx. 173.4 sq m.

The extent of demolition proposals are highlighted in the image below:

BUILDINGS FOR DEMOLITION	Sqms Area
'Madona House'	98.4
'Woodleigh'	242.69
'Souk El Raab'	233.51
'Wellbrook'	253
'Calador'	290.2
'Alhambra'	185.07
'Dalwhinnie'	205.8
'Annaghkeen'	344
Cloonagh'	214.71
'The Crossing'	224
Total	2291.38

St Josephs House Demolitions	Sqms Area
Existing Outbuildings	84.4
Toilet Extension to be removed	1.6
External escape stairs/canopy	13.9
External store	3.4
Single storey office	70.1
Total	173.4

St Josephs House	sqms area
GF	726
FF	571
Total	1297
St Josephs' Existing total	1470.4

All existing buildings	3761.78
Total of demolitions	2464.78
Total of retained structure	1470.4

Figure 15 - Extent of Demolition Proposals

Residential Development



Figure 15 - View of Courtyard between Blocks A and B

A total of 463 residential units are proposed in 6 Blocks (Blocks A-F). The Residential Mix for the proposed development is as follows:

- 85 x Studio Units (18.4%)
- 117 x 1 Bedroom Units (25.2%)
- 248 x 2 Bedroom Units (53.5%)
- 13 x 3 Bedroom Units (2.8%)

St. Joseph's House

The extent of works proposed to Saint Joseph's House (a Protected Structure) includes:

- The demolition of a single storey office, conservatory, glazed link, external store, external enclosed escape stairs with associated canopies, toilet extension and 3 no. associated outbuildings to the west of St. Joseph's House (demolition total approx. 204.7 sq m GFA);
- The removal of external steel gates, all external steel escape stairs, canopies, existing disabled access ramps, concrete steps, an external wall and associated roof area;
- Relocation of external granite steps and the provision of a new raised entrance terrace, concrete steps and ramp areas;
- Replacement of existing rooflights, the addition of roof lights, part new roof / new zinc roof, new external wall and roof to the east of the structure;
- The provision of new door and window openings;

- Modifications to internal layout including the removal of walls and partitions and the addition of new dividing walls.

The extent of the works to this building are visually presented below by way of existing and proposed views.



Figure 16 – Baseline View of the foreground of St. Joseph's House (View 15H from Modelworks Visuals)



Figure 17 - Proposed View of the foreground of St. Joseph's House (View 15H from Modelworks Visuals)



Figure 18 - Baseline View of St. Joseph's House from Silverpines (View 14 from Modelworks Visuals)



Figure 19 - Proposed View of St. Joseph's House from Silverpines (View 14 from Modelworks Visuals)

The proposals for St. Joseph's house have been assessed by Conservation Specialists David Slattery Conservation and the following is identified in the Architectural Heritage Impact Assessment enclosed with this application:

“Clearly the proposed works are to be welcomed as they will serve to provide a sustainable residential use to a building of considerable architectural significance. The changing nature of residential care for people with disabilities suggests that the current use of this building is not sustainable in the long term. The possibility that this building could fall into disuse and poor condition is real. Therefore, a proposal to find a new sustainable residential use for the building is to be welcomed.

The proposed works to the protected structure will ensure the long term viability and sustainability of the building. St Josephs House will be upgraded to modern residential standards while protecting its 19th century character, layout and use of materials. The changes to the internal layouts will reflect more closely the 19th century plan and form of the building. The proposed works will be a positive improvement of the building.

The large site on which the St Josephs House sits is clearly also appropriate for an amount of residential development around it without compromising the immediate setting of the Protected Structure.

The detail of the works has been carefully considered and designed as described in the preceding assessment and in all of the planning documentation submitted. It has taken account of the significant elements on the site to ensure that the character of the Protected Structure is not damaged or compromised. The works, as proposed, will greatly benefit and enhance the character of the Protected Structure. (page 48)”

Residential Amenities

Residential Amenity Areas of approx. 636 sq m are proposed in Block D and comprise a residential club house/multi-purpose room, library/reading room, lounge area, concierge area, office area, post room, fitness club, all at ground floor level of Block D. A terrace lounge area is proposed at fifth floor level of Block D. In addition, 2 no. roof garden areas are also proposed at fifth floor level of Blocks C and D (approx. 400 sq m and 408 sq m respectively).

This proposal is considered a significant addition to the overall scheme and further enhances the residential amenity associated with the proposal.

The extent of these proposals are outlined below:



Figure 20 - Ground Floor Residential Amenities in Block D



Figure 21 - Terrace Lounge and Terrace Garden at Fifth Floor Level in Block D

Café



Figure 22 - Proposed Café at Ground Floor Level of Block D

A cafe of approx. 49 sqm café is also proposed at ground floor level of Block D facing onto the central open space and pedestrian/cycle route through the site. This will be a significant addition to both the site and the surrounding area and will add vibrancy and activity to Leopardstown Road and the main pedestrian connection from Leopardstown Road to the adjoining park.

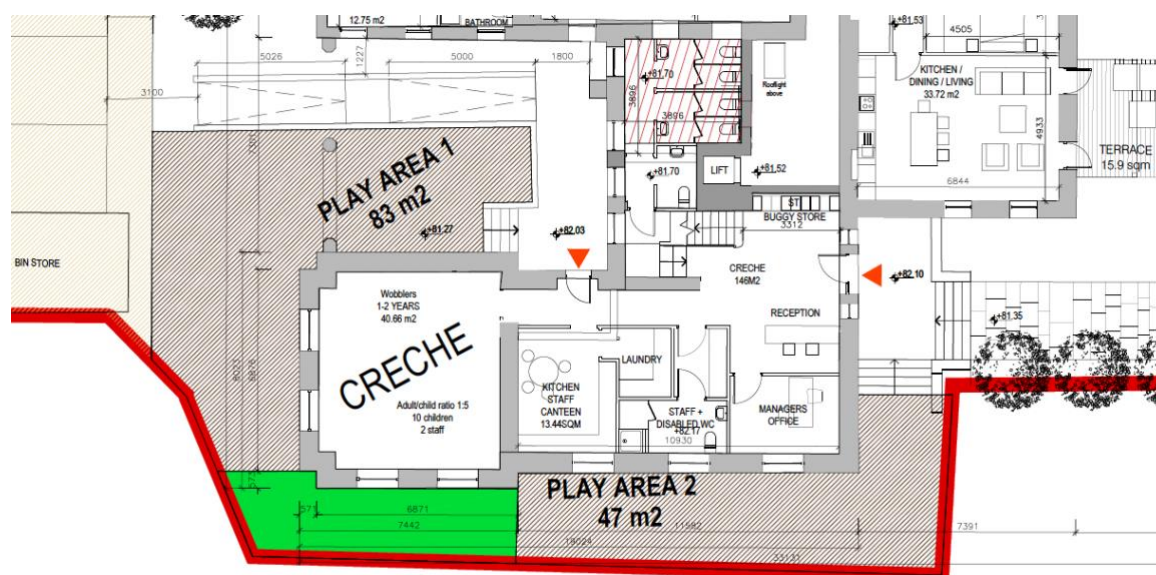
The café will be open to the general public and will be served via access to the rear of Block D for deliveries. 3 no. car parking spaces are proposed for the café at surface level.

