

# Strategic Housing Development St. Joseph's House and Adjoining Properties Brewery Road and Leopardstown Road Dublin 18

Response to ABP Opinion

23rd September 2021



Fig 1. View from new entrance on Leopardstown Road

# Response to ABP Opinion

## 1.0 Development Strategy

**Pre-Application Consultation Opinion  
ABP-307355-20**

*Further consideration and/or justification of the documents as they relate to the overall design and layout of Blocks D & F, the proposed interface with Leopardstown Road, the transition with existing dwellings and the justification for any material contravention of the height strategy in the development plan and compliance with Section 3.2 of the Urban Development and Building Heights: Guidelines for Planning Authorities (2018).*

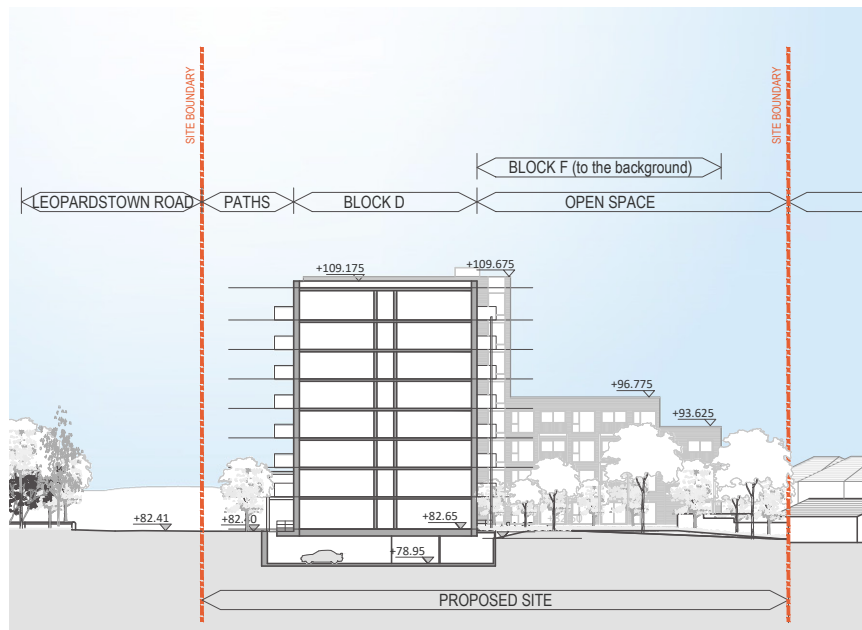




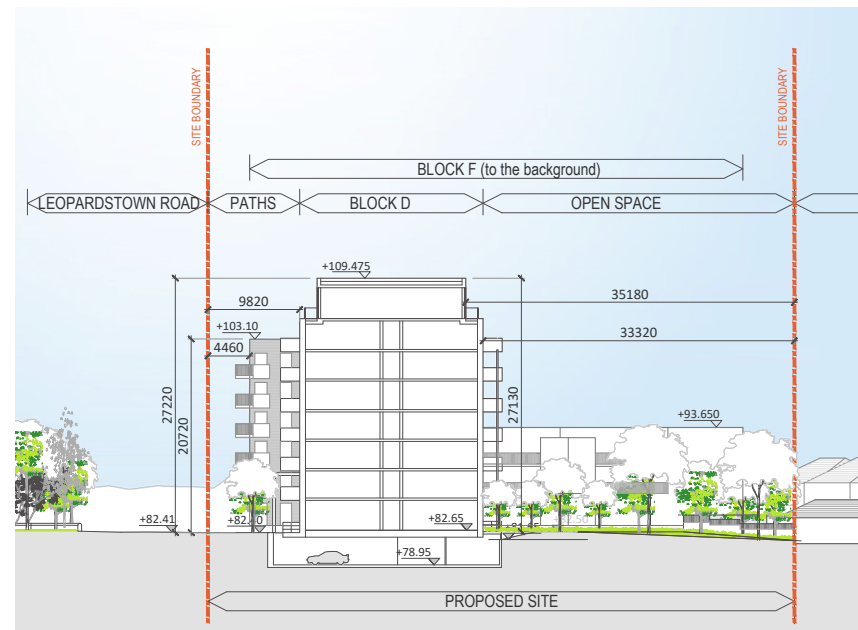
Previous Block D & Block F



Proposed Block D & Block F



Previous Block D with full PH level



Proposed Block D with recessed PH level



Photomontages of interface with Sir Ivor Mall, showing the reduced scale of the proposed Block F

