

## **Statement of Consistency**

### **Proposed SHD**

**Lands at St. Teresa's,  
Temple Hill, Monkstown,  
Blackrock, Co. Dublin**

**On behalf of  
Oval Target Limited**

December 2021



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## 1 INTRODUCTION

Brock McClure Planning & Development Consultants, 63 York Road, Dún Laoghaire, Co. Dublin, have prepared this Statement of Consistency on behalf of **Oval Target Limited, 1<sup>st</sup> Floor, 55 Percy Place, Dublin 4, (D04 CX38)**, for a proposed Strategic Housing Development (SHD) at 'St. Teresa's', Temple Road, Monkstown, Blackrock. Co. Dublin.

This Statement of Consistency identifies compliance with relevant strategic planning policy documentation and is prepared to address the requirement Question 12 of the Strategic Housing Development Application Form. We note that a Planning Report, which includes further details in respect of the site location and development description, also accompanies this application to An Bord Pleanála. In particular, this Statement of Consistency sets out the manner in which the proposed St. Teresa's SHD is consistent with guidelines issued under section 28 of the Planning and Development Act 2000, as amended ("the 2000 Act") and the policies, objectives and development management standards contained within the Dun Laoghaire Rathdown County Development Plan 2016- 2022 and the Blackrock Local Area Plan 2015.



## **2 OVERVIEW**

This section sets out the basis and structure for this report.

### **2.1 National Planning Policy**

The purpose and intent of the Statement of Consistency is to set out the compliance of the proposed St. Teresa's SHD with Ministerial Guidelines issued under section 28 of the 2000 Act and the relevant provisions of the Development Plan and Local Area Plan. National Policy is therefore addressed under separate cover, including the Planning Report prepared by Brock McClure.

### **2.2 Ministerial Guidelines**

The following ministerial guidelines are considered relevant to the Board's consideration of the proposed St. Teresa's SHD:

1. Sustainable Residential Development in Urban Areas (2009)
2. Urban Design Manual - Best Practice Guidelines
3. Delivering Homes, Sustaining Communities (2008)
4. Best Practice Guidelines - Quality Housing for Sustainable Communities
5. Sustainable Urban Housing - Design Standards for New Apartments (2020)
6. Design Manual for Urban Roads and Streets (2013)
7. Guidelines for Planning Authorities on Childcare Facilities (2001)
8. Architectural Heritage Protection - Guidelines for Planning Authorities (2011)
9. The Planning System and Flood Risk Management (2009)
10. Appropriate Assessment of Plans and Projects in Ireland - Guidance for Planning Authorities (2009)
11. Urban Development and Building Height Guidelines (2018)

The proposal development is examined for compliance with each of these Guidelines in Section 4 of this Statement.

### **2.3 Compliance with Development & Local Area Plans**

The relevant plans for consideration in this instance are as follows:

- Dun Laoghaire Rathdown County Development Plan 2016-2022
- Blackrock Local Area Plan 2015

The proposed development is examined for compliance with each of these statutory plans in Section 5 of this Statement.

We acknowledge that the Draft County Development Plan 2022-2028 may be in effect when the Board is making its assessment on this application. We have therefore prepared an addendum to this Statement of Consistency addressing compliance with the Draft Plan (as at material amendment stage at the time of writing) for reference if required.





## 2.4 Site Location

The main development site extends to c.3.9ha and is located at St. Teresa's, Temple Hill, Monkstown, Blackrock, Co. Dublin. The extent of the proposed development site is outlined below.



Figure 1 - Aerial Photo with lands at St. Teresa's outlined (Source: Google 2021)

## 2.5 Proposed Development

The proposed development comprises 493 residential units delivered in a combination of new apartment buildings (ranging in height from 3- 10 storeys overall in height) and a relocated St. Teresa's Lodge.

St. Teresa's House provides for 6 apartments, comprising 5 no. 2-bed units and 1 no. 3-bed unit. The new build element of 487 units is set out in 11 no. residential development blocks (Blocks A1-C2 and D1 – E2) ranging in height from 3-10 storeys over basement comprising:

- Block A1 (5 storeys) comprising 37 no. apartments (33 no. 1 bed units and 4 no. 2 bed units)
- Block B1 (10 storeys) comprising 55 no. apartments (37 no. 1 bed units, 10 no. 2 bed units and 8no. 3 bed units)
- Block B2 (8 storeys) comprising 42 no. apartments (28 no. 1 beds, 9 no. 2 beds and 5 no. 3 beds)
- Block B3 (8 storeys) comprising 42 no. apartments (28 no. 1 beds, 9 no. 2 beds and 5 no. 3 beds)
- Block B4 (5 storeys) comprising 41 no. apartments (4 no. studio units, 4 no. 1 bed units, 27 no. 2 bed units and 6 no. 3 bed units).
- Block C1 (3 storeys) comprising 10 no. apartments (1 no. studio unit, 3 no. 1 bed units and 6 no. 2 bed units).
- Block C2 (3 storeys) comprising 6 no. apartments (2 no. 1 bed units, 4 no. 2 bed units,) together with a creche facility of 392 sq. m at ground floor level and outdoor play area space of 302sq.m

- Block C3 (1 storey plus basement level) comprising residential amenity space of 451 sq. m.
  - Block D1 (6 storeys) comprising 134 no. apartments (12 no. studio units, 22 no. 1 bed units, 90 no. 2 bed units and 10 no. 3 bed units).
  - Block E1 (6 storeys) comprising 70 apartment units (34 no. 1 bed units, 26 no. 2 bed units and 10 no. 3 bed units).
  - Block E2 (6 storeys) comprising 50 units (1 no. studio unit, 29 no. 1 bed units, 18 no. 2 bed units and 2 no. 3 bed units).
- Each residential unit has associated private open space in the form of a terrace/balcony.
  - Resident amenity space c. 451 sq. m. accommodating a gym and studio space at basement level; residents' lounge/café, work booths/meeting room and reception/foyer/parcel store at ground floor.
  - Crèche facility of 392. sq. m.
  - 252 no. residential car parking spaces (161 no. at basement level and 91 no. at surface level) and 20 motorcycle spaces at basement level are proposed. 8 no. car parking spaces for creche use are proposed at surface level.
  - 1056 no. bicycle parking spaces (656 no. at basement level and 400 no. at surface level).
  - 15,099.7 sq. m. public open space in the form of a central parkland, garden link, woodland parkland (incorporating an existing folly), a tree belt, entrance gardens, plazas, terraces, gardens, and roof terraces for Blocks B2 and B3.

The newly proposed 487 new residential units (Blocks A1 - E2) and existing 6 residential units (Block H) provide for a total of 493 units at this site.

New Block G (Relocated and Extended St. Teresa's Lodge) (1 storey) is also proposed comprising a new café space of 67.4 sq m. The dismantling/deconstruction of the existing St. Teresa's Lodge (39 sq m) and demolition of a lean-to extension (28.5 sq m) was previously permitted under SHD PLo6D.303804-19. However, the current application seeks permission to reconstruct St. Teresa's Lodge in a new location (180m south-west) using original roof timbers, decorative elements and rubble stonework, with original brickwork cleaned and re-used where appropriate. It is proposed that the non - original extension (28.5 sq m) will be removed and permission is sought for further extension of this building (26.8 sq m) and a change of use from residential to café/retail use to deliver a Part M compliant single storey building of 67.4 sq m.

Basement areas are proposed below Blocks A1, B1 to B4 and D1 (c. 7,295 sq m GFA). A total of 252 car parking spaces (161 at basement level and 91 at surface level); 1056 bicycle spaces (656 no. at basement level and 400 no. at surface level); and 20 motorcycle spaces provided (10 at surface level and 10 at basement level).

The associated site and infrastructural works include provision for water services; foul and surface water drainage and connections; attenuation proposals; permeable paving; all landscaping works; green roofs; boundary treatment; internal roads and footpaths; and electrical services including solar panels at roof level above Blocks A1, B1 - B4, C1-C3, D1, E1, E2.



### 3 MINISTERIAL GUIDELINES

Each of the relevant strategic policy documents is now considered below in relevance to the context of the site.

#### 3.1 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 Irelands 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 accommodates 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 493 residential units, close to highly accessible public transport nodes (550 and 700m from Sea Point and Blackrock DART stations, respectively) in the southern Greater Dublin Area. The proposal provides for a residential density of 123 units per ha gross figure and 165 units per ha net figure and is therefore supportive of the objective to accommodate population growth in the Blackrock suburb of Dublin.

***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 493 residential units is delivered in the form of a generally 3-10 storeys development that is exceptionally well-designed. The design architects, O'Mahony Pike, have delivered a scheme that has been mostly informed by the Site Framework Strategy governing the site and as contained within the Blackrock LAP but also the presence of Protected Structures on site; the presence of Temple Hill Road to the north, a substantial dual carriageway; and the presence of Rockfield Park and adjoining residential development to the south, west and east of the site.
- The design has considered, in detail, the existing levels of residential amenities at adjoining residential developments. We note in particular that developments at St. Vincent's Park, St. Louise's Park and Barclay Court were considered in detail at a very early stage in the design evolution of the current proposal. Appropriate setbacks and separation distances to these dwellings have been maintained as set out within this accompanying documentation. Additional height is only proposed at appropriate locations within the development i.e. along Temple Hill and along Rockfield Park. Height sensitive areas (around the existing Protected Structure and at adjoining boundaries) are also respected.

***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 significantly underutilised and is located within an existing built up area. The site is appropriately zoned for residential development; is located proximate to high frequency public transport nodes and is identified as having significant development potential within the Blackrock LAP 2015. The site measures c. 3.9 ha and is considered meaningful in terms of its potential to deliver a strategic housing development of exceptional design.
- The proposal will offer a range of wider planning gains including an exceptional public realm proposal that includes significant open space provision; improved permeability across the site from Temple Hill to Rockfield Park; a new and improved setting for St. Teresa's House (a protected structure) and local facilities such as a café, Crèche and residential amenity offering for future residents.







Figure 2 - Site Context

- The proposal will also add a significant population to the local Blackrock area in proximity to the commercial centre of Blackrock and public transport corridors. The movement of new residents on foot or cycling will contribute to the vibrancy and vitality of Blackrock and other proximate commercial centres.

***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.
- The proposed building heights are cognisant of the LAP height strategy while seeking to provide legibility and variety in building form to enhance the overall masterplan and improve the quality of the public realm.
- In line with the design objective for improved pedestrian permeability, expansive open landscaped areas are identified in order to strengthen visual connectivity through the scheme.
- The provision of an improved public realm along Temple Road is extended in-between blocks B2 and B3 by providing a series of stepped lawns leading up to the proposed resident amenity clubhouse and St. Teresa’s House. This generous landscaped space provides an open visual connection into the development.
- A sequence of open spaces running between Rockfield park and Temple Road are interwoven into the masterplan to provide a variety of amenity value and experience.
- These comprise of terraced gardens leading up from Temple Road and arriving at a plaza containing central resident’s amenities. Pedestrian routes either side of St. Teresa’s House lead into the central parkland setting which connects to the Woodland Park and into Rockfield park beyond to the South.
- The masterplan provides for a complimentary balance between new building interventions, retention of existing historical buildings and the enhancement of existing and new landscape features.



- Pedestrian and cycle paths are continued from Temple Road into the site along the tree lined avenue to the east of the main entry to the development. A series of internal pathways and trim trails link all the landscape elements into a cohesive network
- Given the large area of the site and the extensive green open spaces, an opportunity exists to ensure buildings are predominantly looking onto open green spaces.
- While the building disposition is guided by the LAP, every effort is made to provide due N/S orientated buildings in order to maximise daylight access to the apartments.

**National Policy Objective 32: “To target the delivery of 550,000 additional houses by 2040”.**

- The current proposal will deliver 493 residential units, contributing towards the Government’s objective of 550,000 houses by 2040. We ask the Board to note that the applicant is ready to implement this permission without delay, should a grant be forthcoming.

**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 set out above, the site is considered a key infill site and one that is appropriate for increased residential densities and heights. This is particularly the case given proximity to public transport nodes. Most notably, the site is located adjacent to a proposed Bus Priority Route at Temple Hill (N31) and is proximate to DART stations at Seapoint (6m walk) and Blackrock (11 min walk) and is therefore well placed in terms of exceptional public transport accessibility.
- The current proposal for 493 residential units is the subject of an exceptional design strategy and one that has carefully considered existing levels of residential amenities at adjoining residential developments.
- Variations in building heights, scales and forms are considered in relation to adjoining developments and create a visual interest in the streetscapes both external and internal to the site.
- Overall, there is considerable variety in the scale and forms of buildings that is made to appear cohesive by the use of a limited number of construction materials and the use of similar elements and detailing across the elevations. Thus, the materials and building fabric well considered.
- The location, scale and massing of the proposed buildings along these edges have been carefully modulated to protect the amenity of these properties. Landscape screening and generous separation distances further improve the relationship.

**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 site is a large infill site in the heart of Blackrock and is one of 3 sites earmarked within the Blackrock area for significant development by way of its designation as a site with the Site Framework Strategy. These sites are of strategic importance both within the settlement of Blackrock, within the County area and on a national scale and increased residential densities and height can therefore be positively considered.
- The proposed development will provide for an appropriate increase in residential density on an infill site within an existing urban area. (123 units per ha gross figure and 165 units per ha net figure based on a net site area of 3.9 /2.98 ha and a proposal for 493 units) on an infill site within an existing urban area.
- The existing area is inherently low density with large dwelling on substantial plots. An inefficient use of well-located land. 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.



- Proposed Building Heights 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.

### 3.2 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 3 - 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:





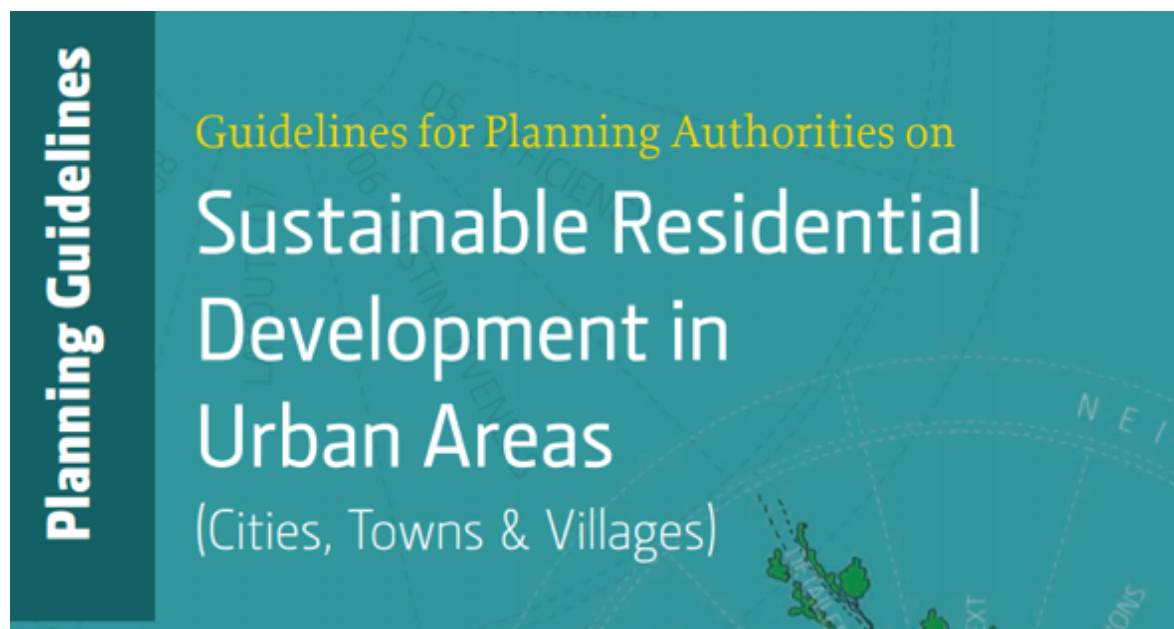
**Consolidation and Re-Intensification RPO 4.3:**

*“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 123 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

**3.3 Sustainable Residential Development in Urban Areas (2009) / Urban Design Manual (2009)**

**3.3.1 Guidelines**



The role of these guidelines is to ensure the sustainable delivery of new development throughout the country. The Guidelines provide guidance on the core principles of urban design when creating places of high quality and distinct identity. High quality design is recommended in the development management process. The Guidelines are accompanied by an Urban Design Manual, which demonstrates how key principles can be applied in the design and layout of new residential development.

Chapter 5 of these Guidelines focuses on Cities and Larger Towns. Blackrock (within Dun Laoghaire Rathdown County Council administrative area) falls under the category of larger towns in the Guidelines given that population here is over 5,000 (33,727) which appropriately defines larger towns. The contents of the Guidelines as they relate to Larger Towns are considered below.



## Design

The key elements of design in the context of larger towns are as follows:

- Acceptable Building Heights
- Avoidance of Overlooking/Overshadowing
- Provision of adequate public and private open space
- Internal Space in Apartments
- Suitable parking provision
- Provision of ancillary facilities including childcare

The proposed development has been designed in the context of the above and we note the following in this regard:

- Overshadowing is not considered an issue in this case and we note the submission of a Daylight and Sunlight Analysis herewith prepared by IES to further elaborate on this matter.
- Quality and spacious apartment units are proposed with the majority of the units meeting the +10% floor space requirement as per the Apartment Guidelines.
- An adequate level of on street parking is delivered with primary parking delivered at basement level. All parking is proximate to units and is considered safe and secure.
- Public open space is located to optimise access for the development and utilise existing mature trees.
- A coherent and permeable network of open spaces is proposed.
- Pedestrian access and permeability is key across the site.
- A creche and residential amenity facility are delivered within the scheme.

## Childcare

The Guidelines also reference the provision of childcare facilities for larger towns and notes that the thresholds for provision of childcare facilities should be established having regard to the existing geographical distribution of childcare facilities and the emerging demographic profile of the area and also in consultation with local childcare committees and Planning Authorities.

The applicant in this case has engaged with the planning authority on the matter of the provision of a childcare facility and it is proposed to deliver a creche facility of 392sqm GFA within the scheme and specifically within Block C2. The childcare facility will cater for the demand arising from the new proposed development.

This report outlines the consistency of the proposal with the requirement for a childcare facility at Section 3.6.5 below.

## Density

The proposed development aims to deliver an appropriate density and form of residential development on this predominant site in Blackrock. A large portion of the development has been designated for open space and will be accessible to all residents.

A density of 123 units per ha gross figure and 165 units per ha net figure is proposed at this site. It is submitted that this is an appropriate approach to development at this location given the surrounding site context. The site is considered a 'city and town centre site' and the guideline for density in these Guidelines refers to there being no upper limit subject to the following safeguards:



- Compliance with the policies and standards of public and private open space adopted by development plans;
  - Avoidance of undue adverse impact on the amenities of existing or future adjoining neighbours;
  - Good internal space standards of development;
  - Conformity with any vision of the urban form of the town or city as expressed in development plans, particularly in relating to height or massing;
  - Recognition of the desirability of preserving protected buildings and their settings and of preserving or enhancing the character or appearance of an Architectural Conservation Area; and
  - Compliance with plot ratio and site coverage standards adopted in development plans.