The applicant welcomes the opportunity to agree operational hours for this facility post planning, in the case that planning permission is forthcoming.

Childcare Facility

A **Childcare Facility** of c. 282 sq m is proposed over 2 storeys in Block E (St. Josephs House). Associated outdoor play areas of approx. 83 sq m and 47 sq m are proposed for this facility. Overall, the facility provides for 38 children and 12 staff.

Appropriate drop off and car parking will be provided in the form of 9 no. spaces (6 dedicated to staff and 3 dedicated for drop off). In addition, 14 no. bike spaces are proposed for the creche facility. 6 no. for staff members and 8 no. for visitors all at surface level.



EXISTING WINDOWS
Original glass from elevations 1,4,5,6,7 & 8 and salvage
aswhere.

Figure 23 - Creche Ground Floor

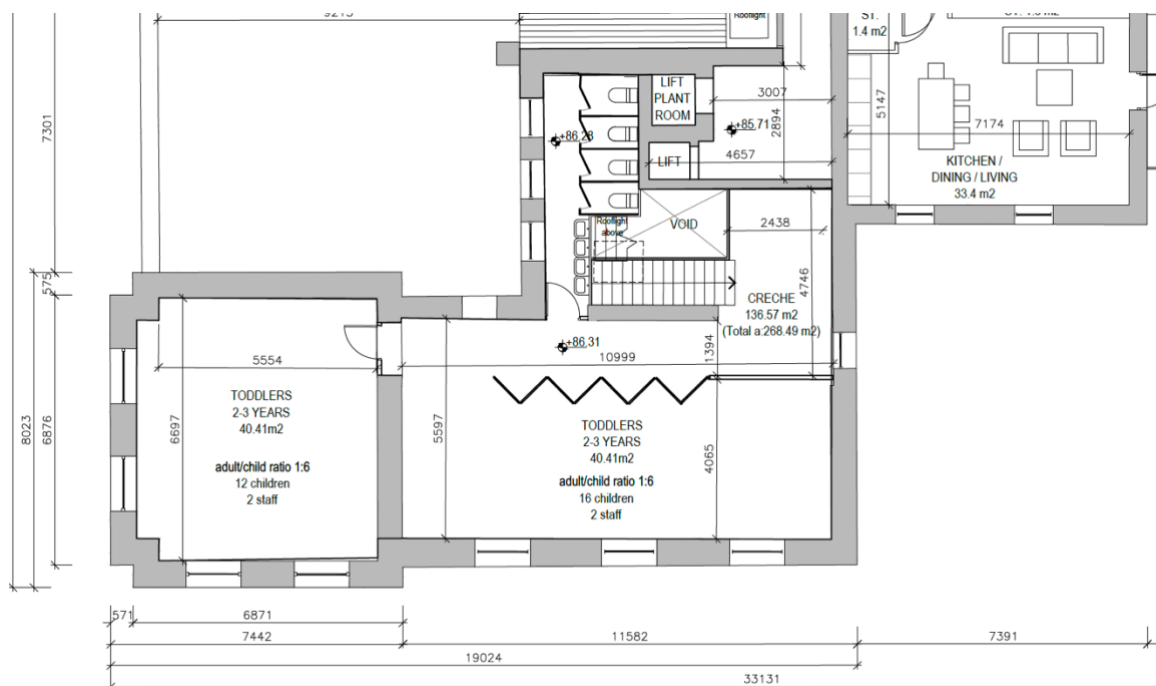


Figure 24 – Creche First Floor

The applicant welcomes the opportunity to agree operational hours for this facility post planning, in the case that planning permission is forthcoming.

The capacity of the creche to cater for the demand arising from the proposed development is set out in the enclosed Statement of Consistency.

Heights Proposed

The proposal ranges in height from 2 - 10 storeys over basement level as follows:

Block	Heights Proposed
Block A	5 Storeys
Block B	4 - 7 storeys
Block C	5 - 7 Storeys
Block D	5 - 10 Storeys
Block E	2 Storey refurbishment of Existing St. Joseph's House (Protected Structure)
Block F	3 - 6 Storeys

Figure 24 - Proposed Heights

The heights proposed have been carefully considered for this site with careful attention given to sensitive boundaries along Sir Ivors Mall, Silverpines and Leopardstown Lawn. Further detail in terms of the height and impact of the proposals are assessed in detail under Sections 3.7 and 4.10 of the Statement of Consistency and Section 3.3.3 of the Material Contravention Statement.

Dual Aspect

232 of the 463 no. units proposed will have the benefit of dual aspect, equating to a minimum of 50.1% of the total number of units. The Dual Aspect Strategy per block is identified below and we refer An Bord Pleanála to Appendix C of the Design Statement prepared by O'Mahony Pike Architects for further details on dual aspect within the scheme.

Residential Density

The proposed development provides for 463 units on a development net site of 2.58 ha. This equates to 179.4 units per ha and is considered appropriate given the proximity of the site to public transport at the Leopardstown Road bus corridor and the presence of the Central Park and Sandyford Green Luas line stop c. 600m and 700m to the west and north of the site. A density of this nature is supported by national policy which is aiming to deliver increased height and densities at appropriate locations.

Open Space

The delivery of a central public area of open space and a quality landscape plan has been a key objective from the outset of design. We note that the current design delivers a generous and central open space area with a permeable landscape layout which will be accessible to all users.

The open space strategy has been focused on providing connected and functional spaces that provide excellent amenity for residents and knit successfully into the existing context by connecting to surrounding open space particularly to the north.

By way of a summary, we note the following breakdown in open space provision across the site:

- **Total Open Space - 9,885 sq m (38.19%)**
 - Public Open Space - 6,680 sq m (25.8%)
 - Residential Communal Open Space – 3,205 sq m (12.3%)
 - Visual Open Space - 1,000 sq m (3.8%)

The provision of open space is identified in the figures below.