## Response to ABP Opinion

### 1.0 Development Strategy

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### OMP Design Response

#### Overall design and layout of Blocks D & F

Following on from the Opinion the Design of Blocks D & F were re-considered and it was felt the biggest impact was to be gained from reworking Block F with it's proximity to the neighbouring properties on St. Ivors Mall and Minsrel Court. While Block D which is more central to the development was also softened with the top level now set back.

#### Block D

Block D set back top level along the linear element reduces the impact visually and also the massing has been broken down by separating this set back level from the 10 storey element which forms the visual marker within the scheme. This reworking of the top level of the Linear element also lightens the massing and provides additional Dual aspect units with private terraces on this upper level.

#### Block F

Block F redesign following the ABP Opinion in order to improve the relationship with Neighbouring properties and also to come in line with the Building Height Guidelines which state that 'a minimum of 3-4 storeys' should be achieved even in suburban locations.

As per the commentary in the LVIA report which discusses the improvements made to the way in which the new Block F interacts with the neighbouring properties with the lower 3 storey element to the rear of the site while still announcing the development on approach from Sandyford with the taller 6 storey element along Leopardstown road.

"Block F is thus intended to both protect the amenities of the neighbouring houses and address Leopardstown Road with a frontage of appropriately urban character" (LVIA report - EIAR chapter 12).



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## OMP Design Response

### Interface with Leopardstown Road

Blocks D serves to announce the entrance off Leopardstown road with the 10 storey element anchoring the Plaza set between Blocks A & B. The geometry works to tie in with Blocks A & B while also addressing Leopardstown road and also maximises the Public Open space to the back.

The diagrams to the left show how the design response was built up with strong consideration to the legibility of the structures and a hierarchy of secondary elements fronting onto Leopardstown road. The form first addressing the geometry set out in Blocks A & B which are set out to work with the existing St. Josephs house orientation and also merging this with the relationship and streetscape the Blocks are creating along Leopardstown road.

As seen in the CGI's on this page there has been considerable consideration of the relationship of the new blocks to Leopardstown road. Formed from the initial intent to retain as many of the existing trees there is tree groves in front of both Blocks C & D providing relief to the street edge. The form of these blocks cranking back from the street with a lower 5 storey element creates variety along the Leopardstown road also. A pergola at the lower levels offers a pedestrian scale to the new street frontage with new tree planting on this boundary also to enhance the pedestrian amenity. The Section shown here illustrates that at the narrowest point there is an improved urban realm condition with wider footpath and new tree planting before we reach the pergola and the new facade line.

The LVIA report also comments on the current traffic dominated character of the road with high walls disconnecting the existing properties from the street, in this regard the development creating a change to the street scape were viewed as positive and as "generating an urban streetscape character and adding vitality to the streets on the approach to the Leopardstown junction".