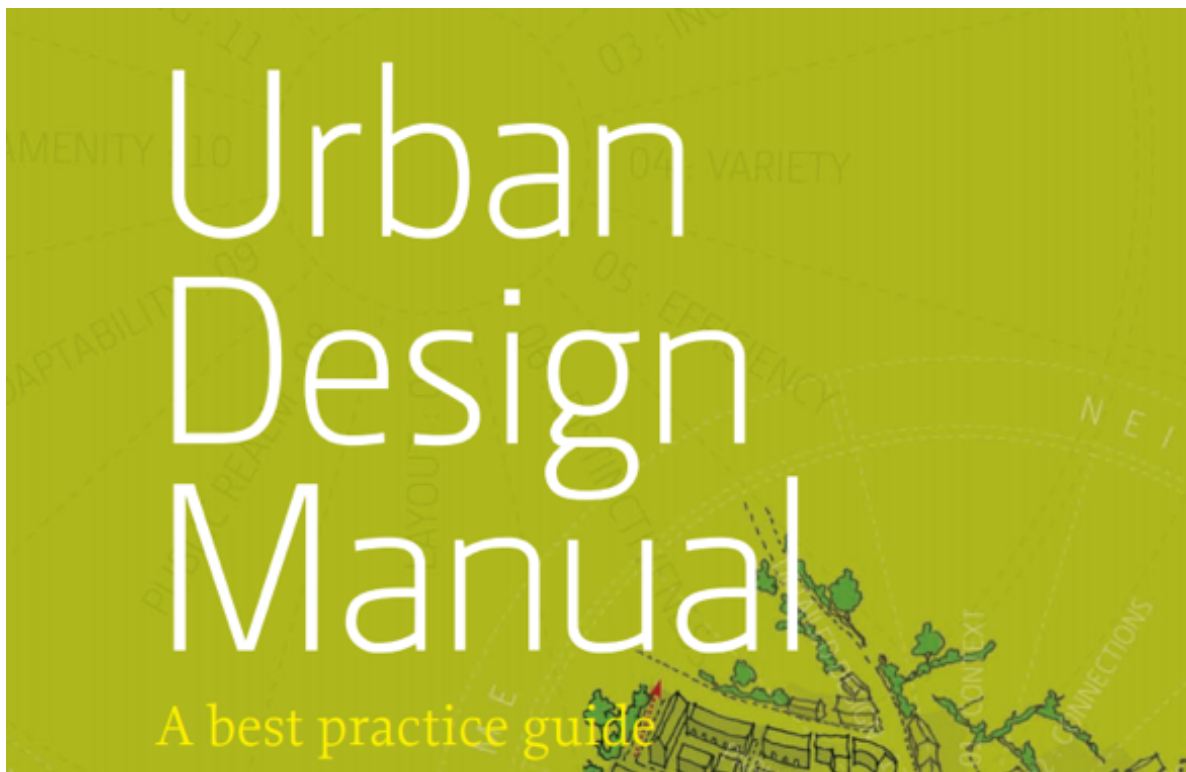
In response to the above, we note the following:

- The proposed public and private open space provision will comply with the Dún Laoghaire-Rathdown County Development Plan 2016 and, where relevant, the Apartment Guidelines 2020. O'Mahony Pike Architects have broken down provision into primary open space and formal open spaces for visual purposes and to show that all requirements are being met by way of the 10% open space standard (DLR Development Plan) governing this site but also the communal requirements of the Apartment Guidelines 2020.
- The proposed scheme design is supported in terms of access to daylight and sunlight with no significant impacts within the development or to adjoining dwellings.
- The proposed development will comply with the minimum standards required for internal floor areas in the 2009 Apartment Guidelines. Further detail on requirements and provision are set out below and in accompanying documentation from O' Mahony Pike Architects.
- This report sets out how the development now proposed will conform with the Building Height Strategy (Appendix 9) of the Dun Laoghaire-Rathdown County Development Plan 2016-2022. Where relevant, consideration is given to the overriding guidance of the Building Height Guidelines 2018.
- Plot Ratio and Site Coverage is identified as 1.06 and 25.38% and this accords with the requirements of the adopted Dun Laoghaire Rathdown County Council Development Plan 2016-2022.

The proposed development is located on suitably zoned land for residential purposes. The density requirements set out by the current County Development Plan and the Blackrock Local Area Plan 2015 have been complied with when designing the scheme. Green ways and new linkages through the site improve permeability to surrounding areas and integrate the development into the broader landscape of Blackrock. The site layout maximises permeability through appropriate block sizes, block heights and connectivity. Careful consideration has been given to adjoining levels of residential amenity.



### 3.4 Urban Design Manual



Aside from the above, the proposed development complies with the scheme with the 'sister' document for these guidelines, the 'Urban Design Manual'. This application for permission is accompanied by an Architectural and Master planning Design Statement, prepared by OMP Architects, which demonstrates the manner in which the proposed development has regard to and has been developed in accordance with best practice in respect to urban design.

The Design Statement should be read in conjunction with this Statement of Consistency and the Planning Report and the plans and particulars accompanying this planning application.

For the purposes of this Statement of Consistency, compliance with the key requirements of the Urban Design Manual is noted below:

CRITERIA	PROPOSAL RESPONSE
<b>CONTEXT</b> <b>How does the development respond to its surroundings?</b>	<p>The development of site has evolved through the retention of existing trees and landscape features, where possible. The proposal has been designed specifically to enhance views from St. Teresa's to Rockfield Park maintaining in full the woodland area to the south of the development.</p> <p>The main avenue to St. Teresa's has been designed to ensure the maximum number of trees are retained whilst delivering appropriate access to the remainder of the development. Open space areas are designed to maximise on passive surveillance and take advantage of the proximity of Rockfield Park to the south.</p> <p>An integrated development is delivered and one which enhances the presence of the natural landscape.</p>



<p><b>CONNECTIONS</b></p> <p>How well is the new neighbourhood/site connected?</p>	<p>The proposal delivers on the following in terms of connections:</p> <ul style="list-style-type: none"> <li>• The proposal is proximate to a proposed quality bus corridor to the north and DART stations at Blackrock and Seapoint.</li> <li>• The proposal is within a 500m radius of Blackrock Village Centre.</li> <li>• The proposal is proximate to Frascati Shopping Centre further west.</li> <li>• There is an appropriate pedestrian cyclist network within the site and to the site.</li> <li>• There are pedestrian connections to Rockfield Park to the south which is considered a significant amenity in this case.</li> <li>• A legible and permeable road network allows for ease of access throughout the scheme is delivered.</li> <li>• A crèche and residential amenity facility are proposed as community uses. The creche is well connected to Blackrock Village Centre and its location is considered central within the scheme with convenient access for drop off.</li> </ul>
<p><b>INCLUSIVITY</b></p> <p>How easily can people use and access the development?</p>	<p>We note the following in terms of usability and access to and within the scheme:</p> <ul style="list-style-type: none"> <li>• Pedestrian access and linkages into the site are provided with large areas of open space punctuating the scheme and access to Rockfield Park to the south.</li> <li>• Pedestrian access is further enhanced within the development with 'pedestrian priority' given to the shared spaces and restricted vehicular access.</li> <li>• The proposed development will provide a range of apartment unit types including 1-, 2- and 3-bedroom units. A number of these units are own door access. The dwellings are designed to allow for adaptability of use over time.</li> <li>• The majority of dwellings overlook the schemes open spaces or the N31 at Temple Hill.</li> <li>• There is a mix of defined and natural open spaces.</li> <li>• The scheme provides an inviting aspect to the site and avoids physical and visual barriers with attractive boundary treatments and passive surveillance.</li> </ul>
<p><b>VARIETY</b></p> <p>How does the development promote a good mix of activities?</p>	<p>Variety in the development is provided through a range of design proposals in both the built environment and in the landscaping layout.</p> <p>In the <b>built environment</b>, there are 11 'new' residential blocks proposed delivering a range and variety of apartment styles and layouts, a creche facility (392 sq.m.), a café (67.4 sq.m) and residential amenity space (451 sq.m).</p> <p>Unit Types vary from 1-, 2- and 3-bedroom apartments and include own door units, all of which are design with adaptability in mind for a variety of occupants. The gate lodge and St. Teresa's house will both deliver on residential accommodation.</p> <p>The <b>landscaped elements</b> are divided between hard landscaping and soft 'green areas. A further layer of street furniture and street trees define the overall setting. The mix of apartments and orientation allow for an interesting and broken elevational treatment eliminating any stretches of blank walls. Passive security is designed to provide total surveillance. Appropriate playground facilities and pedestrians' walkways and loops are delivered.</p>



<p><b>EFFICIENCY</b></p> <p>How does the development make appropriate use of resources including land?</p>	<p>The residential proposal in this case is delivered in line with a development strategy set out in the Blackrock LAP 2015. The development has been set back from Rockfield Park and is effectively integrated with the park setting. The main open space provides a large, landscaped area accessible to all.</p> <p>The majority of car parking at basement level with an element of on street parking to encourage activity and passive surveillance. The proposal delivers a net density of 123 units per ha gross figure and 165 units per ha net figure, which is considered appropriate given proximity to public transport.</p> <p>The Landscaped areas are designed to provide amenity and biodiversity. Buildings and public spaces are laid out to exploit the best solar orientation.</p>
<p><b>DISTINCTIVENESS</b></p> <p>How do the proposals create a sense of place?</p>	<p>The scheme promotes the principles of DMURS - Design Manual for Urban Roads and Streets and reference is made to the DMURS statement enclosed from NRB Consulting Engineers Ltd. This balance of road planning, public space and site layout will provide an inviting and enticing setting for a new community. The proposal will provide a positive addition to the locality retaining existing natural features to maintain the identity of the site utilising the existing landform and ecological features.</p> <p>The layout makes the most of the existing landscape, topography and flora to create a sensitive and memorable scheme. It will have a distinct appearance along Temple Hill and the proposed open space areas will merge into the existing landscape to the south of the site exploiting views into and out of the scheme.</p> <p>The materials used reflect the existing developments in the neighbouring environment.</p>
<p><b>LAYOUT</b></p> <p>How does the proposal create people-friendly streets and spaces?</p>	<p>The layout provides an interconnected and pedestrian permeable development. The routes are legible and animated with active frontages and front doors directly serving the street.</p> <p>The street hierarchy favours the pedestrians and cyclists over drivers. Traffic speeds are controlled by design and layout. The nature of the proposed internal road network is the principal element that enhances the setting for this development. As it allows for the promotion of the public realm over that of vehicular access.</p> <p>There are no 'through roads' within the new development proposal and the objective is to reduce car speeds to a minimum. There is a mix of apartment types that provide a balance of accommodation in a variety of formats. Each apartment block has its own distinctive character.</p>
<p><b>PUBLIC REALM</b></p> <p>How safe, secure and enjoyable are the public areas?</p>	<p>The development delivers a new public realm experience along Temple Hill.</p> <p>The public spaces within the development are all interlinked or overlapped, and car access is relegated in favour of pedestrian priority zones. Surrounding dwellings providing a safe amenity for children and adults alike overlook the main open spaces.</p> <p>The layout seeks to maximise the views from St. Teresa's to Rockfield Park. The Roads and parking areas are also an integral landscaped element of the public realm.</p>
<p><b>ADAPTABILITY</b></p> <p>How will the buildings cope with change?</p>	<p>The units proposed in this case are appropriate for a mix of end users. All apartments are sizeable with the majority of units over and above the 10% increase in floor area required by the Apartment Guidelines. The quality of the units is such as to enable adaption over time depending on residential needs. There are own door units and social units proposed within the scheme, which is considered a welcome approach to urban living.</p>





<p><b>PRIVACY AND AMENITY</b></p> <p>How do the buildings provide a high quality amenity?</p>	<p>The residential units proposed are of exceptional quality designed by award winning architects, O'Mahony Pike and are afforded with high amenity layouts, communal facilities, connections to public transport and car and bicycle parking facilities. Careful attention has been given to the protection of the existing levels of amenity afforded to the surrounding properties.</p>
<p><b>PARKING</b></p> <p>How will parking be secure and attractive?</p>	<p>Car spaces will be provided in the development will be split between basement and street level and will be well maintained, safe and secure.</p> <p>Bicycle storage is delivered in compliance with national guidance and is located at passively surveyed areas at surface level and in designated areas at basement level.</p> <p>In addition, provision is made for motorcycle parking at basement level.</p>
<p><b>DETAILED DESIGN</b></p> <p>How well thought through is the building and landscape design?</p>	<p>Each block is designed for its location within the site and responds to Rockfield Park; the presence of St. Teresa's; and the requirement for active frontage at Temple Hill.</p> <p>Issues of building access and orientation inform the internal plan arrangement of each new apartment block.</p> <p>The materials and external design make reference to the local aesthetic.</p> <p>The landscape design facilitates the use of existing trees in the design of the public spaces.</p> <p>We refer the Bord to the Architectural and Master planning Design Statement prepared by OMP and the Planning Report prepared by Brock McClure for further details on design</p>

**Figure 3 - Compliance with Urban Design Manual**

The above table clearly outlines how the proposed development is envisaged to deliver on the key provisions of the Urban Design Manual.

In all the circumstances, it is clear that the proposed development is consistent with the objectives of the Sustainable Residential Development in Urban Areas (2009) / Urban Design Manual.



### 3.5 Delivering Homes Sustaining Communities (2007)



The Department's policy on housing provides the overarching policy framework for an integrated approach to housing and planning and notes that demographic factors will continue to underpin strong demand for housing. This in turn presents challenges for the physical planning of new housing and associated services. The quality of the housing environment is central to creating a sustainable community.

The *Delivering Homes Sustaining Communities* policy statement is accompanied by Best Practice Guidelines entitled 'Quality Housing for Sustainable Communities' and these are the focal point in terms of consistency of the new proposal.

### 3.6 Quality Homes for Sustainable Communities (2007)





The purpose of these Guidelines is to promote high standards in design and construction and in the provision of residential development and services in new housing schemes.

The proposed St. Teresa's SHD delivers on the key principles of these Guidelines as follows:

- The proposal provides for the efficient use of an optimally located site in close proximity to local amenities and public transport (Blackrock Dart station and Seapoint Dart station are between 550 - 700m distance from the site).
- The proposed development will provide a quality living environment for residents with apartments designed to meet or exceed both quantitative and qualitative standards and the delivery of residential amenities (gym, café, terrace) and quality open space (new public park, children play area) provided.
- Pedestrians and cyclists will have the benefit of a permeable site by way of new pedestrian and cyclist linkages.
- Diversity in the unit type and mix proposed (studio, 1, 2 and 3 bedroomed units).
- All public open spaces are safe and benefit from passive surveillance. A clear and coherent network of spaces is proposed throughout the scheme.
- There are appropriate play areas delivered across the scheme with the theme of natural play spaces evident throughout the network of open spaces. Play Areas ensure security and benefit from passive surveillance.

A Housing Quality Assessment has been prepared by O'Mahony Pike Architects and submitted with this planning application.

The proposed development is consistent with the objectives of the Delivering Homes Sustaining Communities (2007) and the associated Best Practice Guide 'Quality Housing for Sustainable Communities'.

### 3.7 Design Standards for New Apartments (2020)

## **Sustainable Urban Housing: Design Standards for New Apartments**

Guidelines for Planning Authorities issued under  
Section 28 of the Planning and Development Act,  
2000 (as amended)

December 2020



'Sustainable Urban Housing: Design Standards for New Apartments 2020' are intended to promote sustainable housing, by ensuring that the design and layout of new **apartments** provide satisfactory accommodation for a variety of household types and sizes, including families with children over the medium to long term.

The 2020 Apartment Guidelines replace the 2018 version and are updated to reflect the conclusions from the review of co-living and shared accommodation.

The Guidelines address particular issues in order to:

- Enable a mix of apartment types that better reflects contemporary household formation and housing demand patterns and trends, particularly in urban areas.
- Make better provision for building refurbishment and small-scale urban infill schemes.
- Address the 'build to rent' sector.
- Prohibit 'shared accommodation' models since 2020.
- Remove requirements for car-parking in certain circumstances where there are better mobility solutions

The guidelines identify three main types of urban location for which particular considerations are set out in respect of residential development. These are defined as:

1. 'Central and / or Accessible Urban Locations
2. Intermediate Urban Locations
3. Peripheral and / or Less Accessible Urban Locations.

The first urban typology described in the Guidelines is that of Central and/or Accessible Urban Locations, in which the proposed development falls into this category in terms of walking distance to public transport.

***"Central and/or Accessible Urban Locations:***

*In larger scale and higher density developments, comprising wholly of apartments in more central locations that are well served by public transport, the default policy is for car parking provision to be minimised, substantially reduced or wholly eliminated in certain circumstances. The policies above would be particularly applicable in highly accessible areas such as in or adjoining city cores or at a confluence of public transport systems such rail and bus stations located in close proximity.*

*These locations are most likely to be in cities, especially in or adjacent to (i.e. within 15 minutes walking distance of) city centres or centrally located employment locations. This includes 10 minutes walking distance of DART, commuter rail or Luas stops or within 5 minutes walking distance of high frequency (min 10 minute peak hour frequency) bus services."*

The proposed development is in keeping with this Central and/or Accessible urban typology as described in the 'Guidelines' for the following reasons:

- The proposed development is well located in proximity to high quality public transport; The site is intensively serviced by public transport and the N31 is designated as a proposed Quality Bus Corridor (QBC). Blackrock Dart station and Seapoint Dart station are between 550-700m distance from the site.
- The proposed development is well located within 15min walk and 5min cycle to amenities and services in Blackrock.
- There is excellent cycle infrastructure in the area with dedicated cycle lanes. Connectivity for pedestrian and cycle pathways through the site linking Temple Road and Blackrock Village to Rockfield Park to the South allows for a wider network of cycle and pedestrian routes to be provided.



- The proposed development will provide 1,056 No. cycle parking spaces, including secure and safe cycle parking.

Details in respect of compliance with the standards contained in the Sustainable Urban Housing: Design Standards for New Apartments, 2020, are set out in the accompanying Housing Quality Assessment and Schedule of Accommodation by O' Mahony Pike Architects (OMP). In particular, the guidelines contain a number of Specific Planning Policy Requirements (SPPRs) of relevance.

### **Specific Planning Policy Requirements**

SPPRs considered relevant for consideration in this case are set out below following by a compliance response for the new proposal.

#### **Specific Planning Policy Requirement 1**

*Apartment developments may include up to 50% one-bedroom or studio type units (with no more than 20-25% of the total proposed development as studios) and there shall be no minimum requirement for apartments with three or more bedrooms. Statutory development plans may specify a mix for apartment and other housing developments, but only further to an evidence-based Housing Need and Demand Assessment (HNDA), that has been agreed on an area, county, city, or metropolitan area basis and incorporated into the relevant development plan(s).*

#### **Applicant Response to SPPR1**

The proposed residential mix is as follows:

- 18 no. studio units (4%)
- 220 no. 1 bed units (44%)
- 39 no. 2. bed units (3P) (9%)
- 169 no. 2. bed units (4P) (34%)
- 47 no. 3 bed units (9%)

Evidently, the proposed development is in compliance with the above SPPR given that the development will not exceed the 50% maximum for one bed units.

#### **Specific Planning Policy Requirement 3**

##### **Minimum Apartment Floor Areas:**

- Studio apartment. (1 person) 37 sq.m
- 1-bedroom apartment (2 persons) 45 sq.m
- 2-bedroom apartment (3 persons) 63 sq.m
- 2-bedroom apartment (4 persons) 73 sq.m
- 3-bedroom apartment (5 persons) 90 sq.m

#### **Applicant Response to SPPR3**

The proposed development complies with the minimum apartment floor areas as follows:

- Studio units 37.2 to 41.2 sq.m.
- 1 bed units 49.4 to 55.9 sq m
- 2 bed units (3 persons) 65.1 to 75.6sq.m
- 2 bed units (4 persons) 74 to 138.8 sq m
- 3 bed units 102.1 to 122.8 sq m

This Strategic Housing Development application also includes a Housing Quality Assessment and a detailed daylight, sunlight and internal light analysis report, in accordance with Chapter 6 of the



Guidelines. The proposed development will help to meet the current demand for apartment type developments. For further information in this regard, please refer to the enclosed architectural drawings and detailed 'Architect and Urban Design Statement' and 'Housing Quality Assessment' schedule prepared OMP Architects, which provide confirmation that the proposed development is consistent with the design standards of these Guidelines

#### **Specific Planning Policy Requirement 4**

***"In relation to the minimum number of dual aspect apartments that may be provided in any single apartment scheme, the following shall apply:***

***(i) A minimum of 33% of dual aspect units will be required in more central and accessible urban locations, where it is necessary to achieve a quality design in response to the subject site characteristics and ensure good street frontage where appropriate.***

***(ii) In suburban or intermediate locations, it is an objective that there shall generally be a minimum of 50% dual aspect apartments in a single scheme.***

***(iii) For building refurbishment schemes on sites of any size or urban infill schemes on sites of up to 0.25ha, planning authorities may exercise further discretion to consider dual aspect unit provision at a level lower than the 33% minimum outlined above on a case-by-case basis, but subject to the achievement of overall high design quality in other aspects."***

#### **Applicant Response to SPPR4**

The development in this instance is on appropriately zoned lands in a highly accessible location within the development boundary of Blackrock. In this regard, the minimum requirement for dual aspect units is 50%.

A total of 267 no. of the 493 no. units proposed will have the benefit of dual aspect equating to 52.5 % of the total number of units.

Given this, the proposed development complies with the dual aspect ratio requirements of the Apartment Guidelines.