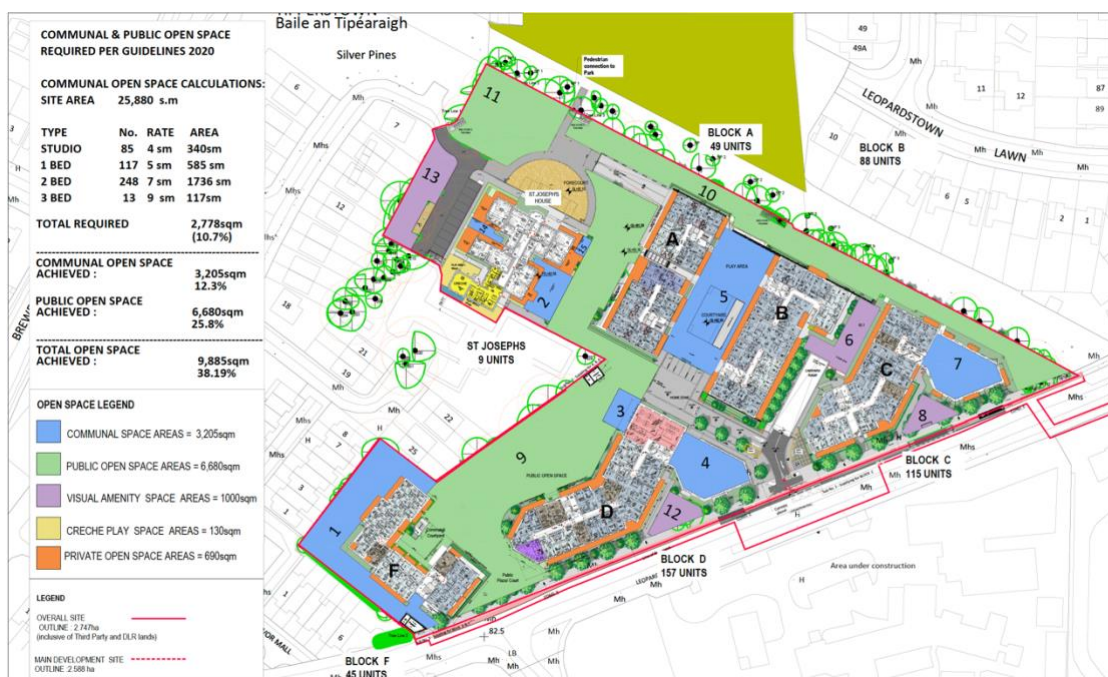


Figure 26 - Open Space Site Plan

This provision is over and above requirements of the relevant Development Plan and the Apartment Guidelines as set out in the Statement of Consistency enclosed herewith. We note specifically that 38.19% of the total site area is dedicated as open space, which is significant for a key suburban location, proximate to public transport nodes. 25.8% of the site area is dedicated to public open space and 12.3% of the site area is dedicated as communal open space.

In terms of the quality of these spaces and the amount of sunlight access to open space areas, the subject application proposes 17 no. open spaces and detailed quantitative analysis was carried out by ARC. As set out in section 3.0 of the accompanying Sunlight and Daylight assessment prepared by ARC, Communal open Space 05 in red above will likely receive less sunlight than the BRE Guide recommendations, ARC's analysis indicated that 7 no. of the proposed 8 no. communal space will achieve at least two sunshine over at least half their respective areas on 21st March. Open space 03 receives sunlight over in excess of half its area between 15:30 and 17:30 on 21st March.



Figure 27 - Indicative diagram showing location of open spaces assessed. Communal open spaces are shown in red. Public open spaces shown in green, Visual open spaces shown in purple and Creche open spaces shown in yellow

In addition, visual open Space 06 is likely to receive less sunlight than the BRE Guide recommendation. ARC's analysis indicated that three if the proposed four visual amenity space areas will achieve at least two sunshine over at least half their respective areas on 21st March. Finally all public open space areas and both of the creche areas will achieve at least two sunshine over at least half their respective areas on 21st March.

In summary, most of the proposed open spaces are predicted to receive a level of sunlight in excess of the level recommended by the BRE Guide for amenity space and will appear adequately sunlit throughout the year within the meaning on the BRE Guide.

It is worth setting out at this point that visual amenity space is not included in calculations for the quantum of open space. Furthermore, the size of Communal Area 5, is identified as 977 sq m. This removed from the overall quantum of Open Space delivered (9,885 sq m), leaves a figure of 8,908 sq m, which still meets the requirements for open space provision in terms of quality space that receives the appropriate amount of daylight space. In summary, 8,908 sq m of the open space areas delivered across the scheme are meeting the sunlight requirements.

It is our view that proposals are therefore sufficient in addressing requirements.

Car Parking

A total of 259 car parking spaces are proposed, 232 spaces are located at basement level and a further 27 at surface level.

This provision is set out below:

- 211 dedicated car parking spaces are allocated to the residents, which equates to a ratio of 0.46 per apartment.
- 26 no. spaces will be reserved for visitor car parking.
- 6 no. spaces will be assigned for Crèche Staff parking
- 3no. spaces will be provided for creche drop off.
- 3 no. spaces will be provided for the staff of the café
- 10 no. spaces will be allocated as spaces for car sharing clubs (4% of overall provision).
- 4% of the overall car parking provision will be reserved as dedicated mobility impaired spaces.
- A minimum 10% of spaces will have electric vehicle charging points assigned as per the DLRC requirements
- Motorcycle parking will also be provided within the development.

PROPOSED CAR PARKING PROVISION		
Land Use	Level	Spaces Provided
Residential		
St Joseph's House	Surface	5
Blocks A/B/C/D/F	Basement	206
Visitor Spaces	Basement	26
Car Sharing Club	Surface	10
Residential Total		247
Creche		
St Joseph's House Creche Staff	Surface	6
St Joseph's House Creche visitor	Surface	3
Creche Total		9
Retail		
Commercial Unit	Surface	3
Overall Total Car Parking		259

Figure 28 - Summary of Car Parking Proposals

Justification for car parking is set out further in the Traffic and Transport Assessment by ILTP Consulting and in the Material Contravention Statement and Statement of Consistency enclosed herewith.

Bicycle Parking

A total of 968 bicycle spaces are proposed for the entire development at a ratio of 2.09 space per unit. 816 at basement level and 152 no. at surface level. A dedicated cycle lift and 10 no. motorcycle spaces (all at basement level) are also proposed. Of the 968 spaces delivered, 954 spaces are dedicated to residential use (816 basement and 138 surface) and 14 surface level spaces are dedicated to the use of the creche facility.