View to Homezone, plaza & St Josephs House



View to Public Open space



Urban Structure Consistency + Legibility



Primary + Secondary Elements



Streetscape - Building Array & Pocket Gardens

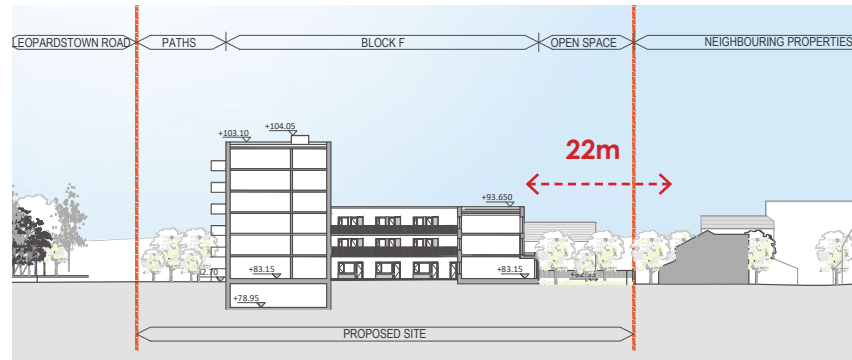


Existing condition on Leopardstown Road

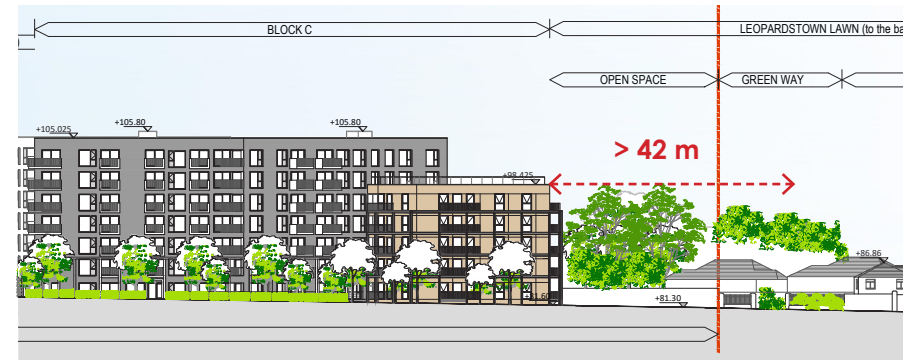


Streetscpae Enhancement - Section at Leopardstown Road





Proposed Block F to Minstrel Court



Proposed Block C to Leopardstown Lawn



Proposed Separation Distances

## Response to ABP Opinion

### 1.0 Development Strategy

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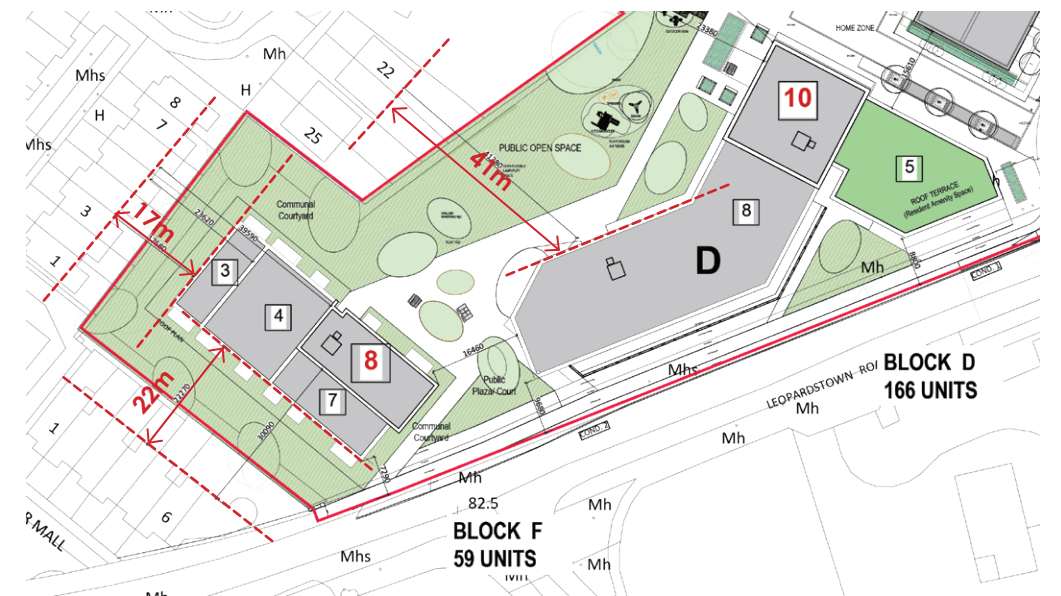
### OMP Design Response

#### Transition to existing Dwellings

There has been a re-modelling of Block F to allow for a gradual transition from the residential neighbouring properties to St. Ivors Mall and Minstrel court. Block F now facilitates a gradual scaling from the neighbouring properties to 3 storey and then on to 6 storey. This is the most sensitive boundary as it is the only part of the site which directly backs on to neighbouring gardens.