#### **Specific Planning Policy Requirements 5**

***"Ground level apartment floor to ceiling heights shall be a minimum of 2.7m and shall be increased in certain circumstances, particularly where necessary to facilitate a future change of use to a commercial use. For building refurbishment schemes on sites of any size or urban infill schemes on sites of up to 0.25ha planning authorities may exercise discretion on a case-by-case basis, subject to overall design quality."***

#### **Applicant Response to SPPR5**

The ground floor of the apartments within the proposed scheme exceeds 2.7 metres in compliance with the above policy requirements. We note the Guidelines state the following:

***"Building Regulations Technical Document F deals with Ventilation. It provides guidance on ceiling height in habitable rooms. The suggested minimum floor to ceiling height, consistent with good room design, the use of standard materials and good building practice is generally 2.4m."***

Given this, the proposed development complies with the floor to ceiling height requirements of the Apartment Guidelines.

#### **Specific Planning Policy Requirements 6**

***"A maximum of 12 apartments per floor per core may be provided in apartment schemes. This maximum provision may be increased for building refurbishment schemes on sites of any size or urban infill schemes on sites of up to 0.25ha , subject to overall design quality and compliance with building regulations."***



Applicant Response to SPPR6

The number of apartment units per core will vary per block. The number of apartments per floor per core will not exceed 12 no. in any block. We refer An Bord Pleanála to the enclosed floor plans for detail on this. **In addition to the Specific Planning Policy Requirements noted above the 'Guidelines' sets out additional requirement for the following items:**

**Internal Storage**

The Board will note that compliance with Guidelines is achieved in respect of storage to individual units.

No. Of Bedrooms.	Minimum Requirements	Storage Proposed.
Studio	3 sqm	3.0 sqm to 3.6 sqm
1	3 sqm	3.0 sqm to 4.4 sqm
2 (3P)	5 sqm	5.0 sqm to 5.8 sqm
2(4P)	6 sqm	6.0 sqm to 7.6 sqm
3	9 sqm	9.0 sqm to 10.7 sqm

**Table 3 - Storage Requirements**

Please refer to the Housing Quality Assessment prepared by O'Mahony Pike Architects for further details on storage compliance.

**Private Amenity Space**

The proposed development complies with the requirements set down in respect of private amenity open space in the guidelines. All of the units are provided with private open space comfortably in excess of the minimum, as shown the Housing Quality Assessment prepared by OMP

No. Of Bedrooms.	Minimum Private Open Space Standards	Proposed.
Studio	4 sqm	7.4 sqm
1	5 sqm	5.1 sqm to 18.3 sqm
2 (3P)	6 sqm	7.0 sqm to 28.3 sqm
2(4P)	7 sqm	7.0 sqm to 86.0 sqm
3	9 sqm	9.0 sqm to 115.0 sqm

**Table 4 - Private Amenity Space**

All balconies will exceed the minimum depth requirement of 1.5 m, with a provision of 1.8m for each balcony.



## Part V

The applicant has entered into discussions with the Housing Department of Dun Laoghaire Rathdown County Council [DLRCC] on Part V proposals and correspondence with the Housing Department is enclosed with this application. We refer specifically to O'Mahony Pike Design Statement enclosed herewith which includes the following:

- Part V Schedule of Accommodation
- Site Layout Plan
- Floor Plans and Elevations
- Part V Obligation Letter
- Part V Costings
- Part V Validation Letter from the Housing Department

We note the following proposal in summary:

- Total Units Proposed (493)
- Part V Proposal (50 units) - as agreed in principle with DLRCC.
- Proposals for Part V provide for 1 no. studio unit, 29 no. 1 beds units, 18 no. 2 bed units & 2 no. 3 bed units.

## Childcare Facilities

The recommendation for new housing developments is the provision of 1 facility providing for a minimum 20 childcare places per approximately 75 dwellings. The relevant guidelines state that if it is assumed 50% of units can be assumed to require childcare in a new housing area of 75 dwellings, approximately 35 will need childcare. However, one-bedroom units are not considered to contribute to the childcare provision under the new Apartment Guidelines. This may also apply in part to the provision of 2-bedroom units.

The proposed development is comprised of 493 new residential apartments.

The following indicative summary mix is identified for a total of 493 units:

- **18 no. studio units (4%)**
- **220 no. 1 bed units (44%)**
- **39 no. 2. bed units (3P) (9%)**
- **169 no. 2. bed units (4P) (34%)**
- **47 no. 3 bed units (9%)**

It is noted that the 2 and 3 bed units should only be considered as contributing to a requirement for childcare in accordance with the provisions of the Apartment Guidelines (2020). **A total of 255 units therefore have the potential to require childcare facilities.** This is the upper most demand in terms of requirements for childcare and it could be argued that this will be significantly less at operational stage given that not all 2 bed units will require childcare. Notwithstanding this we note the following calculations based on these uppermost requirements.

- 50% of all 2 and 3 bed units =  $255/2 = 127.5$
- 127.5 units - 1 facility required for every 75 units =  $127.5/75 = 1.7$
- 20 childcare spaces required for every 75 units =  $20 \times 1.7 = 34$

Based on the above calculations, 34 no. spaces are required to address the requirements of the proposed development and the new proposal.



A floor area figure of 2.32 sq m is generally applied per child space. A facility of 78.88 sq m (2.32sq m x 34 spaces) is therefore required to serve the full extent of the proposed development (493 units).

### Refuse Storage

The Apartment Guidelines requires that the storage and collection of waste materials be provided in apartment schemes. The Guidelines also state that *“Refuse facilities shall be accessible to each apartment stair/lift core and designed with regard to the projected level of waste generation and types and quantities of receptacles required. Within apartments, there should be adequate provision for the temporary storage of segregated materials prior to deposition in communal waste storage and in-sink macerators are discouraged as they place a burden on drainage systems.”*

The refuse storage proposed as part of this application complies with the requirements under the 2020 Apartment Guidelines. Refuse storage will be provided for each block located at basement levels easily accessible by lift from all apartments. These storage areas will be secure and easily accessible to residents and other required users.

The Operational Waste Management Plan prepared by AWN Consultants provides further detail on how waste will be managed during the operation of the scheme

### Communal Facilities in Apartments

Section 4.0 of the 2020 Apartment Guidelines set out guidelines and recommendations for communal facilities within apartment. These have been set out below.

### Bicycle Parking and Storage

The Apartment Guidelines require that *“planning authorities must ensure that new development proposals in central urban and public transport accessible locations and which otherwise feature appropriate reductions in car parking provision are at the same time comprehensively equipped with high quality cycle parking and storage facilities for residents and visitors.”*

Section 4.16 of the apartment design guidelines states the following:

*“Cycling provides a flexible, efficient and attractive transport option for urban living and these guidelines require that this transport mode is fully integrated into the design and operation of all new apartment development schemes. In particular, planning authorities must ensure that new development proposals in central urban and public transport accessible locations and which otherwise feature appropriate reductions in car parking provision are at the same time comprehensively equipped with high quality cycle parking and storage facilities for residents and visitors.”*

The proposed development will fully comply with the minimum requirements for cycle parking as identified in the below table.

Minimum Requirement	Required	Proposed
1 cycle space per bedroom	493 cycle spaces	1,056 cycle spaces
1 visitor cycle space per 2 residential units	246.5 visitor cycle spaces	
<b>Total</b>	<b>739.5 cycle spaces</b>	

**Table 5 - DOE Bicycle Parking Requirements and Proposals**

The guidelines recommend 1 cycle parking space per bedroom and 1 visitor space for every 2 apartments. The proposed development provides c. 1,056 cycle parking spaces at basement and ground floor level to accommodate residents and visitor cycle parking requirements.





This level of cycle parking provision is appropriate and justified in the context of the site location, public transport accessibility, the quantum of car parking proposed, and is supported by the Guidelines which states that “any deviation from these standards shall be at the discretion of the planning authority and shall be justified with respect to factors such as location, quality of facilities proposed, flexibility for future enhancement/enlargement.

The standard for cycle parking as set out in the Dun Laoghaire Rathdown ‘Standards for Cycle Parking and associated Cycling Facilities for New Development 2018’ document states that for residential developments 1 short stay (visitor) parking spaces per 5 units and 1 long stay parking space per 1 unit is required. As per Table 3-6 below the proposed development full complies with the bicycle parking standards as per the Dun Laoghaire Rathdown Development Plan 2016-2022.

Type	DLRCC Requirements	Apartment guidelines	Provided Parking	Parking Ratio
Long Stay	1 Long Stay parking space per 1 unit	Min, of 1 parking space per bedroom	1,056	2.15
Short Stay (Visitor)	1 Short Stay (visitor) parking spaces per 5 units	1 space per 2 residential units		

**Table 6 - Bicycle Parking DLR Standards**

The proposed development is, therefore, consistent with the DLRCC standards for bicycle parking.

The level of bike storage provided is as follows:

	Long Stay	Short Stay
Block A1	41	18.5
Block B1	81	27.5
Block B2	61	21
Block B3	61	21
BlockB4	79	20.5
Block C1	16	5
Block C2	10	3
Block C3	244	67
Block D1	117	35
Block E1	72	25
Block E2	13	3
<b>Total Spaces Required – 1041.5 spaces</b>		





### **Car Parking**

The Apartment Guidelines generally encourage reduced standards of car parking. The document defines accessible locations as falling into 3 categories:

- Central and/or Accessible Urban Locations
- Intermediate Urban Locations
- Peripheral and/or Less Accessible Urban Locations

#### **“Central and/or Accessible Urban Locations:**

*In larger scale and higher density developments, comprising wholly of apartments in more central locations that are well served by public transport, the default policy is for car parking provision to be minimised, substantially reduced or wholly eliminated in certain circumstances. The policies above would be particularly applicable in highly accessible areas such as in or adjoining city cores or at a confluence of public transport systems such rail and bus stations located in close proximity.*

*These locations are most likely to be in cities, especially in or adjacent to (i.e., within 15 minutes walking distance of) city centres or centrally located employment locations. This includes 10 minutes walking distance of DART; commuter rail or Luas stops or within 5 minutes walking distance of high frequency (min 10-minute peak hour frequency) bus services.”*

The proposed development is in keeping with this Central and/or Accessible urban typology as described in the ‘Guidelines’ for the following reasons:

The site is within 1km of Blackrock Village and has high accessibility to public transport. Notably, the N31 (Temple Road) is designated as a proposed Quality Bus Corridor [QBC] and both Blackrock and Seapoint DART stations are within easy walking distance. Accordingly, the proposed development is optimally located in terms of exceptional public transport accessibility.

A total of 252 no. car parking spaces are proposed to cater to the residential element of the proposed development. A total of 161 no. spaces are proposed at basement level and 91 no. spaces are proposed at surface level. Given the accessible nature of the site and proximity to key public transport, a car parking ratio of 0.51 (252 spaces for 493units) is considered appropriate for the site.

This is considered an appropriate provision and it is noted that the Development Plan makes provision for a reduced level of parking in cases where the site is located proximate to public transport.

### **Quantitative Requirements of the Apartment Guidelines**

In review of the quantitative requirements of the Apartment Guidelines, we refer to the detailed housing quality assessment included in the Design Statement from O’ Mahony Pike submitted with the application for permission, which details set out compliance of each individual residential unit with the guidelines minimum standards.

A summary of compliance with the Apartment Guideline requirements for the proposed development are as follows:

### **Required Minimum floor Area and Standards:**

#### **Minimum overall apartment floor areas**

Studio	37 sq m (n/a)*
One bedroom	45 sq m (38 sq m)*
Two bedrooms (3 person)**	63 sq m (n/a)*
Two bedrooms (4 person)	73 sq m (55 sq m)*
Three bedrooms	90 sq m (70 sq m)*



The proposed development complies with the minimum apartment floor areas as follows:

- Studio units 37.2 to 41.2 sq.m.
- 1 bed units 49.4 to 55.9 sq m
- 2 bed units (3 persons) 65.1 to 75.6sq.m
- 2 bed units (4 persons) 74 to 138.8 sq m
- 3 bed units 102.1 to 122.8 sq m

#### Minimum Internal Storage Requirements:

The proposed development complies with the minimum internal storage areas as follows:

No. Of Bedrooms.	Minimum Requirements	Storage Proposed.
Studio	3 sqm	3.0 sqm to 3.6 sqm
1	3 sqm	3.0 sqm to 4.4 sqm
2 (3P)	5 sqm	5.0 sqm to 5.8 sqm
2(4P)	6 sqm	6.0 sqm to 7.6 sqm
3	9 sqm	9.0 sqm to 10.7 sqm

#### Private Amenity Space

The proposed development complies with the requirements set down in respect of private amenity open space in the guidelines.

No. Of Bedrooms.	Minimum Private Open Space Standards	Proposed.
Studio	4 sqm	7.4 sqm
1	5 sqm	5.1 sqm to 18.3 sqm
2 (3P)	6 sqm	7.0 sqm to 28.3 sqm
2(4P)	7 sqm	7.0 sqm to 86.0 sqm
3	9 sqm	9.0 sqm to 115.0 sqm

All of the units comply with the Design Standards for New Apartment requirements, as shown the Housing Quality Assessment prepared by OMP.



3.8 Design Manual for Urban Roads and Streets (2013), Department of Transport, tourism, and Sport:



The Design Manual for Urban Roads and Streets (DMURS), 2013 and as updated in 2019, sets out design guidance and standards for constructing new and reconfiguring existing urban roads and streets in Ireland. It also outlines practical design measures to encourage more sustainable travel patterns in urban areas. DMURS places a focus on pedestrians, cyclists and public transport users and sets out guidance and standards for constructing new and reconfiguring existing urban roads and streets in Ireland.

Consideration of, and compliance with, DMURS has been a key objective for this proposed development. We note specifically that, in order to ensure the consistency of the proposal with DMURS alterations were made to the scheme to deliver on compliance in this regard as a result of pre-planning discussions with Dun Laoghaire Rathdown County Council.

The DMURS Statement of Consistency prepared by NRB Consulting Engineers and submitted with the application for permission details compliance with DMURS enclosed herewith.

For ease of reference, the key conclusions from the DMURS Statement of Consistency are summarised here:

Finally in this context, we note the following key statement:

*“It is NRB’s opinion that the proposed residential development is consistent with both the principles and guidance outlined within the Design Manual for Urban Roads and Streets (DMURS, May 2019). The scheme proposals are the outcome of an integrated design approach. This approach seeks to implement a sustainable community connected by well-designed streets footpaths and cycleways, which combined deliver attractive, convenient and safe access in addition to promoting modal shift and viable alternatives to car based journey” (page 2)’.*

It is clear that the proposed development is consistent with the objectives of the Design Manual for Urban Roads and Streets (2019).



### 3.9 Guidelines for Planning Authorities on Childcare Facilities (2001)

## Childcare Facilities

### Guidelines for Planning Authorities

The Childcare Guidelines provide a framework to guide (i) planning authorities in preparing development plans and assessing applications for planning permission, and (ii) developers and childcare providers in formulating development proposals. The Guidelines are intended to ensure a consistent approach throughout the country to the treatment of applications for planning permission for childcare facilities. The Guidelines identify a number of appropriate locations for childcare facilities, which include the following:

- New Communities/Large Housing Developments
- The vicinity and concentrations of work places, such as industrial estates, business parks and any other locations where there are significant numbers working
- In the vicinity of schools
- Neighbourhood, District and Town Centres
- Adjacent to public transport corridors, park and ride facilities, pedestrian routes and dedicated cycle ways

The recommendation for new housing developments is the provision of **1 facility for each 75 dwellings**. This will generally provide for 20 childcare spaces based on a requirement of 35 of such dwellings requiring childcare spaces. One bedroomed units are not considered to contribute to childcare demand under the 2020 Apartment Guidelines. Therefore, a total of 208 no. 2 bed units and 47 no. 3 bed units (with typically one child) has the potential to require childcare provision. Additionally, the 2001 Childcare Guidelines have identified that only 50% of units will require childcare. This results in a total of 127.5 no. units considered to require childcare provision.

Accordingly, the proposal to provide a childcare facility with 53 no. childcare places is in compliance with the key objectives of the Guidelines for Planning Authorities on Childcare Facilities (2001) as amended by the Apartment Guidelines of 2018.



### 3.10 The Planning System and Flood Risk Management (2009)



The Planning System and Flood Risk Management Guidelines were published by the Minister for the Environment, Heritage & Local Government in November 2009 under section 28 of the Planning and Development Act 2000, as amended.

The purpose of the Flood Risk Management Guidelines is to ensure that flood risk is a key consideration in the making of development plans and in the assessment of planning applications. As outlined in Section 3.1 below, there is an objective in the Blackrock Local Area Plan on the subject site to prepare a site-specific flood risk assessment [SSFRA]. In compliance with this objective, JBA Consulting has prepared a SSFRA, which is submitted with this application for permission.

For ease of reference, the key conclusions from the SSFRA are summarised here:

- *Historical flood information was reviewed and confirmed that flooding occurred along Temple Road during October 2011. If inundation occurred at the site during this flood event, it would have likely been limited to the area alongside the site's northern boundary.*
- *Review of the Eastern CFRAM and DLR SFRA flood maps indicates that the northern boundary of the site is within Flood Zone A (defended)/B. However, based on the site visit and provided calculations, it is confirmed that the development is not at risk from the 0.1% AEP flood event. Flood defences are located along the Carysfort-Maretimo and provides protection from a 1% AEP standard. The 0.1% AEP event will result in inundation of the access road, but floodwaters will be prevented from entering the site.*
- *A single apartment block intersects the Flood Zone A/B outline. Residential apartments are restricted to the 1st floor level at 16.48mOD. The proposed basement / ground floor car park entrance is located in Flood Zone C, with a freeboard of 600mm above the estimated 1% AEP flood level. All residential properties onsite are located in Flood Zone C.*
- *To mitigate against the identified flood risks, it is necessary to provide a barrier to the ingress of floodwater to the basement car park. This can be achieved by raising the proposed carpark entrance*



to provide a 400mm freeboard of over the expected 0.1% AEP flood level. The kerbs along the car park entrance should be set to a level of 12.95mOD. All openings to the basement in this area should be raised to a minimum of 400mm over the existing ground level.

- A stormwater system has been designed to manage surface water runoff from the site. An attenuation tank is included as part of the design and has a storage capacity of 1,545m<sup>3</sup>/s to retain a 100 year rainfall event, including a 20% allowance for climate change. Stormwater discharge will be limited to the site's greenfield equivalent of 9.35l/s. In addition, green roofs have been provided in the apartment blocks cover a minimum of 60% of the roof area, which will not be connected to the stormwater system. Permeable paving has also been provided.
- Residual risks have been identified as potential increase in stream flow & frequency of flooding resulting from climate change and failure of the Carysfort-Maretimeo flood defences. The proposed mitigation measures above are sufficient to protect the site from the identified residual risks.
- As a result of the analysis, design and mitigation measures the proposed development is considered to be in line with the core principles of the Planning Guidelines and objectives outlined in the DLR Development Plan 2016-2022.

In considering the above and the SSFRA prepared by JBA Consulting, the proposed development is in compliance with the key objectives of the Planning System and Flood Risk Management Guidelines (2009).

### 3.11 Appropriate Assessment of Plans and Projects in Ireland - Guidance for Planning Authorities (2009)

## **Appropriate Assessment of Plans and Projects in Ireland**

### **Guidance for Planning Authorities**

Under Article 6 (3) of the EU Habitats Directive and Part XAB of the 2000 Act, any plan or project which has the potential to significantly impact on the integrity of a Natura 2000 or "European" site must be subject to an Appropriate Assessment.

In compliance with the requirements of EU and Irish law, an Appropriate Assessment Screening Report [AASR] prepared by Scott Cawley have been submitted with the application for permission.

For ease of reference, the key conclusions from the AASR are summarised here:





- The potential impacts associated with the proposed development do not have the potential to affect the receiving environment and, consequently, do not have the potential to affect the conservation objectives supporting the qualifying interest/special conservation interests of any European sites. Therefore, the proposed development is not likely to have significant effects on any European sites.
- As the proposed development itself will not have any effects on the QIs/SCIs or conservation objectives of any European sites, and taking into account the policies and objectives of the statutory plans referred to above, it is concluded that there is no potential for any other plan or project to act in combination with it to result in significant effects on any European sites.
- The potential impacts of the proposed development on the receiving environment, their Zol, and the European sites at risk of significant effects are summarised the Table below. In assessing the potential for the proposed development to result in a significant effect on any European sites, any measures intended to avoid or reduce the harmful effects of the project on European sites are not taken into account.