The enclosed Traffic and Transport Assessment and Mobility Management Plan report from ITLP sets out the following in terms of the cycle parking provision and the accessibility of these spaces:

- *“The proposed development links the cycle provision to the Greenway and cycle route along Leopardstown Road, giving excellent connectivity to the LUAS stops and major employment areas.*
- *There are four main external access points for cyclists to the proposed development to further encourage cycle use.*
- *Internally the site is designed to allow permeability for walkers and cyclists, meaning that these modes of travel can directly access to the wider cycle and pedestrian networks in the area in the desired direction of travel.*
- *Access to the basement cycle provision is designed to provide a number of access points that will also cater for all ranges of cycle users and abilities. These are summarised as follows:*
 - *Both the basement and surface cycle parking is appropriately distributed throughout the development to allow for easy access to cycle parking and storage*
 - *A dedicated cycle lift is provided in the vicinity of Blocks D & F which provides segregated cycle access to the basement cycle facilities.*
 - *The shallow access ramps provide to the basement can also facilitate cycle access, which will be shared with a very low level of slow-moving traffic.*
 - *The main lift cores to the development can also provide cycle access for smaller (child) or foldable bikes.”*

The access strategy for basement parking is set out below:

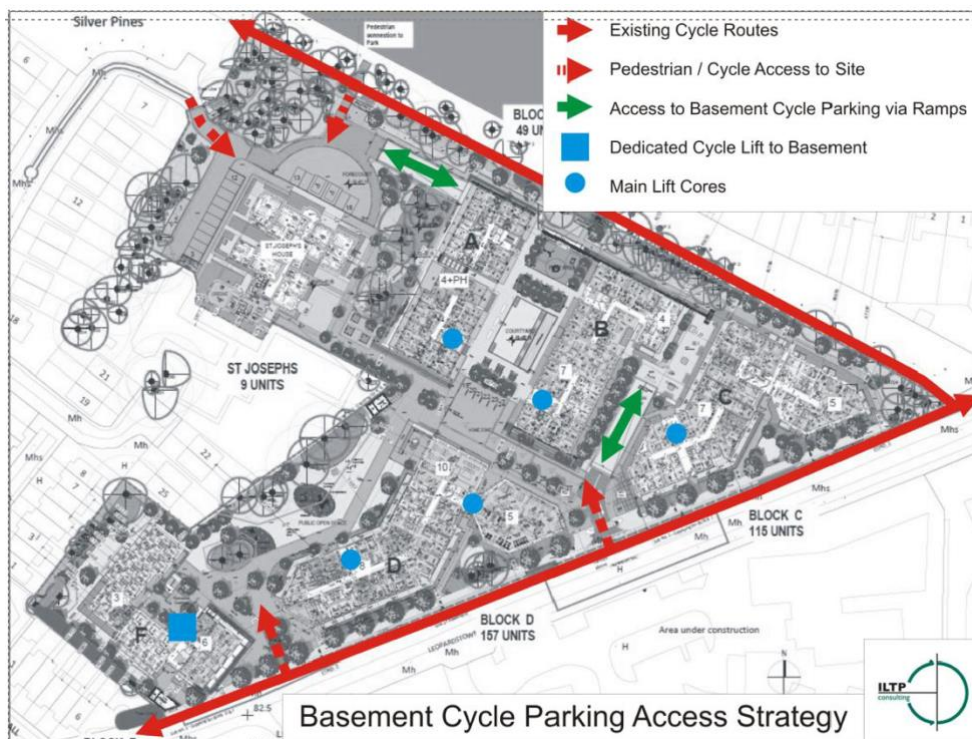


Figure 29 - Basement Cycle Parking Access Strategy

Overall, the cycle and access provisions as illustrated above have been very carefully designed to include excellent cycle parking provision, a range of access options to the basement cycle parking along with internal cycle permeability and accesses to the wider cycle network. In addition the cycle parking, both at surface and in the basement area, is distributed throughout the proposed development to ensure that residents and visitors to the proposed development can find an appropriate and convenient cycle parking location within the development. The cycle parking provision layout and access arrangements thus maximise the promotion of cycle as a desirable and convenient mode of travel.

Part V Provision

The proposal provides for 45 no. Part V residential units within the scheme (approx.10% of the total 463 no. units), which meets the social housing requirements of Dun Laoghaire Rathdown County Council.

The proposal provides for 5 no. studio units, 15 no. 1 bed units and 25 no. 2 bed units. These units are identified in the Part V Report enclosed prepared by O'Mahony Pike Architects which is enclosed in Appendix A of the Design Statement. We also refer An Bord Pleanala to the Dun Laoghaire Rathdown Housing Department Validation Letter and Costings document enclosed with that report. The validation letter in particular confirms the acceptance of the proposal by DLR¹

The applicant is aware that Part V of the Planning and Development Acts 2000-2020 has recently been amended by the Affordable Housing Act 2021. The applicant Homeland Silverpines Limited and their sister company Homeland CHB Ltd own the 11 properties subject of this application, all of which were acquired between February 2016 and February 2020 and fall within the purchase period of 1 September 2015-31 July 2021. These properties are identified in the table below.

Property	Owner	Acquired by Homeland Silverpines Limited/Homeland CHB Ltd
St Joseph's House	Homeland Silverpines Limited	05.02.2016
Madona House	Homeland Silverpines Limited	Property vacant since February 2021
Annaghkeen	Homeland Silverpines Limited	19.03.2019
Dalwhinnie	Homeland Silverpines Limited	20.02.2019
Alhambra	Homeland CHB Ltd	17.09.2019
Souk El Raab	Breffni Byrne	14/02/2021
Calador	Homeland CHB Ltd	17.09.2019

¹ Please note that the content of this Part V proposal is purely indicative and is intended to provide a reasonable estimate of the costs and values of the units based on construction costs and values prevailing at the time of the application. Please also note that the information set out herewith is purely for the purposes of facilitating the making of a valid planning application and will ultimately be subject to possible amendment and formal agreement with the Local Authority. The financial data contained herein is provided to the level of detail commensurate with this stage of the Part V process having regard to Circular Letter 10/2015 and should be read as being indicative as a result.

We note under the Amendment to the Act and its accompanying Regulations that the ultimate agreement with regard to Part V is dependent a) upon receipt of a final grant of permission and b) upon a site value at the time the Permission is granted; neither of which can be available at this time. The above is obviously subject to change depending upon the nature of any final grant of permission, including Conditions and the assessment by the Housing Authority of the ultimate proposal. Final costs will be based on site value at the time the Permission is granted.