Blocks A, B & C are all set behind the existing tree line and have the added set back of the Green way directly adjacent to their boundary, which forms the separation to Leopardstown Lawns. The separation distance from Blocks to neighbouring rear elevations range from 42m - 48m along this Greenway edge. Further relief is given along this edge by the secondary elements introduced to Blocks B & C which step down in scale to 4 - 5 stories with only the gable elevations fronting on to this boundary.

The Daylight & Sunlight chapter 18 of the EIAR also details the impacts on these neighbours would be imperceptible to moderate.



Pre Application Separation Distances



# Response to ABP Opinion

## 1.0 Development Strategy

Further consideration and/or justification of the documents as they relate to the overall design and layout of Blocks D & F, the proposed interface with Leopardstown Road, the transition with existing dwellings and the **justification for any material contravention of the height strategy in the development plan and compliance with Section 3.2 of the Urban Development and Building Heights: Guidelines for Planning Authorities (2018).**

### OMP Design Response

#### Building Height Strategy

A balance was struck to achieve the density required for a site of this size while also providing ample Open space. The current scheme has in excess of 25% Public Open space well above the 10% required and again exceeds the Communal Open space. For the length of new street frontage created there was an opportunity to gradually step in scale and height from the neighbouring properties to the central Block D.

Block D with it's 10 storey element serves to anchor the plaza at the end to the Communal gardens and also signifies the location of the Amenity spaces on the Ground floor along the homezone entry road off Leopardstown road. The main body of the Block steps down to a 7 storey brick massing with a set back PH level which is broken away from the 10 storey element. While a secondary element to Leopardstown Road steps down to 5 storey providing variation to the new street frontage created by this scheme.

Block C frames the other side of the homezone entry off Leopardstown Road and although it stepping down in scale it serves as a marker along Leopardstown road to the access point to the Green way. Similarly to Block D a secondary element to Leopardstown Road steps down to 5 storey providing variation to the new urban street.

Blocks B and A step down into the site along this Green way edge to the North forming a comfortable relationship to the existing St. Josephs house to the back of the site while also providing a sense of passive surveillance over the Green way.

Block F as explained in the previous pages has undergone the greatest redesign of all Blocks with the frontage onto Leopardstown road reduced from 8 to 6 storey and the main body of the building stepping down to 3 storey serving as a gradual transition to the neighbouring properties of St. Ivors Mall and Minstrel Court.

The Sunlight analysis also verifies that the height in the current scheme works well and allows for all of the standards to be met across the Public open space, for more details on the sunlight daylight please refer to ARC reports.

In addition to the above please refer to the Material contravention statement which has been submitted by Brock McClure.