#### Summary of Analysis of Likely Significant Effects on European sites

Potential Direct, Indirect In Combination Effects and the Zol of the Potential Effects	Are there any European sites within the Zol of the proposed development?
Habitat loss Habitat loss will be confined to the lands within the proposed development boundary.	No There are no European sites within the proposed development boundary
Habitat degradation as a result of hydrological impacts Habitats and species downstream of the proposed development site and the associated surface water drainage discharge points, and downstream of offsite wastewater treatment plants.	No There are no European sites at risk of hydrological effects associated with the proposed development
Habitat degradation as a result of hydrogeological impacts Groundwater-dependant habitats, and the species those habitats support, in the local area that lie downgradient of the proposed development site.	No There are no European sites at risk of hydrogeological effects associated with the proposed development
Habitat degradation as a result of introducing/spreading non-native invasive species Habitat areas within, adjacent to, and potentially downstream of the proposed development site.	No There is no risk of spread/introduction of non-native invasive species from the proposed development site to any European sites in the vicinity of the site
Disturbance and displacement impacts Potentially up to several hundred metres from the proposed development boundary, dependent upon the predicted levels of noise, vibration and visual disturbance associated with the proposed development, taking into account the sensitivity of the qualifying interest species to disturbance effects	No There are no European sites within the potential zone of influence of disturbance effects associated with the construction or operation of the proposed development

In the circumstances, the Board is enabled to grant permission for the proposed St. Teresa's SHD, in conformity with the content of the Appropriate Assessment Guidelines (2009), as well as in compliance with the provisions of Article 6(3) of the Habitats Directive and Part XAB of the 2000 Act.



### 3.12 Architectural Heritage Protection - Guidelines for Planning Authorities (2011)



The Conservation Consultant Cathal O'Neill Architects has considered the Architectural Heritage Protection Guidelines in detail throughout the development of the project. Particular consideration has been given to the Guidelines in designing the proposal for relocation of the gate lodge on site.

The following are considered the key points in terms of consistency with the Architectural Heritage Protection Guidelines:

- The proposed development will allow the Protected Structures on site to evolve and adapt to meet changing needs whilst retaining their particular significance.
- The proposals for St. Teresa's House and the Gate lodge allow for the buildings to be kept in active use.
- The proposals have been guided by the principles set out in Chapter 7 of the Guidelines.

Accordingly, the proposed development is in compliance with the key objectives of the Architectural Heritage Protection Guidelines.







#### Policy Context

The 'Urban Development and Building Heights, Guidelines for Planning Authorities (2018)' which were issued in December 2018 under section 28 of the 2000 Act set out national planning policy guidelines on building heights in relation to urban areas. These guidelines post-date the adoption of the Dún Laoghaire Rathdown County Development Plan 2016-2022.

The guidelines reinforce that *“a key objective of the National Planning Framework is to see that greatly increased levels of residential development in our urban centres and significant increases in the building heights and overall density of development is not only facilitated but actively sought out and brought forward by our planning processes and particularly so at local authority and An Bord Pleanála levels”*.

The document states that it is critically important that development plans identify and provide policy support for specific geographic locations or precincts where increased building height is not only desirable but a fundamental policy requirement. Locations with the potential for comprehensive urban development or redevelopment (e.g. brownfield former industrial districts, dockland locations, etc.) should be identified where, for example, a cluster of higher buildings can be accommodated as a new neighbourhood or urban district or precinct.

In light of the above, the guidelines go on to further state that *“newer housing developments outside city and town centres and inner suburbs, i.e. the suburban edges of towns and cities, typically now include town-houses (2-3 storeys), duplexes (3-4 storeys) and apartments (4 storeys upwards). Such developments deliver medium densities, in the range of 35-50 dwellings per hectare net”*

Under section 3.1 of the Guidelines, three following broad principles or criteria must be applied in considering development proposals for buildings taller than prevailing building heights in urban areas in pursuit of these guidelines:

- ***Does the proposal positively assist in securing National Planning Framework objectives of focusing development in key urban centres and in particular, fulfilling targets related to brownfield, infill development and in particular, effectively supporting the National Strategic Objective to deliver compact growth in our urban centres?***

The proposed St. Teresa's SHD does secure the relevant objectives of the National Planning Framework. The location of the proposed development as a large infill site in a built up area, is an unique opportunity



for the delivery of strategic housing in a sustainable manner in accordance with national strategic planning policy.

- ***Is the proposal in line with the requirements of the development plan in force and which plan has taken clear account of the requirements set out in Chapter 2 of these guidelines?***

This report sets out how the current proposal complies with the provisions of the Dún Laoghaire Rathdown County Development Plan 2016-2022. It acknowledges that the Dún Laoghaire Rathdown County Development Plan 2016-2022 was prepared and adopted before the 2018 Building Height Guidelines came into effect. Whilst, the Development Plan is currently the subject of a review process, the new development plan has not yet been adopted nor has the existing development plan been varied so as to implement the requirements of Chapter 2 of the Building Height Guidelines. In this regard, this application contains a Material Contravention Statement to enable the Board to grant permission where the development proposed breaches the Development Plan requirements in relation to height and other matters.

- ***Where the relevant development plan or local area plan pre-dates these guidelines, can it be demonstrated that implementation of the pre-existing policies and objectives of the relevant plan or planning scheme does not align with and support the objectives and policies of the National Planning Framework?***

It has been clearly demonstrated in the Material Contravention Statement enclosed with this SHD Application that the revisions of the Blackrock LAP 2015 do not align with more recent policy and objectives contained within the National Planning Framework, the Apartment guidelines and the recently adopted Building Height Guidelines.

In any event, SPPRs (as stated in the Building Heights Guidelines) take precedence over policies and objectives of development plans and local areas plans. Where such conflicts arise, Section 9(3)(b) of the 2016 Act, as amended, provides that to the extent that they differ from the provisions of the Development Plan or Local Area Plans, the provisions of SPPRs must be applied instead. Section 9(3) provides:

*“(3)(a) When making its decision in relation to an application under this section, the Board shall apply, where relevant, specific planning policy requirements of guidelines issued by the Minister under section 28 of the Act of 2000.*

*(b) Where specific planning policy requirements of guidelines referred to in paragraph (a) differ from the provisions of the development plan of a planning authority, then those requirements shall, to the extent that they so differ, apply instead of the provisions of the development plan.*

*(c) In this subsection “specific planning policy requirements” means such policy requirements identified in guidelines issued by the Minister to support the consistent application of Government or national policy and principles by planning authorities, including the Board, in securing overall proper planning and sustainable development.”*

Section 1.14 of the document sets out the following:

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



### **Specific Planning Policy Requirements**

SPPR 3A of the Urban Development and Building Heights Guidelines 2018 requires applicants for planning permission to set out how the proposal complies with the “criteria above”. The ‘criteria above’ refers to the Development Management criteria at Section 3.2 of the Guidelines, which are discussed below.

If the Board is satisfied that the criteria under section 3.2 have been met, it “may approve such a development, even where specific objectives of the relevant development plan or local area plan may indicate otherwise”. The paragraph introducing SPPR 3 itself is set out below for ease of reference, following which, each of the criteria (denoted by italics) are considered in turn:

*“Where the relevant planning authority or An Bord Pleanála considers that such criteria are appropriately incorporated into development proposals, the relevant authority shall apply the following Strategic Planning Policy Requirement under Section 28(1C) of the Planning and Development Act 2000 (as amended).*

#### **SPPR 3 (A)**

*“It is a specific planning policy requirement that where;*

- (A)** *1. an applicant for planning permission sets out how a development proposal complies with the criteria above; and*
- 2. the assessment of the planning authority concurs, taking account of the wider strategic and national policy parameters set out in the National Planning Framework and these guidelines; then the planning authority may approve such development, even where specific objectives of the relevant development plan or local area plan may indicate otherwise.”*

The manner in which the proposed St. Teresa's SHD complies with the relevant criteria set out in the Building Height Guidelines 2018 is demonstrated below in sub-section ‘Development Management Criteria’. The consistency of the proposal with the National Planning Framework has been considered above.

### **Development Management Criteria**

The Guidelines, clearly set out that in the event of making a planning application, the applicant shall demonstrate to the satisfaction of the Planning Authority/An Bord Pleanála, that the proposed development satisfies a number of criteria. The relevant criteria, following by an applicant response is set out below, followed by the applicant's response:

**At the scale of the relevant city/town:**

- *“The site is well served by public transport with high capacity, frequent service and good links to other modes of public transport.*
- *Development proposals incorporating increased building height, including proposals within architecturally sensitive areas, should successfully integrate into/ enhance the character and public realm of the area, having regard to topography, its cultural context, setting of key landmarks, protection of key views. Such development proposals shall undertake a landscape and visual assessment, by a suitably qualified practitioner such as a chartered landscape architect.*
- *On larger urban redevelopment sites, proposed developments should make a positive contribution to place-making, incorporating new streets and public spaces, using massing and height to achieve the required densities but with sufficient variety in scale and form to respond to the scale of adjoining developments and create visual interest in the streetscape.”*



Applicant Response:

- The site is situated immediately adjacent to a proposed Bus Priority Route as identified by the Dun Laoghaire Rathdown Development Plan 2016-2022 and is also located within 550m and 700m of 2 DART stations (Sea Point and Blackrock). In these circumstances, it is clear that the site is very well served by public transport with high capacity, frequent service and good links to other modes of public transport.
- Careful consideration has been given to the successful integration of the proposed development, including buildings of increased height, into the existing character and topography of the site and area. It should be noted that additional height is only proposed at locations where topography and existing site characteristics are favourable i.e. along Temple Hill and Rockfield Park.

The topography along Temple Hill allows for a split-level urban block, which forms a strong relationship with the natural topography and natural level change at this location.

At Rockfield Park the proposal for additional height at Blocks E1-E5 forms a legible and defined edge to the Park area, where passive surveillance and views are the focus in terms of design.

Block D1 overlooks the open space area to the fore of St. Teresa's and also provides for the passive surveillance of the tree lined avenue to the southeast of the site. The proposal for additional height at this location frames the development.

A Landscape and Visual Impact Assessment prepared by ARC Architectural Consultants is submitted with the application for permission in compliance with the above criteria. The report makes the following conclusion:

*"Visibility of the proposed development is likely to be largely restricted to locations in close proximity to the application site. While the construction of the proposed development is likely to result in a significant change to the visual environment from some nearby viewpoints, having regard to the planning history of the site, the pattern of residential and apartment development that has taken place on the sites of larger detached houses in the area and local, regional and national planning policy for the densification of the urban area, these changes are considered to be consistent with emerging trends for development in the area."*

- The proposed development makes a positive contribution to place making by creating a new edge to Temple Hill Road dual carriageway. The removal of the existing site boundary wall, its replacement with a new low wall and railing and the widening of the planted verge along the full length of the northern site boundary with Temple Hill Road, provides open vistas into the site and lands beyond.
- It is proposed that a new café at the edge of Rockfield Park will bring a new public use into the development that can be enjoyed by all. When seen from Rockfield Park, its association with St. Teresa's House can be understood. Its immediate surrounding area will be suitably landscaped with gravel paths, permanent seating and additional planting to enhance the public realm.
- The scale and height of the 'C' blocks are therefore subordinate to St. Teresa's House completing a composition whereby the protected structure remains the focal point of the development while enjoying clear uninterrupted views directly south towards Rockfield Park and the Wicklow mountains.
- The location and orientation of the buildings within the centre of the scheme are derived from the objectives of the master layout plan and the integration with identified character zones, landscaped areas, view corridor and protection of the setting of St. Teresa's House.



**At the scale of district/ neighbourhood/ street:**

- *“The proposal responds to its overall natural and built environment and makes a positive contribution to the urban neighbourhood and streetscape.*
- *The proposal is not monolithic and avoids long, uninterrupted walls of building in the form of slab blocks with materials / building fabric well considered.*
- *The proposal enhances the urban design context for public spaces and key thoroughfares and inland waterway/ marine frontage, thereby enabling additional height in development form to be favourably considered in terms of enhancing a sense of scale and enclosure while being in line with the requirements of “The Planning System and Flood Risk Management – Guidelines for Planning Authorities” (2009).*
- *The proposal makes a positive contribution to the improvement of legibility through the site or wider urban area within which the development is situated and integrates in a cohesive manner.*
- *The proposal positively contributes to the mix of uses and/ or building/ dwelling typologies available in the neighbourhood.”*

Applicant Response:

- The proposed removal of the site boundary wall along the southern boundary with Rockfield Park allows for the extension of the parkland into the development. The proposed development will result in the site being opened and made accessible to the public. The central open space to the south of St. Teresa's House will become part of the public realm and a focal point of the site landscape. A network of streets and paths link spaces and create new routes through the site. Variations in building heights, scales and forms are considered in relation to adjoining developments and create a visual interest in the streetscapes both external and internal to the site.
- The proposal responds to its natural and built environment and makes a positive contribution to the urban neighbourhood. Around the site, due consideration is given to the different physical conditions and characteristics of the neighbourhood. The site layout allows for retention of the majority of important trees and retains the woodland characteristic found at the southern and eastern boundaries and to the front of St Teresa's House.
- The proposed development comprises a range of building forms, from modest footprint point buildings to extended footprint buildings that hug the edge of the woodland areas. Accordingly, the proposed development is not monolithic and clearly avoids long, uninterrupted walls of building in the form of slab blocks.
- The buildings along Temple Hill are proposed as simple, elegant forms with a limited palette of materials selected to offer a coherent architectural language that is utilised across all buildings in the site. The main cladding material is to be brick with the selected areas finished in either metal cladding panels or glass cladding with an opaque coloured backing. Principal facades are extensively glazed, and balconies and terraces will be completed with metal guarding with glass infill. Overall, there is considerable variety in the scale and forms of buildings that is made to appear cohesive by the use of a limited number of construction materials and the use of similar elements and detailing across the elevations. Thus, the materials and building fabric well considered.
- Temple Hill Road (N31) is a key thoroughfare, built as a dual carriageway to skirt around Blackrock village centre. Along this most public frontage, the boundary has been set back and the buildings are set back from the carriageway by c.10m. The arrangement of the 5 no. proposed buildings along Temple Hill Road allows visual and physical connection between the road and the centre of the site. The detached footprints of the buildings and the separation distances across



Temple Hill Road which are between 30.5m and 33.3m allow for higher development along this frontage. The buildings on the north side of Temple Hill Road are for the most part 2 storey dwellings with a 2-storey car showroom building opposite the northernmost block A1. The considerable separation distances between buildings, the tree lined central median in the dual carriageway and the proposed tree lined recessed site boundary make it possible to propose taller structures along this frontage. Accordingly, the proposal enhances the urban design context key thoroughfares, thereby enabling additional height in development form to be favourably considered.

- Block B1 provides an opportunity for a sense of arrival and to make this gateway location into Blackrock Village with a 'visual marker' building which in turn enhances legibility and improves urban design by knitting the proposed development into the wider urban structure.
- A 10m setback verge with a line of semi-mature trees is proposed the length of the boundary along Temple Road in order to enhance the public realm and provide a green buffer to the street edge.
- Blocks A1 and B4 are proposed as 5 storey blocks located at either end of this frontage. Blocks B2 and B3 are proposed as 8 storey blocks flanking a terraced new open space that connects Temple Hill Road with a plaza at the north side of St Teresa's House. This open space provides direct access to the raised level of the site and reveals views through to the resident amenity building and to the newly exposed rear of St. Teresa's House. Block B1 is proposed as a 10-storey block, located at the point where Temple Hill Road leads into the more urban context of Blackrock bypass. This taller block marks the transition from the suburban to the more urbanised part of Blackrock. Thus, the proposed development makes a positive contribution to the improvement of legibility through the site.
- The proposed development is a residential apartment development offering a range of buildings and apartment types, from studio apartments to 3 bed apartments. St Teresa's House is to be fully refurbished and converted into 6 no. apartments. A number of units within the development in Blocks B1, B2, B3 and D1 will have "own door" access. Block E2 comprising 50 apartments is proposed as social and affordable housing. The gate lodge building is to be dismantled, moved to a new location on the southern boundary with Rockfield Park. It will be reconstructed, refurbished, extended and converted into café use.
- An appropriate mix of units types and sizes are incorporated into the development proposal. Notably, 18 studio units, 220 no. 1 bed units, 39 no. 2 bed units (3P), 169 no. 2 bed units (4P) and 47 no. 3 bed units. are proposed within the new development. A number of own door units are delivered, which is a welcomed approach to development.

#### At the scale of the site/building:

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





Applicant Response:

- The form, massing and heights of the proposed buildings in the development have been carefully modulated to maximise access to natural daylight, ventilation and views and minimise overshadowing and loss of light. The entire development has been analysed in a study carried out by Integrated Environmental Solutions (IES). The detailed analysis has informed the design and modifications have been made to the buildings and /or to layouts in response to the test results achieved.
- According to IES “Across the proposed development, 92% of the tested rooms are achieving ADF values above the BRE and BS 8206-2:2008 guidelines when Living/Kitchen/Dining spaces are assessed as whole rooms against a 2% ADF target. This increases to 94% when the results from the sample set are extrapolated to account for all spaces within the development.

Furthermore, 95% of the tested rooms are achieving ADF values above the BRE and BS 8206-2:2008 guidelines when Living/Kitchen/Dining spaces are assessed as whole rooms against a 1.5% ADF target. This increases to 97% when the results from the sample set are extrapolated to account for all spaces within the development.

- As noted by IES Compensatory measures have been incorporated into the design of the proposed development to offset reduced daylight performance in a number of bedrooms and LKDs. The floor areas of 91.68% of all apartment units are above the minimum area requirements set out within national policy. Incorporating larger apartment units makes it more difficult to achieve the recommended internal daylight levels. Furthermore, the number of dual aspect units and communal open space provisions are above minimum recommendations. The incorporation of these compensatory measures more than offset the reduced daylight performance when the proposed development as a whole is considered.

**Specific Assessments**

The guidelines set out that in order to support proposals at some or all of these scales, specific assessments may be required, and these may include:

- **“Specific impact assessment of the micro-climatic effects such as down-draft. Such assessments shall include measures to avoid/ mitigate such micro-climatic effects and, where appropriate, shall include an assessment of the cumulative micro-climatic effects where taller buildings are clustered.**
- **In development locations in proximity to sensitive bird and / or bat areas, proposed developments need to consider the potential interaction of the building location, building materials and artificial lighting to impact flight lines and / or collision.**
- **An assessment that the proposal allows for the retention of important telecommunication channels, such as microwave links.**
- **An assessment that the proposal maintains safe air navigation.**
- **An urban design statement including, as appropriate, impact on the historic built environment.**

**Relevant environmental assessment requirements, including SEA, EIA, AA and Ecological Impact Assessment, as appropriate.”**

Applicant Response:

- Matters of wind and microclimate are assessed with the EIAR submitted with this application.
- The proposed development site is not a development location in proximity to sensitive bird or bat areas and a full assessment on biodiversity matters is contained within the EIAR.



- OCSC has advised that microwave links used by the telecoms companies use direct “line-of-sight” to connect from one point to another, so if a tall building is placed along that line it could block the signal path. OCSC further stated that there are two types of links, the main trunk routes which typically use tall masts and high sites to avoid obstructions, and the smaller mini-links that connect from one mobile phone site to another and are at lower levels.

It is more likely that buildings would interfere with a mini-link, however, this is not regarded as an “important telecommunication channel” as it can be re-directed and an alternative route found.

The most likely interference with a main microwave link would occur in the city where there are a smaller number of tall masts operating.

It is in consideration of the above, the proposal allows for the retention of telecommunications channels, including microwave links.

- In relation to safe air navigation, prior to the submission of the 2019 application for permission in respect of the site, the applicant contacted the Irish Aviation Authority (IAA) and the Dublin Airport Authority (DAA) to ensure that the permitted proposal maintains safe air navigation. Both the IAA and DAA confirmed at that time that the (then proposed and now permitted) development did not raise issues of concern. Copies of the 2021 application for permission have been sent to both the IAA and DAA, so as to enable those bodies to make submissions or observations on the application to the Board.
- A Design Statement has been prepared by O’Mahony Pike Architects and is submitted with this application for permission.
- An EIAR has been prepared and has been submitted with the application for permission. In addition, an Appropriate Assessment Screening Report has been prepared and is submitted with the application for permission. Accordingly, the relevant environmental assessment requirements have been complied with.

Based on the foregoing analysis, the proposed development complies with the relevant criteria set out in the Building Height Guidelines 2018 and, in particular, the SPPR 3 and the relevant development criteria requirements. Therefore, the Board is enabled to grant permission for the proposed development, notwithstanding that certain of the building heights materially contravene provisions of the LAP and CDP in terms of building height.



## 4 LOCAL AREA & DEVELOPMENT PLANS

### 4.1 Dun Laoghaire Rathdown Development Plan 2016-2022



The Dun Laoghaire Rathdown County Development Plan 2016-2022 (“the Development Plan”) is the relevant development plan setting the planning context for the subject site.