Finally, we would wish to highlight that the above information is being provided on a wholly without prejudice basis in order to comply with the Planning & Development Regulations in force at this time. The final details of any agreement with the Local Authority regarding compliance with Part V, including agreements on costs will not be arrived at until after planning permission has been secured as is provided for under the Planning & Development Act 2000, as amended.

Cloonagh	Denis Elliott	09/12/2019
The Crossing	Homeland CHB Ltd	25.02.2020
Wellbrook	Homeland CHB Ltd	17.09.2019
Woodleigh	Jim Lawlor	02/01/2020

We can confirm that the proposal of providing 10% of the total 463 no. units is in compliance with the requirements as set of in Part V of the Planning and Development Act 2000 (as amended).

10 STRATEGIC PLANNING CONTEXT

A Statement of Consistency has been prepared and submitted with this application and considers the compliance of the proposal with ministerial guidelines and the statutory policy context governing the site, namely, the Dun Laoghaire Rathdown County Development Plan 2016-2022.

In addition to the ministerial guidance, it is necessary to consider the following national policy documents and how the proposal complies with the intent of same.

1. **Project Ireland 2040 - National Planning Framework**
2. **Regional Spatial & Economic Strategy for the Eastern and Midland Region 2019-2031**
3. **Rebuilding Ireland: Action Plan for Housing and Homelessness**

These documents are now considered below:

10.1 Project Ireland 2040 - National Planning Framework



The National Planning Framework (NPF) is the Government's high-level strategic plan for shaping the future growth and development of our country out to the year 2040. It caters for:

- The extra one million people that will be living in Ireland by 2040;
- The additional two thirds of a million people working in Ireland by 2040; and
- The half a million extra homes needed in Ireland by 2040.

The Framework focuses on:

- Growing our regions, their cities, towns and villages and rural fabric.
- Building more accessible urban centres of scale.
- Better outcomes for communities and the environment, through more effective and coordinated planning, investment and delivery.

As a strategic development framework, this Plan sets out the long-term context for the country's physical development and associated progress in economic, social and environmental terms and in an island, European and global context. Project 2040 is followed and underpinned by supporting policies and actions at sectoral, regional and local levels.

The key high - level objectives of the Plan are:

- To continue on a path of economic, environmental and social progress that will improve our prosperity, sustainability and well - being.
- To ensure that Ireland's many unique assets can be built upon, with an emphasis on improving economic output and stability as well as quality of life, environmental performances and the liveability of Dublin, our cities, town and rural areas.
- To set out likely future change in Ireland and the spatial pattern required for effective and coordinated investment in a range of sectors to best accommodate and support that change.
- To put in place a strategy for the sustainable development of places in Ireland and how that can be achieved through planning, investment and implementation.

It is also apparent from the NPF that low-density housing development, and underused sites, has been a feature of Ireland's housing landscape in cities, towns and the open countryside. To avoid urban sprawl and the pressure that it puts on both the environment and infrastructure demands, increased residential densities are required in the urban areas.

The NPF sets out that the Eastern and Midlands region will, by 2040, be a Region of around 2.85 million people, at least half a million more than today. It is identified that progressing the sustainable development of appropriate sites for housing and particularly those close to public transport corridors is key to enabling growth.

The following policies are considered key in the context of this site:

National Policy Objective 2a:

"A target of half (50%) of future population and employment growth will be focused in the existing five cities and their suburbs."

The current proposal provides for 463 residential units at a suburban location, close to highly accessible public transport nodes (600m and 700m to Central Park and Sandyford Luas lines) in the southern Greater Dublin Area. In addition, the site is located in close proximity to the N11 public transport corridor, which is a quality bus corridor/bus priority route. Distances to the nearest bus stops are 900m or 11 minutes walking time. Travel time to St. Stephen's Green is 25 mins. The proposal provides for a residential density of 179.4 units per ha and is therefore supportive of the objective to accommodate population growth in the Dublin region.

National Policy Objective 4:

"Ensure the creation of attractive, liveable well designed, high quality urban places that are home to diverse and integrated communities that enjoy a high quality of life and well-being"

The current proposal for 463 residential units in a development of 2-10 storeys over basement level is a well-designed and high quality scheme and one that has carefully considered existing levels of residential amenities at adjoining residential developments.

Specifically, existing developments at Leopardstown Lawn, The Chase and Silverpines were considered in detail at a very early stage in the design evolution of the current proposal. We note that the current proposal provides for appropriate separation distances (22.0-22.6m to Minstrel Court; 22m to Sir Ivors Mall; and 40.7-47.3m to Leopardstown Lawn). Additional height is only proposed at appropriate locations within the development i.e., along Leopardstown Road and to the centre of the site. Height sensitive areas (at adjoining boundaries and adjacent to the Protected Structure) are respected by either 2-3 storey elements or significant setback distances. Rigorous daylight and sunlight analysis has also been progressed to ensure that the development performs well in terms of daylight and sunlight access both within the scheme and within adjacent neighbouring sites.

National Policy Objective 11:

“In meeting urban development requirements, there will be a presumption in favour of development that can encourage more people and generate more jobs and activity within existing cities, towns and villages, subject to development meeting appropriate planning standards and achieving targeted growth.”

The subject site is a significantly underutilised suburban brownfield site, which is no longer fulfilling its purpose. We note that a number of the buildings are currently vacant including St. Joseph's House (formerly a residential care facility), Madona House, Dalwhinne and Alhambra (all residential properties). The remaining properties are large, detached houses on sizeable plots yielding a low density for a highly accessible suburban site.

The site is located within an existing suburban area and is opportunely located to a public transport corridor, that of the Green Luas Line (600m and 700m from Central Park and Sandyford Luas stops) and is proximate to a number of key employment zones including South County Business Park, Sandyford Business Park and Central Park. The site is therefore opportunely located adjacent to key employment areas.

The site is of a size (approx. 2.58 ha net) that allows for a quality design and layout and the site is appropriately zoned for residential use under the statutory Development Plan governing the site.

The proposal will offer a range of wider planning gains including an exceptional public realm proposal in the form of new public open spaces, new children's play area and new pedestrian connections (throughout the site and to the adjoining Leopardstown Park). The proposal will deliver a new childcare facility of 282 sq m and a café of 49 sq m, elements that are considered to significantly improve activity across the site.

National Policy Objective 13:

“In urban areas, planning and related standards, including in particular building height and car parking will be based on performance criteria that seek to achieve well-designed high-quality outcomes in order to achieve targeted growth. These standards will be subject to a range of tolerance that enables alternative solutions to be proposed to achieve stated outcomes, provided public safety is not compromised and the environment is suitably protected.”