Previous Building Height Responding to context



Proposed Building Height Responding to context



Revised view over Leopardstown Road showing 10 storey anchor



Revised view to Block D from Communal Gardens

# Response to ABP Opinion

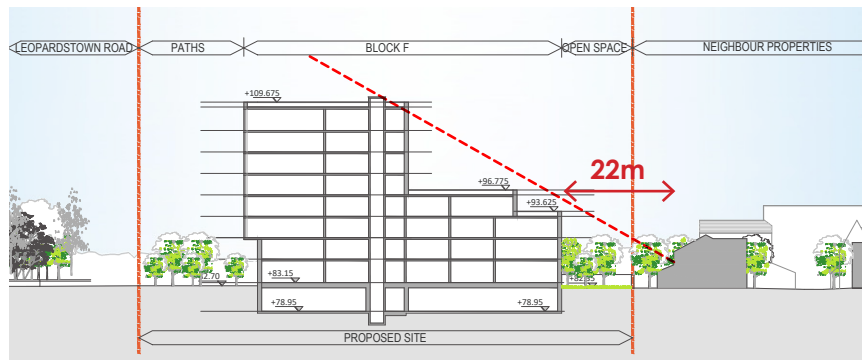
## 2.0 Residential Amenity

### **Pre-Application Consultation Opinion ABP-307355-20**

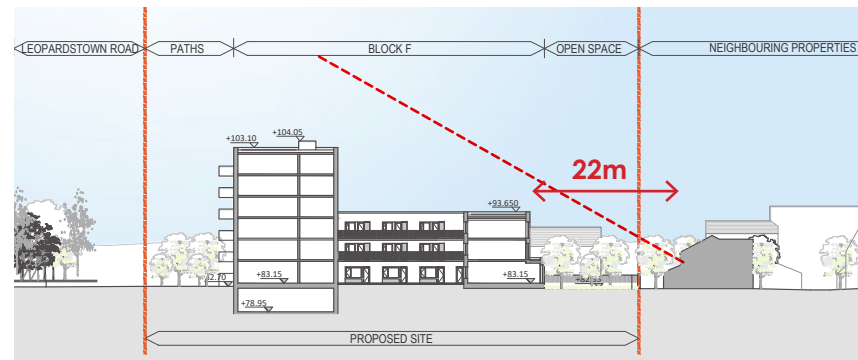
*Further consideration and/or justification of the documents as they relate to impact of Block D & F on the residential amenity of both the occupants of the existing neighbouring dwellings and future occupants of the proposed development, having regard, inter alia to the following:*

- *The location and design of Blocks D & F to the rear of the neighbouring dwellings and the potential for a negative impact on the visual and residential amenity*
- *The location of the proposed residential amenity areas on the upper floors, the levels of overshadowing on the proposed public open space areas and the potential for a negative impact on the residential amenity of the future occupants.*





Pre Application Block F to Minstrel Court section



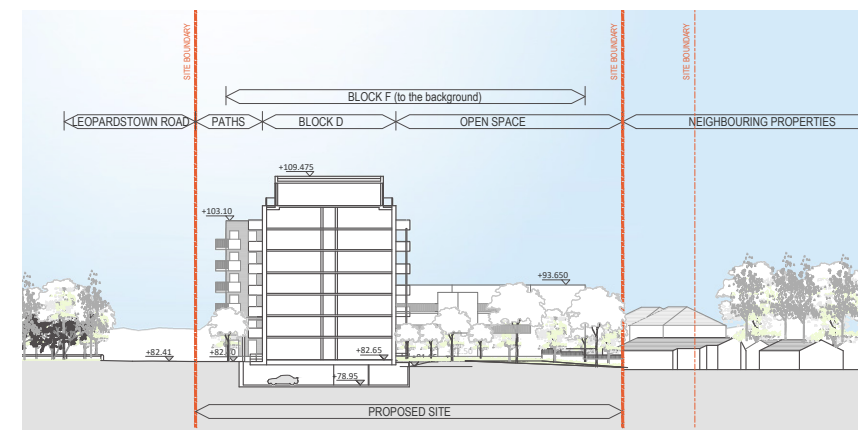
Proposed Block F to Minstrel Court section



Proposed Separation Distances



Pre Application Block D to Silver Pines section



Proposed Block D to Silver Pines section

## Response to ABP Opinion

### 2.0 Residential Amenity

#### Item 01 - Visual and Residential Amenity of existing dwellings

- The location and design of Blocks D & F to the rear of the neighbouring dwellings and the potential for a negative impact on the visual and residential amenity

#### OMP Design Response

##### Block F

In order to reduce the impact on the neighbouring properties a full redesign of Block F was developed. Creating a 3 storey element to St Ivors Mall and to Minstrel Court which maintains the 22m separation from the existing dwellings. The units themselves are now dual aspect through units and all balconies are inset within the building form to further mitigate any issues of overlooking.

The taller element has been limited to 6 storeys. Leopardstown road at the junction to Tudor Lawns, there is a separation distance of approximately 80m from this front face of Block F to the nearest Property.

The Daylight & Sunlight chapter 18 of the EIAR also details the impacts on these neighbours would be imperceptible to moderate.

##### Block D

Block F now serves as a transition from the boundary to Block D which we see as being of justifiable height and scale for the development creating much needed street frontage onto Leopardstown road. With Block C now continuing this rhythm along the street and anchors the Greenway Entry to the North East of the site.

From the Sunlight analysis, chapter 18 of the EIAR) we can see there is no negative impact on the Public open space within our site which offers a further buffer between the development and Silver Pines properties. There is also shown to be Imperceptible level of change to those existing dwellings in that report.