#### 4.1.1 The Core Strategy

The core strategy of this Development Plan aims to create a coherent settlement strategy based on National and Regional population targets and associated requirements for housing land, alongside appropriate employment and retail development. A key strand of the overall settlement strategy focuses on the continued *“promotion of sustainable development through positively encouraging consolidation and densification of the existing urban/ suburban built form.”*

The subject site fulfils this requirement given its infill nature (consolidation) development within a serviced existing urban area and the appropriately increased residential density of the proposed development.

As set out in the Core Strategy, between 2016 and 2022, the regional planning guidelines have allocated approximately 19,850 housing units to be built in the Dun Laoghaire Rathdown area. That is roughly 3,300 a year. However, due to a lack of housing provisions between 2006 and 2013 there is a deficit of housing which now requires 3,800 units per annum.

The proposed development, if granted permission, will of itself meet approximately 13% of this annual deficit in housing supply.

#### 4.1.2 Planning Policy

This section of the report reviews the compliance of the scheme with Development Plan policy as per the table set out below.

Matters of compliance with land use zoning objectives, Key Development Objectives and Development Management Standards have been set out in detail in the Planning Report, prepared by Brock McClure Planning Consultants, which accompanies the application for permission.



Policy Ref.	Policy	Applicant Response
Res 2	<b><i>"It is Council policy to facilitate the implementation and delivery of the Interim Housing Strategy 2016 - 2022."</i></b>	The proposed development is in line with the Housing Strategy as it provides social housing under Part V (50 no.). The residential mix provided overall is energy efficient, good mix of good quality housing and is accessible for those with specific needs. This has been demonstrated in the objectives addressed below.
Res 3	<b><i>"It is Council policy to promote higher residential densities provided that proposals ensure a balance between the reasonable protection of existing residential amenities and the established character of areas, with the need to provide for sustainable residential development. In promoting more compact, good quality, higher density forms of residential development it is Council policy to have regard to the policies and objectives contained in the following Guidelines:</i></b> <ul style="list-style-type: none"> <li><b><i>• 'Sustainable Residential Development in Urban Areas' (DoEHLG 2009).</i></b></li> <li><b><i>• 'Urban Design Manual- A Best Practice Guide' (DoEHLG 2009).</i></b></li> <li><b><i>• 'Quality Housing for Sustainable Communities' (DoEHLG 2007).</i></b></li> <li><b><i>• 'Irish Design Manual for Urban Roads and Streets' (DTTaS and DoECLG, 2013).</i></b></li> <li><b><i>• National Climate Change Adaptation Framework: Building Resilience to Climate Change' (DoECLG, 2013)."</i></b></li> </ul>	<p>The gross residential density in this case is identified as 123 units per ha gross figure and 165 units per ha net figure ha, which is considered appropriate given proximity of the site to a proposed Bus Priority Route along the N31 and given that Blackrock and Seapoint DART stations are both located within 700m of the site. The proposed development is an efficient and sustainable use of a key infill site, with a variety of amenities and facilities.</p> <p>Furthermore, the proposed residential density is supported by national policy and guidance, particularly given the quality of the proposal submitted. Notably, the proposed development successfully delivers on all relevant development management criteria and provides for an exceptional level of residential amenity.</p>
Res 4	<b><i>"It is Council policy to improve and conserve housing stock of the County, to densify existing built-up areas, having due regard to the amenities of existing established residential communities and to retain and improve residential amenities in established residential communities."</i></b>	<p>The proposed residential development is consistent with the relevant provisions of 'Sustainable Residential Development in Urban Areas', 'Urban Design Manual- A Best Practice Guide', 'Quality Housing for Sustainable Communities' and 'Irish Design Manual for Urban roads and streets.' This has been outlined in section 4.</p>



Res 7	<b><i>“It is Council policy to encourage the establishment of sustainable residential communities by ensuring that a wide variety of housing and apartment types, sizes and tenures is provided within the County in accordance with the provisions of the Interim Housing Strategy.”</i></b>	<p>The proposed development provides a variety of housing types which support a range of household sizes.</p> <p>This mix is considered appropriate and in line with ministerial guidance contained within the 2020 Apartment Guidelines. Given the specific requirements of the development plan in relation to mix, the Material Contravention Statement enclosed herewith outlines further details on the mix proposed vis a vis the Development Plan requirements. We note that the 2020 Apartment Guidelines are the overriding document in terms of guidance on development mix and the new proposal, as set out in the preceding sections of this document, complies in full of these guideline requirements.</p> <p>Furthermore, there is a large provision of residential amenity space as part of this development, along with a creche, which helps to establish a sustainable community.</p>
Res 8	<b><i>“It is Council policy to promote the provision of social housing in accordance with the projects outlined in the Council’s Interim Housing Strategy and Government policy as outlined in the DoECLG ‘Social Housing Strategy 2020’.”</i></b>	<p>As part of this development, 50 units are to be provided for social housing. In keeping with Housing Strategy, the units which will be provided are:</p> <ul style="list-style-type: none"> <li>• 1 no. studio unit</li> <li>• 29 x 1-bed units</li> <li>• 18 x 2-bed units</li> <li>• 2 x 3-bed units</li> </ul> <p>The proposed social housing provisions has been discussed in detail with the DLRCC Housing Department and detailed proposals are submitted to ABP with the application for permission.</p>
Res 9	<b><i>“It is Council policy to support the concept of independent and/or assisted living for older people and people with disabilities/mental health issues. In this regard the Council will support the provision of specific purpose-built accommodation, or adaptation of existing properties, and will promote opportunities for elderly householders to avail of the option of ‘downsizing’ within their community.”</i></b>	<p>The proposed SHD has incorporated own-door units and social units within the scheme.</p> <p>We note also that the site is proximate to Blackrock Village, public transport facilities and included a residential club house, which are considered significant amenities for any ageing population associated with the development.</p>



Res 14	<p><b><i>"It is Council policy to plan for communities in accordance with the aims, objectives and principles of 'Sustainable Residential Development in Urban Areas' and the accompanying 'Urban Design Manual – A Best Practice Guide'. In all new development growth areas, and in existing residential communities it is policy to ensure that proper community and neighbourhood facilities are provided in conjunction with, and as an integral component of, major new residential developments and proposed renewal/redevelopment areas, in accordance with the concept of sustainable urban villages outlined under Policy RES15."</i></b></p>	<p>The proposed development is consistent with the provisions of 'Sustainable Residential Development in Urban Areas' and the accompanying 'Urban Design Manual – A Best Practice Guide'. Moreover, the proposed development includes a number of community and neighbourhood facilities, including a childcare facility and a residents' clubhouse.</p>
UD 1	<p><b><i>'It is Council policy to ensure that all development is of high quality design that assists in promoting a 'sense of place'. The Council will promote the guidance principles set out in the 'Urban Design Manual – A Best Practice Guide' (2009), and in the 'Design Manual for Urban Roads and Streets' (2013) and will seek to ensure that development proposals are cognisant of the need for proper consideration of context, connectivity, inclusivity, variety, efficiency, distinctiveness, layout, public realm, adaptability, privacy and amenity, parking, wayfinding and detailed design.'</i></b></p>	<p>The proposed development takes into account, and is consistent with, the Urban Design Manual and Design Manual for Urban Roads and Streets in order to help develop a sense of place.</p> <p>We note specifically that <b>Section 3.4</b> of this statement reviews in detail the manner in which the proposed development is consistent with the requirements of the Urban Design Manual.</p> <p>Reference is also made to the Design Statement submitted by O'Mahony Pike Architecture for further details on matters of context, connectivity, inclusivity, public realm, adaptability, privacy and amenity, parking, wayfinding and detailed design items.</p> <p>The proposed development takes the context of its surrounding developments into account to develop a high-density design in keeping with its surroundings. The layout and public realm elements of the proposed development prioritise pedestrian linkages and amenity in order to best utilise the transport amenities in the immediate facility, for example, by placing parking at a basement level in order to yield priority to people-friendly spaces and providing significant enhancements to the streetscape and public realm along Temple Hill Road.</p>





UD 2	<b><i>"It is Council policy that, for all medium-to-large scale and complex planning applications (30 + residential units, commercial development over 1,000 sq.m. or as required by the Planning Authority) a 'Design Statement' shall be required to demonstrate how the proposed development addresses or responds to the design criteria set out in the 'Urban Design Manual - A Best Practice Guide' (DoEHLG, 2009)."</i></b>	A Design Statement has been prepared by O'Mahony Pike Architecture and is submitted with the application for permission, which demonstrates the manner in which the proposed development responds to the design criteria of the 2009 Urban Design Manual.
UD3	<b><i>"It is Council policy that all development proposals, whether in established areas or in new growth nodes, should contribute positively to an enhanced public realm and should demonstrate that the highest quality in public realm design is achieved."</i></b>	<p>The proposed development will reinstate a strong edge to the site, creating passive surveillance along Temple Hill Road. This will help to develop a sense of place along the road and better define the area as being an area of landmark height and high-quality residential development along a transport corridor.</p> <p>Reference is made to the Design Statement prepared by O'Mahony Pike Architects and the Landscape Design Report prepared by Mitchell Associates, both submitted with the application. As set out in these documents, the proposed development contributes positively to, and enhances, the public realm and incorporates high quality public realm design.</p>
UD 6	<b><i>"It is Council policy to adhere to the recommendations and guidance set out within the Building Height Strategy for the County."</i></b>	<p>The proposed development is consistent with the National Planning Framework and the provisions of the Urban Development and Building Height, Guidelines for Planning Authorities (2018).</p> <p>An analysis of the impact of building height and positioning of buildings has been carried out through specific assessment criteria in the form of sunlight and daylight access analysis, assessment of micro-climate effects and landscape visual impact assessment, all of which demonstrate that the design proposals are appropriately considered to ensure that no adverse or negative impact arises.</p>
SIC 3	<b><i>"It is Council policy to promote and support universal design whereby all environments can be used to the greatest extent possible by all people, regardless of age, ability or disability."</i></b>	<p>The design of proposed development has considered housing for the elderly by way of provision of own-door ground floor and smaller units within the scheme.</p> <p>The development is also accessible for those with disabilities through own-door ground floor units and the provision of elevators.</p>



		A report by Maurice Johnson & Partners regarding preliminary access and use strategy has also been prepared and is submitted with the application for permission.
SIC 6	<i>"It is Council policy to support the development, improvement and provision of a wide range of community facilities distributed in an equitable manner throughout the County."</i>	Issues in relation to the needs of the community have been outlined and assessed in the Community Infrastructure report submitted with the application.
SIC 7	<i>"It is Council policy to ensure that proper community infrastructure and complementary neighbourhood facilities are provided concurrently with the development of new residential growth nodes in the County."</i>	Facilities will be provided in the form of a childcare facility, café, a gym, and residential support facilities such as a residents' clubhouse, concierge, storage and bicycle storage. These facilities will cater to the future residents and, where appropriate, the wider community.
SIC 11	<i>"It is Council policy to encourage the provision of affordable and appropriate childcare facilities as an integral part of proposals for new residential developments and to improve/expand existing childcare facilities across the County. In general, at least one childcare facility should be provided for all new residential developments subject to demographic and geographic needs. The Council will encourage the provision of childcare facilities in a sustainable manner to encourage local economic development and to assist in addressing disadvantage."</i>	<p>The new scheme delivers on a childcare facility of 392 sq. m located in Block C2 of the proposal. This is the focal point within the overall design, with easy vehicular and pedestrian access from the N31.</p> <p>Appropriate surface parking, 8 no. car parking spaces, for ease of drop off is also delivered. The material enclosed herewith sets out this proposal is sufficient for addressing the childcare requirements of the proposed development.</p>



ST 5	<b><i>"It is Council Policy to secure the development of a high quality walking and cycling network across the County in accordance with relevant Council and National policy and guidelines."</i></b>	<p>There are pedestrian and cycle links through the proposed development site to Blackrock village through Temple Road and to Rockfield park. This includes footpaths, landscaping and planting, connectivity and generally improved permeability.</p> <p>The permeability of Rockfield park is enhanced by the proposed development due to the additional routes and "trim trail" which provide access from the main route through the development and as well as from Dunardagh Avenue.</p> <p>The applicant has made provision for appropriate future access to lands at St. Catherine's to the south. Notably, appropriate rights of way are in place to ensure that any future development of these lands can be accessed. The applicant is aware that no through route can be delivered at this location. Appropriate provision is made for pedestrian and cyclist facilities within the lands controlled by the applicant. Material submitted by NRB Consulting Engineers and Mitchell Associates Landscape Architects provides further details on pedestrian and cyclist permeability across the site.</p>
ST 7	<b><i>"It is Council policy to secure improvements to the County Cycle Network in accordance with the Dún Laoghaire-Rathdown Cycle Network Review whilst supporting the NTA on the development and implementation of the Cycle Network Plan for the Greater Dublin Area."</i></b>	<p>Notable cycle network improvements are proposed as part of this development. The proposed layout of the development is highly permeable for both pedestrians and cyclists through the delivery of connectivity for pedestrian and cycle pathways through the site linking Temple Road and Blackrock Village to Rockfield Park to the South, which allows for a wider network of cycle and pedestrian routes to be provided. Reference is made to the NRB Consulting Engineers and Mitchell Associates documentation submitted with the application for permission.</p>
ST 20	<b><i>"It is Council policy to require the submission of Travel Plans for developments that generate significant trip demand. Plans should seek to reduce reliance on car based travel and encourage more sustainable modes of transportation over the lifetime of a development."</i></b>	<p>A Traffic and Transport Plan has been submitted by NRB Consultants as part of this application. In addition, the site is location in proximity to a proposed Bus Priority Route along the N31 and Blackrock and Seapoint DART stations are both located within 700m of the site.</p>



ST 27	<b><i>"It is Council policy to require Traffic and Transportation Assessments and/or Road Safety Audits for major developments – in accordance with the TII Traffic and Transport Assessment Guidelines 2014 - to assess the traffic impacts on the surrounding road network and provide measures to mitigate any adverse impacts - all in accordance with best practice guidelines."</i></b>	In compliance with ST 27, a Traffic and Transportation Report and Road Safety Audit, as well as a Preliminary Travel Plan have been submitted with the application documentation.
ST 28	<b><i>"It is Council policy to ensure that traffic noise levels are considered as part of new developments along major roads/rail lines in accordance with best practice guidelines."</i></b>	A Noise Impact Report has been prepared by AWN, which considers traffic noise levels, and is submitted with this application in compliance with ST 28.
LHB 20	<b><i>"It is Council policy to ensure the protection of natural heritage and biodiversity, including European sites that form part of the Natura 2000 network, in accordance with relevant EU Environmental Directives and applicable National Legislation, Policies, Plans and Guidelines."</i></b>	An Environmental Impact Assessment Report, Appropriate Assessment Screening Report and Natura Impact Statement, which consider the protection of natural heritage and biodiversity, including European sites have been submitted with this application.
AR 1	<p><b><i>It is Council policy to:</i></b></p> <ul style="list-style-type: none"> <li><b><i>• Protect structures included on the RPS from any works that would negatively impact their special character and appearance.</i></b></li> <li><b><i>• Ensure that any development proposals to Protected Structures, their curtilage and setting shall have regard to the Department of the Arts, Heritage and the Gaeltacht 'Architectural Heritage Protection Guidelines for Planning Authorities' (2011).</i></b></li> <li><b><i>• Ensure that new and adapted uses are compatible with the character and special interest of the Protected Structure.</i></b></li> </ul>	<p>It is also important to set out that the Planning Authority has included the following structures on the site on the Record of Protected Structures:</p> <p>St. Teresa's House (RPS 398)</p> <p>St. Teresa's Lodge (RPS 1960)</p> <p>St. Teresa's Gates (398)</p> <p>In summary we note the following key points with regard to Conservation:</p> <ul style="list-style-type: none"> <li>The relocation of the gate lodge (a Protected Structure) is an innovative and welcome approach to a modern solution for retention of this structure. The circumstances under which this proposal can be favourably considered are set out in the Gate Lodge Strategy Report enclosed herewith.</li> <li>Proposals for height are limited to a maximum of 3 storeys proximate to the Protected Structure, which is considered appropriate for this height sensitive area.</li> <li>A new and improved setting is delivered for the Protected Structure with key views to Rockfield Park and the Dublin Mountains enhanced.</li> </ul> <p>We also note that:</p>



		<ul style="list-style-type: none"> <li>The monumental gateway had been re-built in its present new location prior to its inclusion on the record of Protected Structures.</li> </ul> <p>Furthermore, the documents submitted illustrate that the development proposed would not negatively impact the Protected Structures on site but would, instead, in the case of the main house and gate lodge, restore their integrity and permit their significance to be better understood. No alterations are proposed to the gateway, for which it is a Local Area Plan objective to relocate to an adjoining site.</p> <p>The proposed new uses are compatible with the character and special interest of the Protected Structures, being residential which is the use for which they were originally intended.</p>
AR 2	<b><i>It is Council policy to require all planning applications relating to Protected Structures to contain the appropriate level of documentation in accordance with Article 23 (2) Planning Regulations and Chapter 6 and Appendix B of the Architectural Heritage Protection Guidelines for Planning Authorities, or any variation thereof.</i></b>	The appropriate level of documentation is provided in accordance with Article 23 (2) Planning Regulations and Chapter 6 and Appendix B of the Architectural Heritage Protection Guidelines for Planning Authorities.
AR 3	<b><i>It is Council policy to protect the character and special interest of Protected Structures when considering or carrying out interventions to comply with the requirements of the Building Regulations - with particular reference to Part B and Part M.</i></b>	The upgrading of the fire resistance of the building will be carried out in such a manner as to retain original fabric notably floorboards, joists, ceilings and internal door-sets. It is intended to seek a relaxation of the requirements relating to disabled access to the Protected Structures on the basis that such access to the front doors and proposed new front doors would negatively impact the character of the structures, and on this basis should not be required. All new dwellings on the site, representing 97% of the total, will be fully accessible
AR 5	<b><i>It is Council policy to:</i></b> <ul style="list-style-type: none"> <li><b><i>Retain, where appropriate, and encourage the rehabilitation and suitable reuse of existing older buildings/structures/features which make a positive contribution to the character and appearance of a streetscape in preference to their demolition and redevelopment and to preserve surviving shop and pub fronts of special historical or</i></b> </li> </ul>	<p>This proposed development includes the retention of St. Teresa's House and its accompanying gate lodge, as well as the folly, settings and views associated with the site. Furthermore, the proposal provides an appropriate use for the buildings as residential units. This is both in keeping with the historic use of the buildings and the contemporary use of the surrounding area.</p> <p>St. Teresa's House forms the centre of the site as both an architectural focal point and</p>



	<p><i>architectural interest including signage and associated features.</i></p> <ul style="list-style-type: none"> <li>• <i>Identify buildings of vernacular significance with a view to assessing them for inclusion in the Record of Protected Structures.</i></li> </ul>	<p>as a hub, housing the club house for the development.</p> <p>These structures and folly will be highlighted to the public through improved pedestrian walkways and landscaping within the development.</p>
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#### 4.1.3 Land Use Zoning

The site zoning is identified below:



**Figure 4 - Zoning Map with site outlined in Red**

The majority of the subject site is zoned 'A' - "To Protect and/or improve residential amenity".

Uses permitted in principle under this zoning include 'Residential', and 'Childcare Facility': both are included in the proposed development. We note that the proposed residential uses, crèche facility and gym element of the residential clubhouse are therefore permitted in principle under the zoning. A Café/Retail is open to consideration under the land use zoning objective.

In addition, a portion of the site is zoned 'F' - "To preserve and provide for open space within ancillary recreational amenities". We can confirm that the only use proposed for this portion of the site is 'Open Space', which is a permitted use under the zoning objective.

#### 4.1.4 Institutional Designation

The subject site is identified as having the institutional designation under the Dun Laoghaire Rathdown Development Plan 2016-2022. The extent of this designation is considered in detail below as it relates to the site and the proposed St. Teresa's SHD.

The subject site is governed by a specific objective "To protect and/or provide for Institutional Use in open lands" as identified in the Development Plan zoning map outlined in the figure below:



Figure 5 - Zoning Map with Institutional Designation

It is our understanding that this particular institutional designation extends to the subject site of this application for permission only and does not extend to Rockfield Park to the south or St. Catherine's site to the southeast. We note for clarity that St. Catherine's to the southeast has its own Institutional Designation stamp, and it is assumed on this basis that that particular site is subject to consideration of the institutional designation on its own merit.