The proposed development has been designed as an exemplar architectural model by award winning architects, O'Mahony Pike Architects.

The development will meet or exceed all relevant performance criteria, as set out in this report, in particular the criteria set out under section 3.2 of the Building Height Guidelines.

National Policy Objective 32:

“To target the delivery of 550,000 additional houses by 2040”.

The current proposal will deliver 463 residential units, which will go a significant way towards addressing the delivery of 550,000 houses by 2040.

National Policy Objective 33:

“Prioritise the provision of new homes at locations that can support sustainable development and at an appropriate scale of provision relative to location.”

As detailed above, the subject site is currently underutilised, and is zoned for residential development and is opportunely located proximate to public transport, all of which support a sustainable approach to development.

The proposal responds to the surrounding context in the form of an appropriate transition in scale away from where the boundaries either adjoin or are adjacent to existing residential development. The proposed buildings will respond (in their setback from the boundaries, their height and steps in the massing) to the particular conditions and degree of sensitivity of the adjacent lands.

National Policy Objective 35:

“Increase residential density in settlements, through a range of measures including reductions in vacancy, re-use of existing buildings, infill development schemes, area or site based regeneration and increased building heights”.

The proposed development will provide for an appropriate increase in residential density (179.4 units per ha based on a net site area of 2.58 ha and a proposal for 463 units) on a suburban infill site within an existing urban area.

The existing area is inherently low density with predominantly large dwellings on substantial plots or semidetached housing, duplex style housing. The subject proposal aims to rebalance residential density in the area and provides a variety of studio, 1, 2 and 3 bed unit typologies to cater for the current lack of supply of this type in the area.

Proposals for heights of 2-10 storeys are well considered and cognisant of established levels of residential amenity in the area. It is on this basis that the proposed residential density is considered to align with National Policy Objective 35.

Based on the foregoing, it is considered that the development accords with the key principles of the National Planning Framework.

10.2 RSES for the Eastern and Midland Region 2019-2031



The *Regional Spatial and Economic Strategy for Eastern and Midland Regional Assembly (RSES)* was published and adopted in 2019. This Strategy provides the policy framework to manage spatial planning and economic development in the Region. The document consists of the following:

- **Spatial Strategy** – to manage future growth and ensure the creation of healthy and attractive places to live, work, study, visit and invest in.

- **Economic Strategy** – that builds on our strengths to sustain a strong economy and support the creation of quality jobs that ensure a good living standard for all.
- **Metropolitan Plan** – to ensure a supply of strategic development areas for the sustainable growth and continued success and competitiveness of the Dublin metropolitan area.
- **Investment Framework** – to prioritise the delivery of key enabling infrastructure and services by government and state agencies.
- **Climate Action Strategy** – to accelerate climate action, ensure a clean and healthy environment and to promote sustainable transport and strategic green infrastructure.

The site is identified as being located in the ‘Dublin City and Suburbs’ and is part of the Dublin Metropolitan Area as set out below:



Figure xx - Dublin City and Suburbs/MASP Boundary

The Metropolitan Area Strategy Plan (MASP) in Chapter 5 of the RSES identifies a number of large – scale strategic residential and economic development areas, that will deliver significant development in an integrated and sustainable manner in the metropolitan area. The requirement for the preparation of MASP was set out in Project Ireland 2040 - National Planning Framework. MASP provides for a 12-20 year strategic planning and investment framework for the Dublin Metropolitan area.

The following Housing and Regeneration Policy Objectives are considered relevant to the current proposal:

MASP Housing and Regeneration

“RPO 5.4: Future development of strategic residential development areas within the Dublin Metropolitan area shall provide for higher densities and qualitative standards as set out in the ‘Sustainable Residential Development in Urban Areas’, ‘Sustainable Urban Housing; Design Standards for New Apartments Guidelines and ‘Urban Development and Building Heights Guidelines for Planning Authorities.”

“RPO 5.5: Future residential development supporting the right housing and tenure mix within the Dublin Metropolitan Area shall follow a clear sequential approach, with a primary focus on the consolidation of Dublin and suburbs, and the development of Key Metropolitan Towns, as set out in the Metropolitan Area Strategic Plan (MASP) and in line with the overall Settlement Strategy for the RSES. Identification of suitable residential development sites shall be supported by a quality site selection process that addresses environmental concerns.”

It is clear that the RSES supports continued population and economic growth in Dublin City and Suburbs, with high quality new housing promoted and a focus on the role of good urban design, brownfield redevelopment and urban renewal and regeneration. It is set out that there is an opportunity to promote and improve the provision of public transport and active travel and the development of strategic amenities to provide for sustainable communities. In terms of consolidation and re-intensification, the following policy objective is noted:

Consolidation and Re-Intensification RPO 4.3:

“Support the consolidation and re-intensification of infill/brownfield sites to provide high density and people intensive uses within the existing built up area of Dublin City and suburbs and ensure that the development of future development areas is co-ordinated with the delivery of key water infrastructure and public transport projects.”

We submit that the proposal complies with the RSES as it will deliver the appropriate residential density of 179.4 units per ha having regard to the ‘2009 Sustainable Residential Development in Urban Areas’, ‘2020 Sustainable Urban Housing – Design Standards for New Apartments Guidelines and ‘2018 Urban Development and Building Heights Guidelines for Planning Authorities’. The proposal will positively contribute to the consolidation of Dublin and suburbs by way of redevelopment of an underutilised brownfield site at an excellent location.

10.3 Rebuilding Ireland: Action Plan for Housing and Homelessness



The action plan for housing and homelessness recognises that a significant increase in new homes is required. The action plan outlines a 5 pillar approach as follows:

- Pillar 1 - Address Homelessness
- Pillar 2 - Accelerate Social Housing
- Pillar 3 - Build More Homes
- Pillar 4 - Improve the Rental Sector
- Pillar 5 - Utilise Existing Housing

The plan outlines that *“Accelerating delivery of housing for the private, social and rented sectors is a key priority for the Government. Ensuring sufficient stable and sustained provision of housing that is affordable, in the right locations, meets peoples different needs and is of lasting quality is one of the greatest challenges facing the country at present.”*

The plan repeatedly states the need for housing to be in appropriate locations, locations within Dublin and urban or central locations, *“In addition to the scale of housing provision, the delivery of housing in the right place is also central to enabling a good standard of living and improving quality of life. Locating housing in the right place provides the opportunity for wider family and social networks to thrive, maximises access to employment opportunities and to services such as education, public transport, health and amenities, while also delivering on sustainability objectives related to efficiency in service delivery and investment provision.”*

The proposed development supports Pillar 3 of the plan specifically by way of the delivery of 463 no. residential apartments at a key, accessible location. The site has the benefit of accessibility to both the bus and Luas services and is considered a significant opportunity site for the delivery of residential units.