Further to the above Block D now also has an additional set back to the upper levels and a break between the PH level and the 10 storey corner element which reduce the visual impact to the neighbouring properties in Silver Pines situated behind the Public Open space. The commentary on Block D within the LVIA chapter of the EIAR is generally positive from all view points that were assessed, in referring to the neighbouring existing housing estates it stated the following:

*Viewpoints 11, 12 and 13 assess the effects on the existing residential neighbourhood to the north west and west of the site. Due to mitigation measures taken in the design process (specifically with regard to proposed Block F) the visual effects on these areas would be neutral. No negative effects were identified.*



## Response to ABP Opinion

### 2.0 Residential Amenity

#### Item 01 - Visual and Residential Amenity of existing dwellings

- The location and design of Blocks D & F to the rear of the neighbouring dwellings and the potential for a negative impact on the visual and residential amenity

#### OMP Design Response

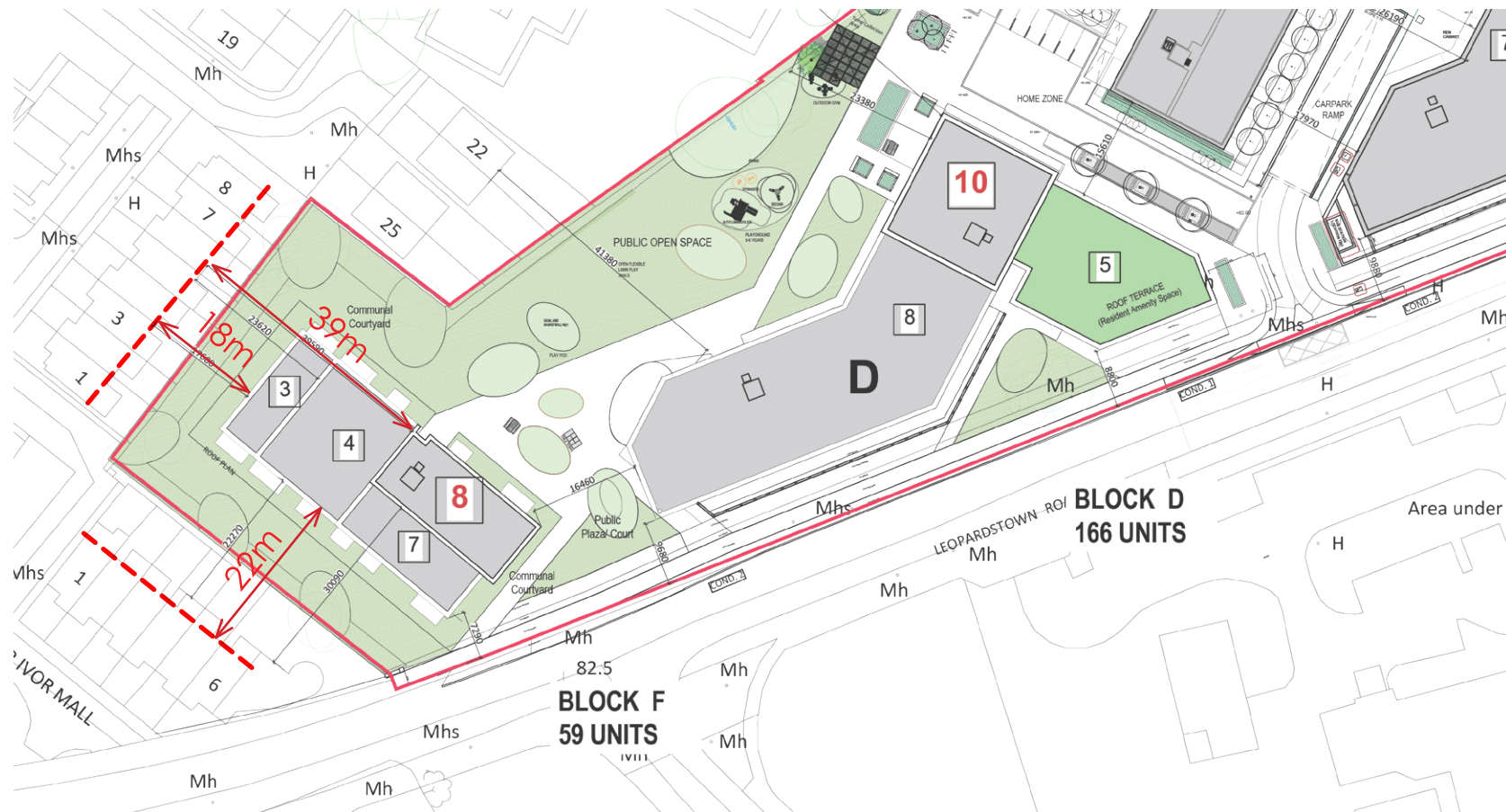
Please refer to the adjacent diagrams showing the changes from the Tripartite submission (above) to the current scheme with the redesign of both Blocks (below). There has been an positive increase in the distances from the first floor opposing windows in the latest masterplan with revised Block F. There is also a reduction in the height of Block F in relation to the neighbouring properties.