The institutional designation afforded to the site is not a land use zoning and rather Zoning Objective 'A' governs the site, which explicitly provides for residential development as the main land use appropriate to the site in principle.

The following policies and objectives of the Development Plan as they relate to this institutional designation are set out and considered below:

#### **Policy RES5**

***"Where distinct parcels of land are in institutional use (such as education, residential or other such uses) and are proposed for redevelopment, it is Council policy to retain the open character and/or recreational amenity of these lands wherever possible, subject to the context of the quantity of provision of existing open space in the general environs".***

This policy goes on to reference the following requirements:

- **Alternative Use** - Where no demand for an alternative institutional use is evident or foreseen, alternative uses may be permitted subject to the zoning objective and retention of the open character of the site being retained.
- **Open Space** - A minimum open space provision of 25% of the total site area (or population based equivalent in accordance with 8.2.8.2 whichever is the greater. This provision must be sufficient to maintain the open character of the site with development proposals structured around





existing features and layout, particularly with reference to retention of trees, boundary walls and other features.

- **Density** - Average net densities will be allowed where it is demonstrated that they can contribute towards the objective of retaining the open character and or recreational amenities of the lands.

Section 8.2.3.4 (xi) of the Development Plan also adds the following:

- **Masterplan** - In order to promote a high standard of development, a comprehensive masterplan should accompany a planning application for institutional sites. Such a masterplan must adequately take account of the built heritage and natural assets of a site and established recreational use patterns

#### 4.1.5 Retention of Open Character & Recreational Amenity

Public open space is proposed in the form of a central parkland, garden link, woodland parkland (incorporating an existing folly), a tree belt, entrance gardens, plazas, terraces, and garden totalling with an area of c.15,099 sq.m.

##### The Woodland Park

The woodland park is envisaged as an extension of Rockfield Park and will serve as a threshold between the proposed new development and the established neighbourhood park. A network of meandering pathways following the existing ground levels to form a trim trail that works way beneath the existing tree canopies, and follows both 'E' Blocks northeast to join the main entrance off Temple Hill.

Beneath the tree canopies swathes of native wildflower and spring bulbs give way to areas of cut grass to enjoy the southerly aspect. New planting of specimen trees is proposed to mitigate against tree loss. In key locations the existing shrub and under-story layer will remain largely undisturbed in order to protect the existing wildlife habitats. As part of the planning and architectural strategy it is proposed to relocate the existing gate lodge to a position south of Block D1 at the threshold with Rockfield Park. The proposed building usage of Cafe/ Retail will serve both the proposed development and the existing park users well. Its location will also work to further activate the threshold between the park and the proposed development.

Exercise equipment will be included at key intervals along the trim trail which forms a 0.7km loop around the development. Furthermore, a substantial natural playground is proposed just south of block E2. The playground will be nestled amongst the existing trees and will be of a scale suitable for a neighbourhood park attracting children to play from the proposed development and from surrounding neighbourhoods.



### Figure 5 – The Woodland Park

## The Community Green

The central open space has been designed as a community Green in the traditional sense with large expanses of cut lawn, spring bulb planting and tree planting. This is in keeping with the historic parkland character allowing unobstructed views to Rockfield Park via a strategic break in the 'E' Block

The existing group of mature trees to the south of St. Teresa's will provide instant maturity to the space and assist in framing views of the protected structure from the newly extended parkland. A network of meandering pathways flank either side of the space providing connectivity across the scheme. Groupings of semi-mature tree planting set amongst wildflower meadows are positioned to reinforce the existing tree belt and to provide structure to the green, over time this tree planting will create a vegetative filter to the surrounding built form. A community playground has been strategically positioned to the western corner of space. This has been strategically positioned to be easily accessed from anywhere in the development whilst not interfering with vistas from St. Teresa's to Rockfield Park.



### Figure 6: The Community Green

## The Courtyard

There are two courtyard spaces proposed for the development between Blocks B1, B2 and B3. Their layout is derived from the planning and architectural strategy in that they are strategically positioned to allow views in and out of the scheme from Temple Hill.

A combination of terraced lawns, specimen tree planting and stepped access is used to address the level change down to Temple Hill and to focus views into the scheme. This is combined with direct pedestrian access from Temple Hill to increase permeability through what is currently a closed vista.

The southern half of each courtyard is dedicated to communal open space where formal hedge planting and bench seating is arranged to encourage social interaction and to allow views in multiple directions, there will also be opportunity for toddler play through informal play fixtures.

The courtyards are overlooked by private balcony spaces which are screened at ground level from the communal space through the use of 1.5m high screen planting.





### Figure 7: The Courtyard

### Alternative Use

'St. Teresa's House' or 'Craigmore' as it was formerly known was built in 1862 and was acquired by the Daughters of Charity in 1925, at which time it was renamed St. Teresa's. This building was mostly recently used by convalescing nuns, who have now relocated to St. Catherine's to the southeast of the development. The various outbuildings associated with St. Teresa's previously included a stable, stable link block, 3 schools from 1926, 1946 and 1962, a west link building and Maryville, which was a purpose built dormitory. The Gate Lodge built around 1866 has been unoccupied for some years and is thought to be most recently in use as residential.

The most recent use associated with the site and particularly St. Teresa's House and St. Teresa's Lodge is residential. A full history in relation to these buildings is outlined in a report from Cathal O'Neill Architects. The buildings are all currently unoccupied.



#### 4.1.5 Protected Structures and Built Heritage

The site currently under review contains 3 no. Protected Structures:

- (a) 'St. Teresa's House' or Centre which is a 3 storey Victorian House;
- (b) 'St. Teresa's Lodge' known as 'The Gate Lodge', which is a single storey property located at the main entrance to the site off Temple Hill; and
- (c) Entrance Gates along the north of the site

Consideration has been given to Development Plan requirements for Development in proximity of a Protected Structure in this proposal. Notably, Section 8.2.11.2 (iii) of the Development Plan requires that any proposal for development in proximity to a Protected Structure should be assessed in terms of the following:

- The proximity and potential impact in terms of scale, height, massing and alignment on the Protected Structure, to ensure that harmony produced by particular grouping of buildings and the quality of spaces and views between them is not adversely affected.
- The quality and palette of materials and finishes proposed.
- Works to the Protected Structures should take place in tandem with the proposed development to ensure a holistic approach to the site.
- Impact on existing features and important landscape elements including trees, hedgerows and boundary treatments.
- Impact of associated works including street furniture, car parking, hard landscaping finishes, lighting and services.

We refer the Planning Authority to the inputs submitted herewith from Cathal O'Neill Architects (Grade 2 Conservation Architects) and specifically the Architectural Heritage Impact Assessment and Conservation Method Statement and the relevant chapter of the Environmental Impact Assessment Report enclosed herewith.

The relevant Development Plan policies that apply to Protected Structures are as follows:

##### **AH1:**

***"It is Council policy to protect archaeological sites, National Monuments (and their settings), which have been identified in the Record of Monuments and Places (RMP) and, where feasible, appropriate and applicable to promote access to and signposting of such sites and monuments."***

##### **AR1**

**It is Council policy to:**

- **Include those structures that are considered in the opinion of the Planning Authority to be of special architectural, historical, archaeological, artistic, cultural, scientific, technical or social interest in the Record of Protected Structures (RPS).**
- **Protect structures included on the RPS from any works that would negatively impact their special character and appearance.**
- **Ensure that any development proposals to Protected Structures, their curtilage and setting shall have regard to the Department of the Arts, Heritage and the Gaeltacht 'Architectural Heritage Protection Guidelines for Planning Authorities' (2011).**

**Ensure that new and adapted uses are compatible with the character and special interest of the Protected Structure**

##### **AR2:**

***"It is Council policy to require all planning applications relating to Protected Structures to contain the appropriate level of documentation in accordance with Article 23 (2) Planning Regulations and Chapter 6 and Appendix B of the Architectural Heritage Protection Guidelines for Planning Authorities, or any variation thereof."***





### AR3

**"It is Council policy to protect the character and special interest of Protected Structures when considering or carrying out interventions to comply with the requirements of the Building Regulations - with particular reference to Part B and Part M."**

### AR5

**"It is Council policy to:**

- **Retain, where appropriate, and encourage the rehabilitation and suitable reuse of existing older buildings/structures/features which make a positive contribution to the character and appearance of a streetscape in preference to their demolition and redevelopment and to preserve surviving shop and pub fronts of special historical or architectural interest including signage and associated features.**
- **Identify buildings of vernacular significance with a view to assessing them for inclusion in the Record of Protected Structures."**

#### 4.1.6 Tree Preservation

Under the Development Plan, there is an objective identified on the Development Plan zoning map along the northern and eastern boundary of the site **"To protect and preserve Trees and Woodlands"**. The level of protection is as denoted by the tree symbol on the map.



Figure 8 – DLR Development Plan Map (site outline added in red)

Section 8.2.8.6 of the Development outlines that **"New developments shall be designed to incorporate, as far as practicable, the amenities offered by existing trees and hedgerow and new developments shall have regard to objectives to protect and preserve trees and woodlands as identified on the County Development Plan Maps."**

In this case, the tree protection and preservation symbol is identified in the centre of the site, the full extent of which provides for significant mature tree cover. It is unclear if this symbol relates to the full

extent of the boundary/site, or if it can be assumed that it is specific to the immediate surrounds of its location.

Regardless, it should be highlighted that there are 18 no. category U trees proposed for removal (Nos.13, 33, 35, 38, Tree Line 40, 52B, 114, 120, 125, 126, 127, 128, 129, 142 176. 197 and Hedge 1 categorised as dead or dying) in the area proximate to the tree objective symbol. However, the majority of trees at this location are proposed for retention.

The objective **“To protect and preserve Trees and Woodlands”**, must also be considered in the context of the other provisions of the Development Plan. Section 8.2.8.6 provides:

*“New developments shall be designed to incorporate, as far as practicable, the amenities offered by existing trees and hedgerow and new developments shall have regard to objectives to protect and preserve trees and woodlands as identified on the County Development Plan Maps.”*

The Plan further states in Section 8.2.8.6 that:

*“Where it proves necessary to remove trees to facilitate development, the Council will require the commensurate planting or replacement trees and other plant material. This will be implemented by way of condition”.*

The proposal in this case has been the subject of significant Arboricultural input from the outset of the design. An Arboricultural Report has been prepared by The Tree File Ltd. and is included with the application. The Design Team has sought to maximise opportunities for tree retention as part of the subject scheme to aid in the assimilation of the scheme into its context, whilst also accepting that a number of trees must be removed to facilitate the current strategic housing development.



Figure 9– Tree Removal/Protection Plan from The Tree File

Overall, 78no. trees are required to be removed to accommodate the proposed development across the entire site and thus a planting plan, which involves the planting of 243 No. trees is proposed upon completion of the proposed development. This accords with the requirements of the Development Plan in that commensurate planting and replacement trees are delivered within the proposal.

It is also worth highlighting that of the 78 trees proposed for removal across the entire site, 16 are Category B Trees (fair value) and 44 are Category C Trees (poor quality) and 18 are Category U (dead or dying trees). There are no Category A (good quality) trees proposed for removal, which is a key factor for consideration.

All considered, it is evident that the requirements of the Development Plan are met, where the retention of trees, as far as practicable, has been provided for. As set out above, it should be highlighted that there are 18 no. category U trees (Nos.13, 33, 35, 38, Tree Line 40, 52,B, 114, 120, 125, 126, 127, 128, 129, 142, 176, 197 and Hedge 1 categorised as dead or dying) identified in the area proximate to the tree objective symbol proposed or removal as part of the new development proposal. However, it is clear from material submitted that the majority of trees at this location are proposed for retention. In addition, where it has been necessary to remove trees to facilitate development, a commensurate programme for replacement planting has been delivered.

In addition to the above, we note that the Landscape Plan prepared by Mitchell & Associates fully considers the Tree Preservation Objective and will provide an enhanced landscaped setting for both the existing and proposed development.

### 3.7.1 Residential Mix

The Development Plan requires a mix of no more than 20% 1 bed units and a minimum of 20% of units over 80 sqm (Section 8.2.3.3 (iii)). The proposed development does not comply with this requirement. The proposed development will be comprised of:

- 18 no. studio units (4%)
- 220 no. 1 bed units (44%)
- 39no. 2. bed units (3P) (8%)
- 169 no. 2. bed units (4P) (34%)
- 47 no. 3 bed units (10%)

However, the Development Plan itself points out that the requirements in relation to a mix of apartments has been superseded by the Apartment Guidelines. The following statement contained in the Development Plan appears to exclude **Section 8.2.3.3.(iii)** as referred to above.

*“Sustainable Urban Housing – Design Standards for New Apartments’ DoECLG (2015) ADVISORY NOTE Users of this Dún Laoghaire-Rathdown County Development Plan 2016-2022 are advised that the standards and specifications in respect of Apartment Development- as set out in **Section 8.2.3.3. (i), (ii), (v), (vii) and (viii)** of the Development Plan Written Statement –have been superseded by Ministerial Guidelines ‘Sustainable Urban Housing – Design Standards for New Apartments’ published by the Department of Environment, Community and Local Government (DoECLG) on 21st December 2015.”*

The guidance contained in the Apartment Guidelines take precedence over Development Plan requirements for residential mix. In summary and as set out earlier in this statement, the proposal will meet the 2020 Apartment Guidelines requirements of up to 50% 1 bed or studio units (no more than 20-25% of total studios) and no minimum for 3 bed or more units.

Therefore, the above residential mix is considered appropriate and in line with the guidance.





### 3.7.2 Residential Density

A residential density of 123 units per ha gross figure and 165 units per ha net figure ha is proposed and is supported at this site given the site is located within c.700m of 2no. DART stations.

Policy RES3 of the County Development Plan refers to Residential Density:

*"It is Council policy to promote higher residential densities provided that proposals ensure a balance between the reasonable protection of existing residential amenities and the established character of areas, with the need to provide for sustainable residential development..."*

*Where a site is located within circa 1 kilometre pedestrian catchment of a rail station, Luas line, BRT, Priority 1 Quality Bus Corridor and/or 500 metres of a Bus Priority Route, and/or 1 kilometre of a Town or District Centre, higher densities at a minimum of 50 units per hectare will be encouraged."*

By way of response, we confirm that the proposed development site is within 500m walking distance of Blackrock Village and has high accessibility to public transport. Notably, the N31 (Temple Road) is designated as a proposed QBC and both Blackrock and Seapoint DART stations are within easy walking distance.

It is on this basis that the site is considered to qualify for a higher residential density.

We also note Section 8.2.3.2 states:

*"In general the number of dwellings to be provided on a site should be determined with reference to the Government Guidelines document: 'Sustainable Residential Development in Urban Areas – Guidelines for Planning Authorities' (2009). As a general principle, and on the grounds of sustainability, the objective is to optimise the density of development in response to type of site, location and accessibility to public transport. However, the overriding concern should be the quality of the proposed residential environment to be created and higher densities will only be acceptable if the criteria which contribute to this environment are satisfied. Higher residential density will not be appropriate in every circumstance and qualitative built form can sometimes be a more important determinant. Higher densities should have regard to surrounding dwellings and should be achieved in tandem with the protection of the amenity of the future residents of the proposed development (Refer also to Policy RES3 in Section 2.1.3.3)."*

By way of response, it is set out that the proposed development provides for an exceptional level of quality. We note specifically the following points:

- The new design has considered this context and has sought to deliver height ranging overall from 3-10 storeys, which is considered appropriate Given its location in proximity of Blackrock Village and excellent public transport infrastructure including bus and DART. Furthermore, the design now presented has been prepared in the context of the surrounding development, maintaining significant separation distances.
- Extensive open space is proposed in the form of a central parkland, garden link, woodland parkland (incorporating an existing folly), a tree belt, entrance gardens, plazas, terraces, gardens, and roof terraces for Blocks B2 and B3, **will be provided in the form of** (a) a communal open space approx. 3,527.4 sq m and (b) Public open space approx. 11,572.3 sq m.
- The daylight and sunlight analysis documentation submitted with the application sets out that the scheme performs exceptionally well in terms of daylight access to new units and existing residential development and also in terms of sunlight access to key areas of open space and adjoining properties.

Given the above, we therefore submit that the proposed residential density is appropriate for the site. We refer the Board to the Material Contravention Statement enclosed herewith further considering this 'density' issue.



### 3.7.3 Public Open Space

A review of the open space requirements pertaining to this site confirms that it is the population equivalent standard that applies to the site.

The population equivalent figure is identified as 3.5 persons for units with 3 or more bedrooms and 1.5 persons for units with 2 or fewer bedrooms. The requirements for open space per person are 15-20 sqm. The proposed development will have a total population equivalent of 833.5 persons (based on a mix of 18 x studios, 220 x 1 beds, 208 x 2 beds and 47 x 3 beds).

This population of 833.5 persons therefore applies a requirement for **12,502.5 - 16,670 sq m open space, which equates to 15-20 sq m per person**. The Development Plan sets out in Section 8.2.3.2 that *“a lower quantity of open space (below 20 sq m per person) will only be considered acceptable in instances where exceptionally high quality open space is provided on site and such schemes may be subject to financial contributions...”*

We note that the current proposal provides for **15,099.7 sq m** of open space (broken down as 11,572.3 sq m public open space and 3,527.4 sq m of communal open space). This equates to a provision of 17.9 sq m per person, which is the higher level of the scale but does not meet the 20 sq m max requirement. It is our understanding that this level of open space provision will only be acceptable where the open space provided is of an exceptionally high quality. The documentation submitted with the application confirms that the open space offering is significant in this case with large open space areas, tree trails, play areas and permeable access to the adjoining Rockfield Park, which in itself is a significant open space offering.

A detailed breakdown of open space is included in the OMP Architectural Design Statement enclosed herewith. The following reference images are identified.



Figure 10 – Proposed Open Space Strategy

### 3.7.4 Building Height

As a summary, we note the following proposals for height across the scheme currently submitted to An Bord Pleanála:

Block	2019 Permission Height	Proposed Height	Change
Block A1	4 storeys	5 storeys	+1 storey
Block B1	8 storeys	10 storeys	+2 storeys
Block B2	6 storeys	8 storeys	+2 storeys
Block B3	6 storeys	8 storeys	+2 storeys
Block B4	5 storeys	5 storeys	No change
Block C1	3 storeys	3 storeys	No change
Block C2	3 storeys	3 storeys	No change
Block C3	3 storeys (omitted by ABP)	1 storey over basement	-2 storeys
Block D1	5 storeys	6 storeys	+1 storey
Block E1	2-5 storeys	6 storeys	+1 storey
Block E2	2-5 storeys	6 storeys	+1 storey
Block E3	2-5 storeys	Omitted	Omitted
Block E4	4 storeys	Omitted	Omitted
Block E5	4 storeys	Omitted	Omitted
Block G (Gate Lodge)	1 storey	1 storey	No change
Block H (St. Teresa's)	3 storeys	3 storeys	No change

**Figure 14 – Heights Proposed**

These proposals for height may be considered by An Bord Pleanála to materially contravene the Dún Laoghaire Rathdown County Development Plan 2016-2022 and the Building Height Strategy (Appendix 9) as they are in excess of the general 3-4 storey recommendations for height as set out in the Building Height Strategy for application within the County.

The following sections set out the key policy and provisions of the Dún Laoghaire Rathdown County Development Plan 2016-2022 as they relate to height and the subject site.

**Policy UD6:**

Policy UD6 of the Dún Laoghaire Rathdown County Development Plan 2016-2022 states that “It is Council policy to adhere to the recommendations and guidance set out within the Building Height Strategy for the County.”





### **Building Height Strategy Requirements and Compliance**

In terms of context and how the site is defined under the 'Building Height Strategy', we note the elements of additional height are generally proposed at the locations which have the potential to absorb additional height. Specifically, along Temple Hill where modest increases of 1-2 storeys are proposed within blocks A1, B1, B2 and B3. The height of block B4 is increased to 6 storeys given the location of this building at the entrance to the site and the requirement for a transition in scale with surrounding development.

In such areas the 'Building Height Strategy' states:

*"Apartment or town-house type developments or commercial developments in the established commercial core of these areas to a maximum of 3-4 storeys may be permitted in appropriate locations - for example on prominent corner sites, on large redevelopment sites or adjacent to key public transport nodes - providing they have no detrimental effect on existing character and residential amenity."*

The Height Strategy goes on to state that "this maximum height (3-4 storeys) for certain developments clearly cannot apply in every circumstance. There will be situations where a minor modification up or down in height could be considered. The factors that may allow for this are known as 'Upward or Downward Modifiers'".