The proposal also supports Pillar 2 by providing for social housing through the provision of 45 no. units (indicative) for Part V purposes.

11 CONCLUSION

We invite the Board to consider the proposal now in front of them. We note the following key summary points:

1. The applicant, Homeland Silverpines Limited, has extensive experience in the construction of high quality residential schemes and delivers exceptional standards of residential amenity. Homeland's objective is to create vibrant communities and neighbourhoods where residents will want to live underpinned by a focus on industry leading urban design, placemaking, sustainability and technological innovation
2. The subject site is a prime underutilised suburban site located proximate to key public transport nodes (600m and 700m from the Central Park and Sandford Green Luas lines) and major areas of employment Sandyford Industrial Estate, South County Business Park, Central Park. The site is therefore optimally located to provide for a higher residential density and additional height in compliance with the national policy mandate.
3. This application provides for consolidation of the Leopardstown Road frontage, a critical consideration in the assessment of the matter of visual impact and height along this interface and the reduction in the number of vehicular access points on to this road. The buildings have been sited to address the road providing animation and access to the heart of the scheme. Permeability is a core concept, and the scheme is highly accessible throughout.
4. The residential units proposed are of exceptional quality, with appropriate floor areas, private open space provisions, connections to public transport and car parking facilities. Careful attention has been given to permeability with the surrounding context and to the protection of existing levels of residential amenity afforded to surrounding residential properties including those within the ACA to the south.
5. The site is zoned Objective A *"To protect and/or improve residential amenity"* which explicitly provides for residential development. The site is also governed by a specific objective for the protection of trees and this application has considered the requirements of these objectives in detail. We note specifically that a detailed tree retention plan and planting programme is proposed for this site as a commensurate option for any tree loss.
6. The proposed residential density will be approx.179.4 units per ha and heights range from 2-10 storeys. It is considered that the site can easily accommodate this proposal for density and height given its proximity to public transport i.e. Luas Stations and local bus services and given the high quality design now before An Bord Pleanala. We submit that these proposals also accord with the current national policy mandate and relevant ministerial guidelines on height and density.

We ask that the Board consider these points in their review of proposals and we trust that they will view this planning application as a positive move towards delivery of sustainable development on zoned lands.

12 Appendix 1 - Letters of Consent



Comhairle Contae Dhún Laoghaire-Ráth an Dúin, Halla an Chontae, Dún Laoghaire, Co. Átha Cliath, Éire. A96 K6Cg
Dún Laoghaire-Rathdown County Council, County Hall, Dún Laoghaire, Co. Dublin, Ireland. A96 K6Cg
T: 01 205 4700 F: 01 280 6969 www.dlrcoco.ie

An Rannóg Bonneagair agus Athraithe Aeráide
Infrastructure and Climate Change Department

Property Management Section
Robert Burns

Director of Service

Level 3, County Hall, Dun Laoghaire, Co. Dublin
Tel: 01 2054806, Email: rburns@dlrcoco.ie

Linda McEllin
Brock McClure Planning Consultants
63 York Road
Dun Laoghaire
Co. Dublin

9th September 2021

Subject to Contract – Contract Denied

**Re: Proposed development at St Joseph's House, Brewery Rd &
properties on Leopardstown Road, Dublin 18.**
Inclusion of Council Lands

Dear Ms. McEllin,

I wish to advise that while the portion of Silver Pines, Stillorgan and Leopardstown Road in question are not in Dún Laoghaire-Rathdown Council ownership, the area forms part of the public road network and the Council is responsible for maintaining it.

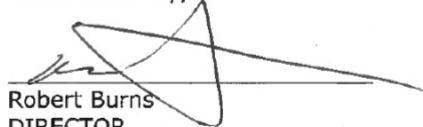
Dún Laoghaire-Rathdown County Council consents to the inclusion of council lands highlighted on Drawing No. BP2-OMP-00-22-DR-A-1000, Revision 02, by your client Homeland Silverpines Limited, for connection to an existing foul sewer at Silver Pines, Stillorgan, and general upgrade works to the public realm at Leopardstown Road, as part of a SHD planning application, at St Joseph's House, Brewery Road and properties on Leopardstown Road, Dublin 18.

This consent is "Without Prejudice" and does not form a contract or discussions leading to a contract in respect of Council property. This letter should not be construed as binding the Council in any way whether to take any further action, partake in any future discussions or negotiations whether legally, contractual or otherwise, whether as landowner or otherwise.

This consent also applies to this one specific planning application only which should be made within twenty-eight days of the date of this letter.