Within the sunlight & daylight chapter 18 of the EIAR an assessment for the neighbouring properties are given as to the impact on the VSC & sunlight access to sample windows of those properties around Block F. For properties of St. Ivors mall, Minstrel Court and also 22-25 Silver Pines the impacts are Imperceptible to moderate. There has been dramatic change to Block F following the pre-application stage and the sunlight assessment has been used as a tool to help inform this revised scheme.

With regard to Block D we were again guided by the Sunlight & daylight assessment and have allowed for some minor amendments to Block D mainly at the PH level, where we have introduced a set back and also created a break between the 10 storey pop up and the rest of the PH level. As detailed above chapter 18 of the EIAR details the results for properties 22-25 Silver Pines which have a set back of more than 41m from Block D with a considerable Public open space as a buffer.

A Land and Visual Impact Assessment prepared by Richard Butler is included separately at Chapter 12 of the EIAR submitted with this application which looks at the impacts on the visual amenity in relation to Block F and Block D.

↔ Distances to first floor opposing windows



Previous pre-application option



Proposed Current option

**o'mahony pike**

Residential Development at 'St. Joseph's House and Adjoining Properties', Brewery Road and Leopardstown Road, Dublin 18



## Response to ABP Opinion

### 2.0 Residential Amenity

#### Item 02 - Upper level Amenity Areas and Public Open space overshadowing

•The location of the proposed residential amenity areas on the upper floors, the levels of overshadowing on the proposed public open space areas and the potential for a negative impact on the residential amenity of the future occupants.

#### OMP Design Response

##### Upper level Amenity Areas

Within Block D there is a residents lounge located on the sixth floor opening onto a south facing roof terrace overlooking Leopardstown road. Both of these south facing terraces benefit from great sunlight access as detailed in ARC's report on the Sunlight and Daylight within the scheme.

Within the Block D to the north of the terrace the lounge has views over the Communal gardens between Blocks B&C. This upper level will afford the residents a more private place to use for lounging, family gatherings and the like.

Chapter 11 of the EIAR details the wind analysis of these terraces: The analysis show that the areas are well protected by a combination of glazed screen and roof coverage. Block C is suitable for every activity, including long-term sitting. On the roof terrace on Block D, there is a small area that is suitable for short-term sitting instead of long-term sitting. However, this analysis has been performed considering the worst-case scenario conditions, considering the whole year... the frequency of such high wind is below 5%. To counter the effects on Block D landscape mitigation has been included in our final design, see details on top image.

The remaining Residents amenities including a gym are centrally located along the homezone within Block D on the Ground floor to activate that access road into the development and also open onto the Main public open space at the corner addressing the plaza.