In addition, the Height Strategy sets out that where these modifiers apply, heights shall be increased or decreased by 1 or possibly 2 floors of development.

### **Upward Modifiers**

The modifiers in question are as follows with a preliminary response identified for each modifier thereafter:

- ***The development would create urban design benefits.***

The proposal will further complement the frontage along Temple Hill, Monkstown and will deliver a new and improved road frontage on a site that is significantly underutilised at present.

- ***The development would provide major planning gain.***

The development would provide major planning gain, such as:

- Significant improvements to the public realm,
- The provision of new or improved transport infrastructure i.e. the upgraded junction works.

- ***The development would have civic, social, or cultural importance.***

The revised proposal provides for a new Block C3 building of completely revised design, which comprises residential amenity space in the region of 451 sq. m, which is a significant provision to the benefit of the scheme and future residents.

- ***The built environment or topography would permit high development without damaging the appearance or character of the area.***

The proposal responds to the natural and built environment and careful consideration has been given to the proposal in regard to how it addresses the existing surrounding development and local topography.

- ***A development would contribute to the promotion of higher densities in areas with exceptional public transport.***



Being located adjacent a busy Bus Corridor, with high quality pedestrian and cyclist provision, and within a short walking distance of both Seapoint and Blackrock Dart Stations, the site is very well placed to take advantage of non-car modes of travel to support the increased scale of development. The site is therefore well placed in terms of exceptional public transport accessibility. The new density proposal of approx. 123 units per ha gross figure and 165 units per ha net figure (based on 493 unit on a site of 3.9ha gross and 2.98 ha net) is considered an appropriate residential density for a central and accessible site proximate to public transport infrastructure.

- ***The size of the site is more than 0.5 ha.***

The site is over 0.5 ha in size (approx. 3.9ha) and therefore would be in a position to justify a modest increase in height at this location.

The proposed development will provide for heights of 3 to 10 storeys. Whilst the proposal exceeds the 3-4 storey maximum it meets more than 1 Upward Modifier, qualifying it as a suitable location for additional building height.

#### **Downward Modifiers**

The applicant is also obliged to consider downward modifiers, where a decrease in height may be required where a proposal would adversely affect:

1. Residential living conditions through overlooking, overshadowing or excessive bulk and scale.
2. An Architectural Conservation Area (or candidate ACA) or the setting of a protected structure.
3. Strategic protected views and prospects.
4. A planning or social objective, such as the need to provide particular types of housing, employment or social facility in an area.
5. An Area of Particular character including a coastal fringe or mountain foothills

As a response, we note the following:

1. The material enclosed here with from O' Mahony Pike and Model Works has clearly demonstrated that there is no adverse impact posed by the development by way of overlooking or overshadowing or excessive bulk and scale.
2. Careful consideration has been had in regard to Protected Structure St. Teresa's, and the proximate location to the Gate Lodge.
3. The proposal does not affect any strategic protected views or prospects.
4. The proposal is consistent with national guidance on the types of housing to be delivered.
5. The site is not located within an Area of Particular Character such as the coastal fringe or mountain foothills.

As such, we consider none of the downward modifiers to apply to the subject site.

#### **General Principles**

Notwithstanding the consideration given to upward and downward modifiers as they relate to the site, it is our submission that the dominant section of the Building Height Strategy which applies to the subject site is the General Principles section contained in Section 5 of the Strategy.

The general principles should be applied by the competent authority in assessing appropriate building heights throughout the County. The general principles referenced are set out below:

- To protect the residential amenities of the County.
- To protect the County's built heritage and natural areas of exceptional beauty.
- To promote high densities and allow for increased densities around public transport nodes and centres of activity.



- To encourage higher densities and also to allow for increased building heights at appropriate locations along public corridors.
- To promote high density through in-fill development.
- To allow for landmark buildings in the right places.

It is our submission that the proposed development comprising buildings of 3 to 10 storeys in height:

- The proposed buildings will be setback at all boundaries and the upper floors will be further setback where the boundary is shared with existing residential development. The massing of the buildings has been concentrated away from boundaries shared with existing residential development.
- Does not impact on the County's built heritage and natural areas of exceptional beauty, given the proposal's consideration of the neighbouring Protected Structure.
- Promotes an appropriate level of infill development to allow for increased densities in proximity to key public transport. This principle of development is supported in national policy and the site is considered a unique opportunity to deliver appropriate building heights and residential density.

The site is located along a main thoroughfare in the area, Temple Hill Road, and is in close proximity to public transport.

Having regard to the Building Height Strategy, the proposed building height is broadly consistent with the general principles referred to above and is not excessive given its close proximity to public transport and amenities and is of a suitable size for defining its own building height context.

#### 5.1.12 Car Parking

Section 8.2.4.5 of the Dún Laoghaire-Rathdown County Development Plan, 2016-2022 prescribes minimum standards for the quantum of car-parking spaces that are to be provided in new developments. Those minimum standards depend on the land-use proposed within a given development.

Table 8.2.3 of the Dún Laoghaire-Rathdown County Development Plan, 2016-2022 sets out the standards for residential land-use and takes account of both resident and visitor requirements. For apartments, the standards are based on the size of the unit in question. 1 No. car parking space is required for each 1-bedroom unit; 1.5 No. car parking spaces are required for each 2-bedroom unit; and 2 No. car parking spaces are required for each 3-bedroom unit.

It is stated in the Development Plan that quantitative Car Parking Standards should comply with Development Plan requirements. We note generally that the requirements detailed under the Development Plan are as follows:

##### Apartments:

- 1 space per 1 bed units ( $220 \times 1 = 220$ )
- 1.5 spaces per 2 bed units ( $208 \times 1.5 = 312$ )
- 2 spaces per 3-bed units ( $47 \times 2 = 94$ )

The proposed development provides for 252 no, car parking spaces to cater for the residential element of the proposed development (ratio of 0.51 spaces per unit) which it is acknowledged does not meet the standard set out in the Dun Laoghaire Rathdown Development Plan 2016-2022.

Evidently, being located adjacent a busy Bus Corridor, with high quality pedestrian and cyclist provision, and within a short walking distance of both Seapoint and Blackrock Dart Stations, the site is very well placed to take advantage of non-car modes of travel to support the increased scale of development. This considered, it is our view that reduced car parking standards can be applied to the site

We note however that the DOHPLG Apartment Guidelines (2020) provide for a reduced standard of car parking. It is stated in the Guidelines that 'Planning authorities must consider a reduced overall car parking standard and apply an appropriate maximum car parking standard.'



DLRCC Requirements	Apartment Guidelines	Parking Provided	Parking Ratio
1 space per 1-bed unit and 1.5 spaces per 2-bed unit (depending on design and location)	Parking provision minimised, substantially reduced, or wholly eliminated in certain circumstances.	252	0.51

**Table 8 - Car Parking Provision**

We would ask that due consideration to the overall provision of 0.51 spaces space per unit as being acceptable in this instance. It is our considered view that the standards noted in the Development Plan are not minimum standards required and the provision for reduced levels of car parking in the Apartment design Guidelines.

### 5.1.13 Bicycle Parking

The Dun Laoghaire Rathdown Standards for 'Cycle Parking and associated Cycling Facilities for New Developments (January 2018)' require the following provision for residential use:

- Long Stay: 1 space per unit.
- Short Stay: 1 space per 5 units

As the proposal is for 493 units, a total of 591.6 no. spaces are required under the DLR standards. The provision of bicycle parking spaces is set out in the below table.

Type	DLRCC Requirements	Apartment guidelines	Provided Parking	Parking Ratio
Long Stay	1 Long Stay parking space per 1 unit	Min, of 1 parking space per bedroom	1056	2.15
Short Stay (Visitor)	1 Short Stay (visitor) parking spaces per 5 units	1 space per 2 residential units		

**Table 9 - Bicycle Parking**

The proposal will therefore be consistent with the DLRCC standards for bicycle parking.



## 4.2 Blackrock Local Area Plan 2015



We now set out how the proposed development accords with the policies and objectives of the Blackrock LAP.

### 4.2.1. Urban Structure and Character

Principal	Objective	Response
<b>Urban Design and Design Statements</b>	<b>Policy BK03</b> - It is Council Policy to ensure that Blackrock develops a coherent urban form focused on a high - quality-built environment of distinct character and function	The design team has carefully considered the requirements of Policy BK03 and Objective UDS1 from the outset of the project.  The design has been finalised and brought forward to planning stage following significant input from a specialised design team who have in turn engaged with the various departments of Dun Laoghaire Rathdown County Council.
	<b>Objective UDS1</b> – It is an objective of the council to strengthen the urban structure of BlackRock by ensuring that any new development incorporates a coherent, legible and permeable urban form that protects and compliments the character of the street or area in which it is set – in terms of proportion, enclosure, building line, design and by the marrying of new modern architecture with historic structures.	Specifically, the proposal delivers a coherent, legible, and permanent new urban form that compliments the existing historic character both the site and that of the wider Blackrock Area. Most notably, new modern architecture is successfully married with historic structures in this case, and this is welcomed approach in the release of a significant infill site in the heart of Blackrock.
	<b>Objective UDS2</b> - It is an objective of the Council that Design Statements shall be required for all large-scale planning applications for an any sites that are considered by the Planning Authority	A design Statement has been prepared and submitted by O'Mahony Pike Architects.
<b>Density</b>	<b>Policy BK04</b> - It is Council Policy to ensure that future residential development within Blackrock is at a scale and density appropriate to its location whilst providing for the sustainable growth of the area.	The LAP sets out that the site should deliver on a minimum residential density of 45-55 units per ha. The various tree belts should be excluded from calculations. All density calculations for this application have been prepared on this basis.
	<b>Objective DN1</b> - _It is an objective of the Council to promote an efficient use of land	The gross residential density in this case is identified as 123 units per ha(gross) and 165 units per ha (net), which is considered





	<p>that strengthens the existing urban structure of Blackrock and compliments the character of the area.</p> <p><b>Objective DN2</b> - It is an objective of the Council to achieve minimum densities within the Blackrock Local Area Plan boundary in accordance with County Development Plan standards in order to generate a critical mass of population to support and sustain urban services including public transport.</p> <p><b>Objective DN3</b> - It is an objective of the Council to ensure that residential densities for specific future development in Blackrock are in accordance with Section 3.5 Site Framework Strategies, Objectives DS3, CS3 and ES2.</p> <p><b>Objective DN4</b> - It is an objective of the Council to ensure that new higher density development in Blackrock is of a high quality design and incorporates high levels of amenity</p>	<p>appropriate given proximity of the site to the N31 (Temple Road) is designated as a proposed QBC and both Blackrock (550m) and Seapoint (700m) DART stations are within easy walking distance. This is considered an efficient and sustainable use of a key infill site in the heart of Blackrock.</p> <p>Furthermore, it is our view that this proposed residential density is supported by national policy and guidance and can be favourably considered at this time. This is particularly the case given the quality of the proposal submitted.</p> <p>Notably, the proposal successfully delivers on all relevant development management and provides for an exceptional level of residential amenity</p>
<b>Scale and Building Height</b>	<p><b>Policy BK05</b>- It is Council Policy to ensure that Building Height within future developments in Blackrock makes a positive contribution to the built form of the area and do not adversely impact on local amenity.</p>	<p>Appropriate building heights of 3-10 storeys are also proposed in this case. Again, following detailed analysis on the principle of height and following on-going engagement during the pre-planning process with relevant bodies, the proposals for height are considered appropriate to the site location and surrounding context.</p>
	<p><b>Objective SH1</b> – It is an objective of the Council to ensure that building height in Blackrock is in accordance with the building height limits set out on Map 12, the Height sensitive Areas (as identified on Map 12) and Objectives DS1, DS2, CS1 and CS2 (St. Teresa's, Dunardagh and Cluain Mhuire Site Framework Strategies), Objectives ES1 (Section 3.5.3 'Former Europa Garage Framework Strategy') and Objective FR7 (Section 7.7.1 'Redevelopment of Blackrock and Frascati Shopping Centres') and shall have regard to guidance set out in section 7.7.2.</p>	<p>Careful consideration has been given to where additional height can be accommodated within the site and the overall framework for the site has been brought forward on this basis.</p> <p>The proposed development outlines a variety of building heights which all are in keeping with the visual character of the site. Notably, proposed heights are respectful of adjoining residential development and listed buildings through careful arrangement of blocks and the delivery of appropriate separation distances. Careful attention has also been given to height sensitive areas within the site with no more than 3 storeys proposed at these locations.</p>
	<p><b>Objective SH2</b> - <i>It is an objective of the Council to require all development proposals, including infill development, include an analysis of the impact of building height and positioning of buildings on:</i></p> <ul style="list-style-type: none"> <li>• <i>The immediate &amp; surrounding environment - _streetscape, historic</i></li> <li>• <i>Character</i></li> <li>• <i>Adjoining structures</i></li> <li>• <i>Open spaces and public realm</i></li> </ul>	<p>Whilst the proposal in part exceeds the height objectives for the site as set out by the LAP, proposals are in keeping with the National Planning Framework and the provisions of the recently adopted Urban Development and Building Height, Guidelines for Planning Authorities (2018).</p> <p>We refer An Bord Pleanála to the Material Contravention Statement enclosed herewith, which clearly sets out the rationale for favourable consideration of proposed building heights this regard.</p>







Principal	Objective	Response
<b>Site Framework Strategies</b>	<b>Policy BK06</b> – It is Council Policy to ensure that any development proposals for the St Teresa's & Dunardagh lands, Cluain Mhure and former Europa Garage accord with the Site Framework Strategies prepared for these land parcels.	The compliance of the scheme with the relevant Site Framework Strategy is outlined further below
<b>Public Realm</b>	<b>Policy BK07</b> – It is Council Policy to ensure a high standard of public realm upgrade / improvements throughout Blackrock in accordance with the Public Realm Strategy.	The proposed development provides a new public realm with a high-quality masterplan prepared by Mitchell & Associates Landscape Architects.
<b>Frascati and Temple Hill</b>	<b>Policy BK11</b> - It is Council policy to upgrade the environmental quality of the Frascati Road and Temple Hill Corridor to enhance the overall appearance and environment of the Bypass, to facilitate improved pedestrian and cycle permeability and connectivity along and through the 'corridor' and to enhance its overall functionality and attractiveness to users of non-motorised modes of transport.	The scheme respects the aspirations of the LAP with regard to the policies and objectives envisioned along Temple Hill. Improved pedestrian and cyclist permeability is delivered and is supported within the current proposal and the input from Mitchell & Associates, clearly sets out how this is delivered.
	<b>Objective PR14</b> – It is an objective of the Council to provide dedicated cycle lanes along the Frascati road and Temple Hill Corridor in accordance with Section 4.2 Road and Infrastructure and Street Function, Objective R14 and Map 13A and B 'Transport Network Strategy'.	We confirm at this time that the applicant is supportive of any additional improvement measures considered appropriate by Dun Laoghaire Rathdown County Council along Temple Hill. The applicant remains committed to delivery of LAP objectives in this regard.
	<b>Objective PR15</b> – It is an objective of the Council to seek a set-back in any redevelopment along Frascati Road/Temple Hill to allow for a planting zone as indicated on Drawing 4 'Public Realm Strategy' and in accordance with Section 3.5 'Site Framework Strategy for St. Teresa's and Dunardagh'.	Having regard to the remit of the current application, we note the following public realm proposals for the scheme along Temple Hill:
	<b>Objective PR16</b> – It is an objective of the Council to undertake additional planting and 'greening' along Frascati Road/Temple Hill where feasible as indicated on Drawing 4 Public Realm Strategy.	<ul style="list-style-type: none"> <li>An appropriate setback from the Temple Hill has been incorporated into this development. The current scheme delivers on a new streetscape and an appropriate orthogonal building edge at this location.</li> <li>We note that there is provision made within the LAP for the existing boundary along Temple Hill to be removed and replaced with railings to facilitate generous frontage and tree planting. Appropriate set backs are delivered here to allow for an attractive streetscape.</li> </ul>
	<b>Objective PR17</b> - It is an objective of the Council to upgrade pedestrian connectivity along Frascati Road and Temple Hill by increasing the number of pedestrian crossings and improving existing crossings as indicated on Drawing 4 Public Realm Strategy and in accordance with Sections 4.2, objective R14 and Section 4.3 and Maps 13A and B Transport Network Strategy.	<ul style="list-style-type: none"> <li>Junction upgrade works are delivered in line with the aspirations of the Blackrock LAP. Improvements to the junction improve pedestrian, vehicular and cyclist movement at this location and provide for a much safer junction arrangement.</li> <li>Connectivity for pedestrian and cycle pathways through the site linking Temple Road and Blackrock Village to Rockfield Park to the South allows for a wider network of cycle and pedestrian routes to be provided.</li> </ul>
		It is in consideration of these deliverables that the proposal remains compliant with the



		policies and objective of the LAP for the Temple Hill public realm area.
<b>Public Realm and New Development</b>	<b>Objective PRD1 - _It is an objective of the Council to ensure that all new development within the Blackrock Local Area Plan area makes a positive contribution to the public realm.</b>	The proposed development makes a positive contribution to the public realm through the addition of new public spaces, lighting, footpaths, landscaping and planting, connectivity and pedestrian permeability.
	<b>Objective PRD2 - _It is an objective of the Council to ensure that all planning applications for significant development shall include a Public Realm Strategy harnessing opportunities for the enhancement of the public realm in accordance with the criteria set out in Section 3.6.5 and clearly demarcating between public, private and semi-private realms.</b>	We refer An Bord Pleanála to the landscape masterplan prepared by Mitchell & Associates for full details on the new public realm proposed in this case.

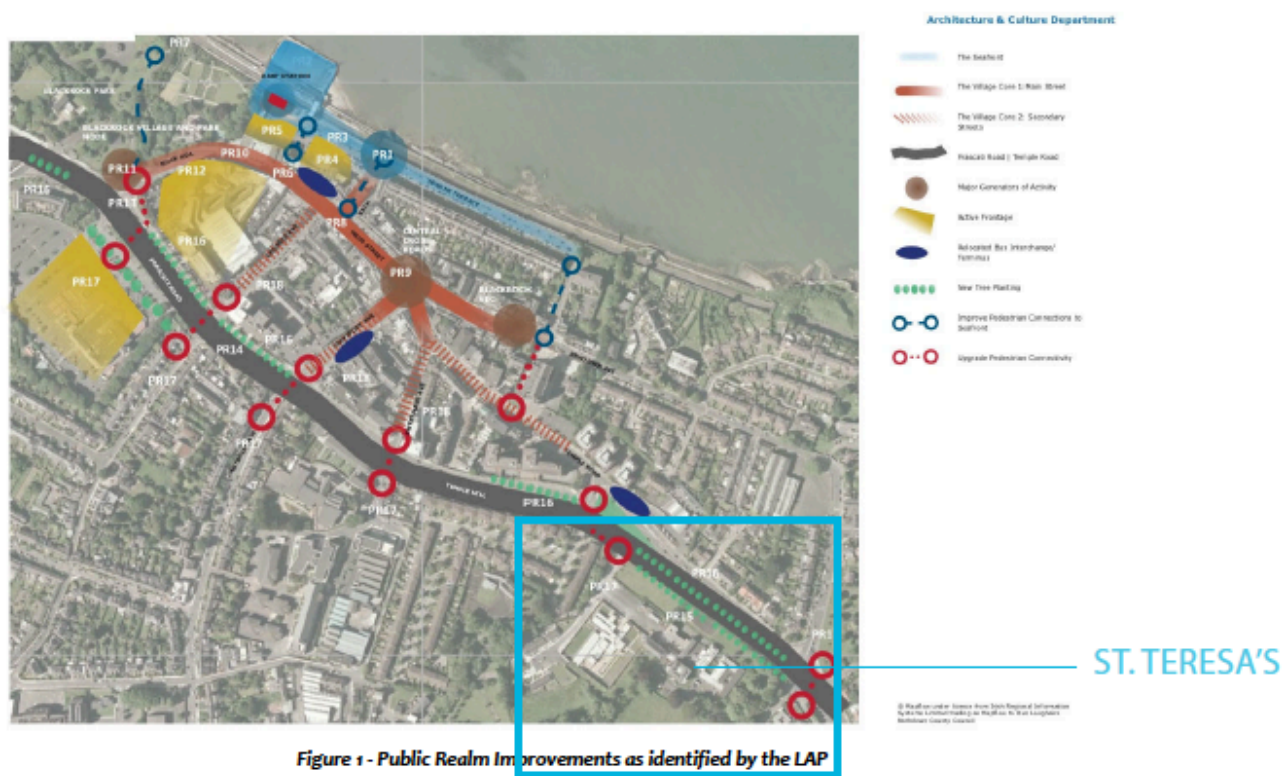


Figure 13 - Extract from LAP (Public realm improvements as identified)



#### 4.2.2. Site Framework Strategy and Design Principles

This section considers Specific Design Principles and Objectives and how they are considered relevant to the subject site in detail, specifically in relation to Height, Density, Housing Mix, Specific Design Objectives, Open Space and Movement.