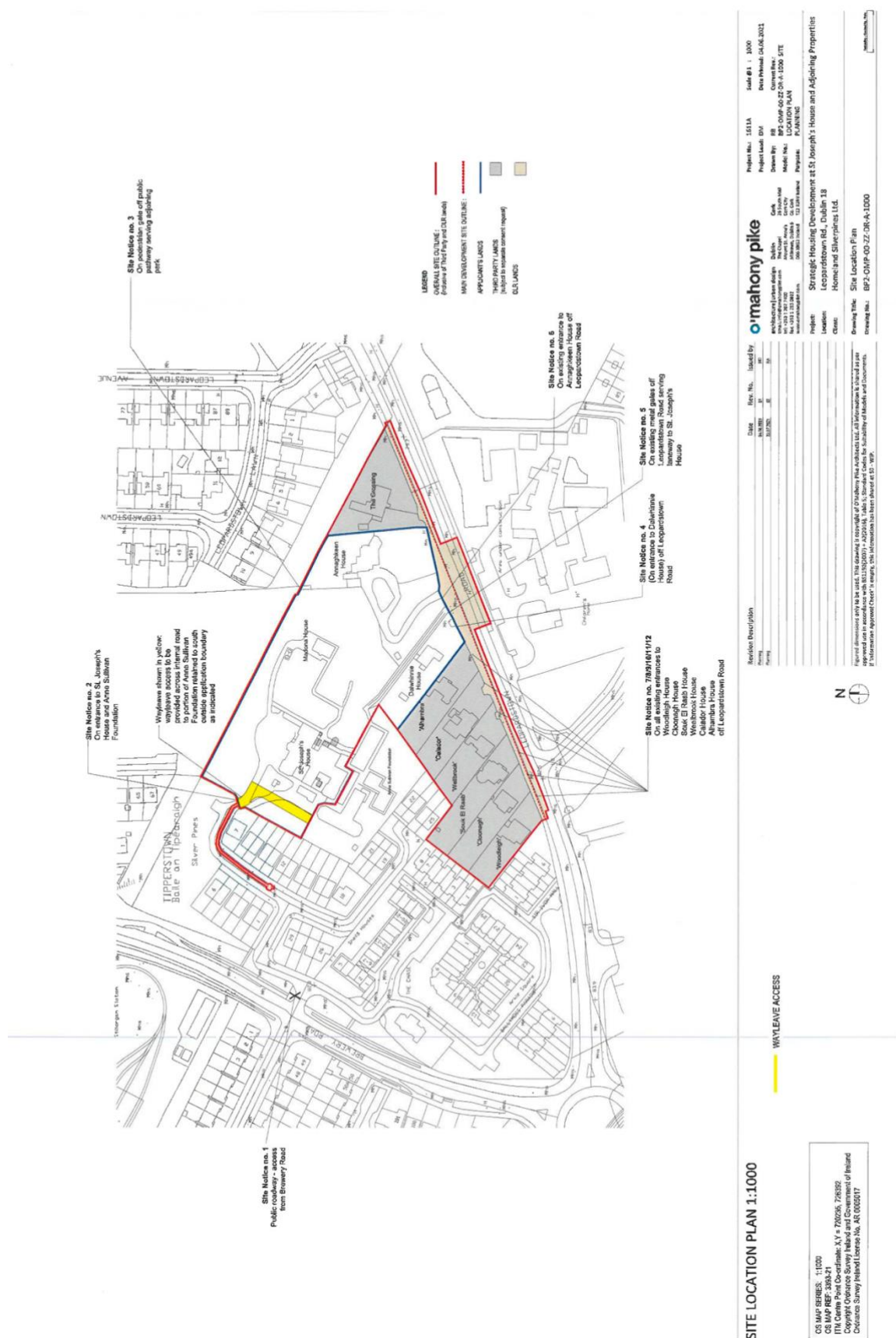
Please note: Roads Maintenance, Traffic and Public Lighting Sections require further consultation on the extent of the works as part of the planning process.

Yours Sincerely,



Robert Burns
DIRECTOR





Linda McEllin
Brock McClure Planning Consultants
63 York Road,
Dun Laoghaire,
Co. Dublin
A96 T0H4

27th September, 2021

**RE: Strategic Housing Development - Planning Application for
lands incorporating the following:**

**'Alhambra', Leopardstown Road, Dublin 18, D18 E3C4
'Souk El Raab', Leopardstown Road, Dublin 18, D18 Y6C5
'Calador', Leopardstown Road, Dublin 18, D18 W1Y2
'Cloonagh, Leopardstown Road, Dublin 18, D18 P5P9
'The Crossing', Leopardstown Road, Dublin 18, D18 W8W2
'Wellbrook', Leopardstown Road, Dublin 18, D18 H0C6
'Woodleigh, Leopardstown Road, Dublin 18, D18 F3F4**

Dear Sir/Madam,

As the owners of the subject lands, Homeland CHB Ltd. hereby confirm that we consent to Homeland Silverpines Limited making a planning application for a Strategic Housing Development incorporating lands at the following addresses:

'Alhambra', Leopardstown Road, Dublin 18, D18 E3C4
'Souk El Raab', Leopardstown Road, Dublin 18, D18 Y6C5.
'Calador', Leopardstown Road, Dublin 18, D18 W1Y2
'Cloonagh, Leopardstown Road, Dublin 18, D18 P5P9.
'The Crossing', Leopardstown Road, Dublin 18, D18 W8W2
'Wellbrook', Leopardstown Road, Dublin 18, D18 H0C6
'Woodleigh, Leopardstown Road, Dublin 18, D18 F3F4

Yours faithfully,



Neil Collins

Managing Director

Homeland CHB Ltd.

13 Appendix 2 - Taken in Charge Details



Comhairle Contae Dhún Laoghaire-Ráth an Dúin, Halla an Chontae, Dún Laoghaire, Co. Átha Cliath, Éire. Ag 6 K6C9
Dún Laoghaire-Rathdown County Council, County Hall, Dún Laoghaire, Co. Dublin, Ireland. Ag 6 K6C9
T: 01 205 4700 F: 01 280 6969 www.dlrco.ie

Municipal Services Department
An Rannóg Seirbhísí Bardasacha
Road Maintenance Section
Marine Road,
Dún Laoghaire,
Co. Dublin.
Direct Tel: 01 205 4879
Fax: 01 205 4794
swtung@dlrco.ie

11th January 2017

Brock McLure,
63 York Rd.
Dun Laoghaire,
Co. Dublin.

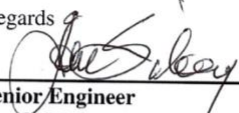
Cert No: 9315

Your Ref:

Re: Silverpines, Stillorgan, Blackrock, Co. Dublin & Leopardstown Road.

I refer to your request of the 10th January 2018, and wish to state that the roads, (Leopardstown Road/Silverpines), footpaths, sewers, water-mains and public lighting abutting the above premises are in the charge of the County Council.

Regards


Senior Engineer
Roads Maintenance & Public Lighting Department.

Receipt No: 704879





Comhairle Contae Dhún Laoghaire-Ráth an Dúin, Halla an Chontae, Dún Laoghaire, Co. Átha Cliath, Éire: A96 K6C9
Dún Laoghaire-Rathdown County Council, County Hall, Dún Laoghaire, Co. Dublin, Ireland, A96 K6C9
T: 01 205 4700 F: 01 280 6969 www.dlrco.ie

Cert No: 10962

0706/2019

**Brock McClure
Planning & Development Consultants.
63 York Road
Dún Laoghaire**

Re Premises: The Chase Stillorgan and Leopardstown Park

Dear Sir or Madam:

I refer to your request of 23rd May 2019 regarding the above locations and I can confirm that the roads, footpaths, sewers, water-mains and serving The Chase are in the charge of the County Council, in addition I can confirm that open space at Leopardstown Park is also in the charge of Dún Laoghaire Rathdown County Council

Please note that responsibility for water-mains and sewers (apart from surface water sewers), was subsequently transferred to Irish Water from the 1st of January 2014 under Ministerial Order S.1. No 13/2015.

Yours faithfully,

**Pat Coffey, Senior Staff Officer.
Roads Maintenance.**

Receipt No. 9003178