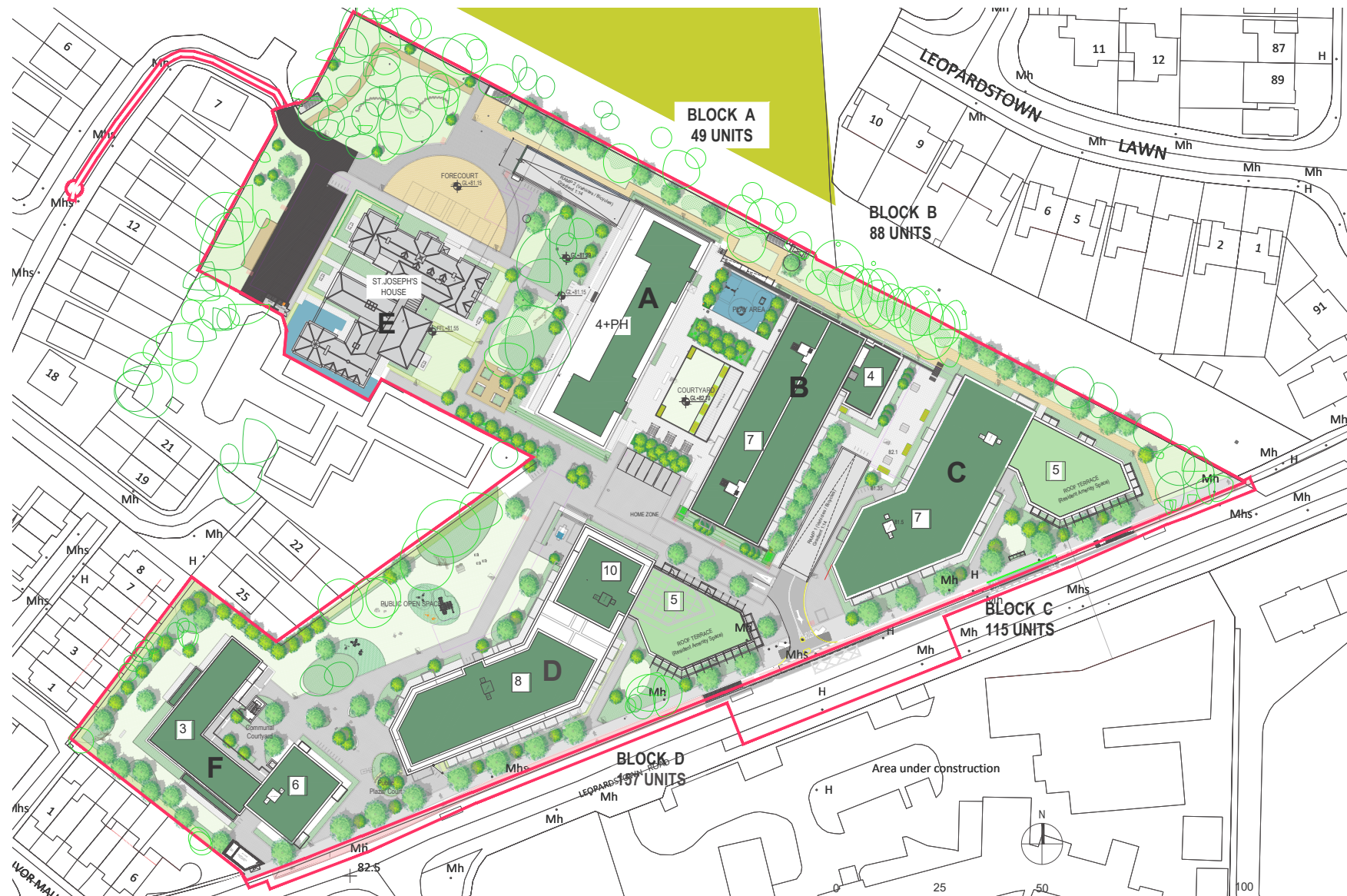
##### Public Open space

The main Public Open space within the Development is nestled behind Block D, leading a route from Leopardstown road between Blocks D & F through to the forecourt at St Josephs house and linking back to the Greenway and Public Park beyond to the north.

Results of the Daylight & sunlight Analysis by ARC for the Public Open space shows that there is no negative impact on the Public open space which is exceeding the requirements. It is predicted to achieve sunlight to 50% or more of the space from 11 am - 4pm on the 21st March in line with the BRE guide benchmark of at least 2 hours. For more details on the sunlight daylight please refer to ARC reports. The other public open spaces of the woodland walk & areas and entrance off Silver Pines along the Greenway also achieve a high level > 50% of Sunlight access between 9 am- 3pm, far above the minimum of 2 hours required.



Block D Terrace & Resident Amenities



Proposed Current option



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