The LAP identifies the following indicative layout / site framework strategy for the site at St. Teresa's



Figure 14 - Overlay of proposed building footprints compared to LAP footprints.

**Specific Design Principles** Design Principles 1, 2, 3, 4, 11, 12 and 13 are considered directly relevant to the subject site. These principles together with a response are set out below:

Design Principle	Response
1. <i>Set back site boundary increasing width of footpath. New boundary wall/railings to be sensitively detailed with high quality materials and landscaping.</i>	<p>The LAP requires the removal of the existing site boundary along Temple Hill and replacement with a new boundary wall/railing to facilitate generous frontage and tree planting.</p> <p>The scheme delivers on a proposal for the public realm at this location, which provides for an appropriate set back of 10m; a new streetscape; and an appropriate building edge.</p> <p>The landscape treatment of the streetscape frontage along Temple Hill is compliant with the Blackrock LAP landscape objectives that the site boundary to Temple Hill is to be sensitively detailed with high quality materials and landscaping. The existing trees and wall along the Temple Hill streetscape will be removed and replaced with a wide tree lined verge. The trees are proposed to be London Plane (<i>Platanus Hispanica</i>) planted at 20-25cm girth and appropriately 8m high at planting. They are an appropriate scale and species for street tree planting in this location. They will be planted into a 3m wide grass verge which will be treated as a continuous 1m deep planting trench to ensure adequate topsoil 12m<sup>3</sup> per tree to facilitate successful establishment and growth.</p> <p>We refer the An Bord Pleanála to the detailed landscape masterplan prepared by Mitchell &amp; Associates, which is enclosed herewith for further details on these proposals.</p>



Figure 15 - Landscape sections across public realm improvements and setback along Temple Hill



<p><b>2. Layout of development to north of site along Temple Hill to be non-orthogonal to the road. Development to be set back to allow planting buffer to road and to give space around protected structure.</b></p>	<p>It was established under the previous SHD permission for this site that the most appropriate form of development was an orthogonal layout. Albeit, that this is contrary to Specific Design Principle 2 (a non-orthogonal layout), the design team is convinced that this remains the most appropriate layout and design for the site.</p> <p>The rationale for this layout is set out as follows :</p> <ul style="list-style-type: none"> <li>• The layout of the Blocks along Temple Hill have largely been informed by their relationship to Temple Road. The proposal delivers a series of buildings with generous gaps form a rhythm along the street. The emphasis is on addressing the street edge and creating opportunities for views through into the development within the landscaped courtyards and sloped lawns provided within the baps between each building. The arrangement avoids a continuous 'walled effect' and creates a sense of openness, transparency and connectivity between the development and Temple Road.</li> <li>• The buildings are designed as split-level blocks and form a strong relationship with the natural topography and the level changes between Temple Road and the existing ground levels around St. Teresa's house at the upper level. The apartments meet the street level along Temple Road and 'own door' entrances enhance the streetscape and provide active frontage along this edge.</li> </ul> <p>Having considered the above points, it is evident that the orthogonal layout is a key design feature for the overall residential proposal and is well founded on architectural terms. We remind An Bord Pleanal of the provisions of Section 3.5 of the LAP, where there is opportunity for An Bord Pleanala to positively consider proposals that deviate from the key design principals envisioned for the site. This is one such case and we trust that proposals will be well received on this basis.</p>
<p><b>3 -High quality apartment development sited to respect sylvan setting, protected structure, and protected views. Layout of internal roads and landscaping arranged to reinforce this relationship</b></p>	<p>The protection of the exiting heritage of the site has been a key objective from the outset of the design. From the outset of the project, we have sought the services and expertise of Cathal O'Neill - Grade 2 Conservation Architects to advise on conservation matters. We refer An Bord Pleanala to accompanying documentation enclosed herewith for further review on matters of conservation. In summary we note the following key points:</p> <ul style="list-style-type: none"> <li>• Proposals for Conversion of St. Teresa's House to residential units are supported by the Conservation Department.</li> <li>• The relocation of the gate lodge is considered an innovative and welcome approach to a modern solution for retention of this structure. The circumstances under which this proposal can be favourably considered are set out in the Gate Lodge Strategy Report enclosed herewith.</li> <li>• Proposals for height are limited to a maximum of 3 storeys proximate to the Protected Structure, which is considered appropriate for this height sensitive area</li> <li>• A new and improved setting is delivered for the Protected Structure with key views to Rockfield Park and the Dublin Mountains enhanced.</li> <li>• The sylvan setting of St. Teresa's House and Avenue are protected and incorporated into design.</li> </ul>







Figure 16 - CGI view from Temple Hill looking South into the development

<p><b>4 - <i>Existing tree belt to be protected and retained including the Folly. Perimeter of park to be extended to include tree belts.</i></b></p>	<p>All tree belts are protected, and this includes the folly on site. It is important to note that ongoing advice from 'The Tree File' (Consulting Arborists) has guided the form and layout of development in this case. We direct An Bord Pleanála to the input enclosed from the Tree File for further consideration of the matter of the protection of Trees.</p> <p>The LAP also notes that the perimeter of Rockfield Park should be extended to include tree belts. It is stated that an appropriate low boundary wall should facilitate the integration of the tree belts into Rockfield Park.</p> <p>An Bord Pleanála will note that the landscape proposals from Mitchell &amp; Associates and the site layout proposed have now delivered on this requirement. We note specifically the removal of the existing boundary wall, with wall base/foundations left exposed to a form of mooring strip demarcation. This in turn will identify the historic presence of the wall removed but will also identify where the private maintenance of the proposed development will commence on the ground. This approach allows for the development to be subsumed into Rockfield Park. Whilst ensuring that there is a clear demarcation for the maintenance propose.</p>
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Figure 17 - Perimeter of park extended to include tree belts

**11 - \_Main access route to be a generous public avenue with high quality landscaping and wide sylvan margins.**

The new main access route from Temple Hill to the development and onto Dunardagh Avenue has been designed with pedestrian and cyclist and vehicular access in mind. The route features planting, landscaping and additional trail links to the road.

Specifically, it is proposed to retain the existing trees within a linear park overlooked by the proposed adjacent Block D1. On the opposite side of the road a line of small leaved Lime (*Tilia cordata* 'Greenspire') trees or similar species are proposed to be planted into hard surface tree pits into a widened footpath. These trees are an appropriate scale o form a tree lined route in this location.





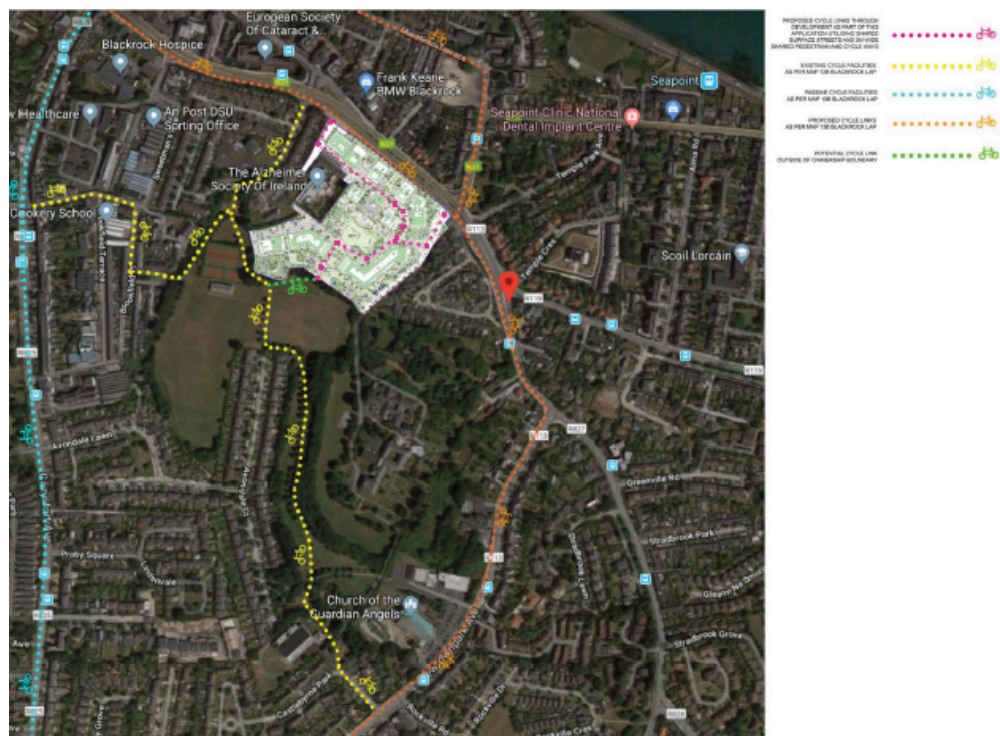


Figure 18 - Pedestrian and Cycle Connectivity to existing network of routes.

<p><b>12 - <i>Increase activity and permeability of park by creating new entrances at locations of pedestrian desire lines</i></b></p>	<p>The permeability of Rockfield park is enhanced through this development due to the additional routes and “trim trail” which provides access from the main route through the development and as well as from Dunardagh Avenue</p>
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Figure 19- Site permeability and access to Rockfield Park.

Specific Design Objectives

Chapter 3 of the Blackrock LAP sets out 17 specific Design Objectives of relevance to the site at St. Teresa's. The following table sets out the 17 design objectives and our responses.

Principle	Design Objective	Response
Height	<p><b>Objective DS1</b> - It is an objective of the Council that any redevelopment of the St. Teresa's and Dunardagh lands shall incorporate a range of building heights in accordance with the limits set out on Map 12.</p> <p>Notwithstanding the maximum height limits identified, the Planning Authority would have to be satisfied that the proposed development for the entire site provides for a range of building height that is respectful of the site's topography, natural and built heritage and that would enhance the overall visual character of the area and would afford adequate protection of the residential amenity of existing adjoining properties, in particular those which are in either close proximity to or about the site boundary such as Barclay Court and St Vincent's Park</p>	<p>The proposal provides for a variety of building heights (3-10 storeys). Again, following detailed analysis on the principle of height and following on-going engagement during the pre-planning process with relevant bodies, current proposals for height are considered appropriate to the site location and surrounding context. Careful consideration has been given to where additional height can be accommodated within the site and the overall framework for the site has been brought forward on this basis.</p> <p>Proposed heights are respectful of adjoining residential development and listed buildings within the development through careful arrangement of blocks and the delivery of appropriate separation distances. Notably, heights of 3 storeys are maintained around St. Teresa's, which is an appropriate approach to development given the existing 3 storey nature of the listed building.</p> <p>Whilst the proposal in part exceeds the height objectives for the site as set out by the LAP, proposals are in keeping with the National Planning Framework and the provisions of the recently adopted Urban Development and Building Height, Guidelines for Planning Authorities (2018).</p> <p>We refer An Bord Pleanála to the Material Contravention Statement enclosed herewith, which clearly sets out the rationale for favourable consideration of proposed building heights this regard.</p>
	<p><b>Objective DS2</b> - It is an objective of the Council that building heights within those areas identified on Map 12 as 'Height Sensitive Areas' shall take particular cognisance of the setting of the Protected Structures and shall not have an adverse effect in terms of scale, height and massing.</p>	
Density	<p>The St. Teresa's and Dunardagh lands are considered suitable for higher residential densities in accordance with County Development Plan Policy RES3: 'Residential Density' having regard to their proximity to a District Centre, quality public transport links and ready accessibility to the recreational facilities provided by Blackrock and Rockfield Parks. However, in determining an appropriate density for the overall land parcel cognisance needs to be taken of the specific characteristics of the site - notably the Protected Structures, adjacent cACA and the groupings of mature trees. Accordingly, it is considered that the Formal Gardens (Character Area 1) identified on Map 6 and in Chapter 2, Section 2.1.3 and illustrated on Drawing 2 and the various stands of trees (as illustrated on Drawing 2) should be excluded from the total site area in any calculation of residential density.</p>	<p>The gross residential density in this case is identified as 123 units per ha(gross) and 165 units per ha (net). The site is within 1km of Blackrock Village and has high accessibility to public transport. Notably, the N31 (Temple Road) is designated as a proposed QBC and both Blackrock and Seapoint DART stations are within easy walking distance. This is considered an efficient and sustainable use of a key infill site in the heart of Blackrock.</p> <p>Furthermore, it is our view that this proposed residential density is supported by national policy and guidance and can be favourably considered at this time. This is particularly the case given the quality of the proposal submitted. Notably, the proposal successfully delivers on all relevant development management and provides for an exceptional level of residential amenity.</p>
	<p><b>Objective DS3</b> - It is an objective of the Council that any redevelopment of the St. Teresa's and</p>	



	<p>Dunardagh landholding shall incorporate a high quality residential development with a minimum density range of 45 - 55 units per hectare.</p> <p>In calculating density, Formal Gardens (Character Area 1) identified on Map 6 and in Chapter 2, Section 2.1.3 and illustrated on Drawing 2 and the various tree belts on the site (as illustrated on Drawing 2) shall be excluded from the total site area.</p>	<p>We confirm that the net density calculation is based on excluding the relevant tree belts from the site area.</p>
<b>Housing Mix</b>	<p><b>Objective DS4</b> - It is an objective of the Council that any proposals for new residential development on the St. Teresa's and Dunardagh lands shall incorporate a residential mix which both complements and enhances the existing residential mix within the wider Plan area and supports a variety of households in accordance with Section 5.2 of the Local Area Plan and Section 16.3 of the current County Development Plan. Any redevelopment of the site should incorporate a considered mix of houses and apartments. Consideration should be given to the provision of housing for the elderly in accordance with Policy RES9: 'Housing for the Elderly' (Section 5.4.3) of the County Development Plan 2010-2016.</p>	<p>The proposed development provides a variety of housing mixes which support a range of households. We refer the Planning Authority to the proposed residential mix enclosed herewith, which is outlined in the development summary section at the rear of the OMP Brochure. We note specifically that in considering all 493 apartments proposed, the following mix is delivered:</p> <ul style="list-style-type: none"> <li>• <b>18 no. studio units (4%)</b></li> <li>• <b>220 no. 1 bed units (44%)</b></li> <li>• <b>208 no. 2. Bed units (42%)</b></li> <li>• <b>47 no. 3 bed units (10%)</b></li> </ul> <p>The above mix is considered appropriate and in line with guidance. We confirm that the scheme has considered housing for the elderly by way of own door ground floor and smaller units within the scheme where appropriate.</p>
<b>Specific Design Objectives</b>	<p><b>Objective DS5</b> - It is an objective of the Council to require, in the event of the redevelopment of the St. Teresa's and Dunardagh lands and in accordance with Section 3.6 'Public Realm Strategy', an appropriate setback from the existing boundary with Temple Hill in order to provide an attractive streetscape, interesting building 'edge' and to facilitate public realm improvements including mature tree planting along the boundary edge.</p>	<p>An appropriate setback from the Temple Hill boundary has been proposed in this development. We refer An Bord Pleanala specifically to Dwg. Nos. 100 and 101 prepared by Mitchell &amp; Associates for details of the treatment along the Temple Hill frontage.</p> <p>Notably, a 3m wide green verge will be provided to the length of the frontage between the public footpath and the site boundary. This will be planted with semi-mature (30-35cm girth) large scale broadleaf trees such as Platanus x hispanica. At the southeastern end of the frontage a series of landscaped terraces, planted with mixed belts of semi-mature trees will create an attractive foreground and a visual buffer to the proposed development. At the northwestern end of the street frontage the existing wall and gates are retained and the streetscape of the internal road will be planted with an avenue of semi-mature trees with a shrub understory which will filter views towards the northernmost residential blocks.</p> <p>The scheme delivers on a revised proposal for a public realm at this location, which provide for appropriate set back, new</p>





		<p>streetscape and an appropriate building edge at this location.</p> <p>We refer the An Bord Pleanala to the detailed submission by Mitchell &amp; Associates, for further details on the public realm proposals for this location.</p>
	<p><b>Objective DS6</b> - It is an objective of the Council that any redevelopment of the Dunardagh lands shall provide for the retention of the tree belts including the folly at St. Teresa's identified on Drawing 2, adjacent to the boundary with Rockfield Park. The boundaries of the tree belts in question are shown as indicative and shall be defined in agreement with the Planning Authority. The existing boundary wall shall be removed to facilitate the integration of the tree belts into Rockfield Park. An appropriate low boundary treatment shall be erected between the tree belts and any proposed residential development within the St Teresa's and Dunardagh landholding.</p>	<p>All tree belts are protected, and this includes the folly on site. It is important to note that ongoing advice from 'The Tree File' (Consulting Arborists) has guided the form and layout of development in this case. We direct An Bord Pleanala to the input enclosed from the Tree File for further consideration of the matter of the protected of Trees.</p> <p>The LAP also notes that the perimeter of Rockfield Park should be extended to include tree belts. It is stated that an appropriate low boundary wall should facilitate the integration of the tree belts into Rockfield Park.</p> <p>An Bord Pleanala will note that the landscape proposals from Mitchell &amp; Associates and the site layout proposed have now delivered on this requirement. We note specifically the removal of the existing boundary wall, with wall base/foundations left exposed to form a mowing strip demarcation. This in turn will identify the historic presence of the wall removed but will also identify where the private maintenance of the proposed development will commence on the ground. This approach allows for the development to be subsumed into Rockfield Park, whilst ensuring that there is a clear demarcation for maintenance purposes.</p>
	<p><b>Objective DS7</b> - It is an objective of the Council that any redevelopment of the lands at St Teresa's and Dunardagh shall ensure that new development will address Rockfield Park and shall provide for active residential frontage and a high level of passive supervision. The layout and design shall incorporate a mixture of residential typologies - including own door units - along the boundary with Rockfield Park as illustrated in Drawing 2.</p>	<p>Active residential frontages and passive surveillance have been considered and included in this proposal. The LAP requires new development to address Rockfield Park and that there should be passive supervision of this area through the delivery of an appropriate mix of units.</p> <p>An Bord Pleanala will note that proposed Blocks E1-E5 and Block D1 successfully deliver on this requirement. We note specifically that primary living spaces overlook this area and own door units are delivered as appropriate to provide for an active street level at this location.</p> <p>The proposed re-location of the Gate Lodge and its conversion to a café/retail unit at the threshold to the Park will greatly animate the linkage between the development and the Park.</p> <p>We note also that the location of a playground and path network within the open space to the south of the site will</p>



		maintain a level of activity and passive surveillance in this area.
	<b>Objective DS8</b> - It is an objective of the Council to protect views identified on Drawing 1 and in accordance with the Character Area Objectives D3, D6 and D14 as set out in Chapter 2, Section 2.1.3.	<p>The LAP outlines that the vista from St. Teresa's to Rockfield Park should be maintained. The historic view towards the Dublin Mountains is key here.</p> <p>An Bord Pleanala will note on review of proposals submitted from O'Mahony Pike Architects that this objective is now delivered through an appropriate layout and creation of a new setting for the Protected Structure, which maintains the view towards Rockfield Park and beyond. Photomontages prepared by Modelworks clearly identified the proposed views to and from St. Teresa's House.</p>
	<b>Objective DS9</b> - It is an objective of the Council, in the event of the redevelopment of the St. Teresa's and Dunardagh lands, to require an innovative design solution which respects the site's topography and creates an interesting and attractive building line along the site boundary with Temple Hill (as illustrated on Drawing 2).	It is our considered view that the proposal now submitted, is the optimum design solution for this site. We are of the view that the current proposal represents an innovative design and is respectful of the natural topography of the site. We refer An Bord Pleanala to the Design Statement prepared by OMP Architects for further detail on the design now proposed.
	<b>Objective DS10</b> - It is an objective of the Council to ensure the protection of the built and natural heritage in the consideration of any proposed layout and design in the redevelopment of the St Teresa's and Dunardagh landholding.	<p>The built and natural heritage of the site has been considered from the outset of the design process. Notably, the design team have sought the services and expertise of Cathal O'Neill - Grade 2 Conservation Architects to advise on conservation matters. We refer An Bord Pleanala to accompany documentation enclosed herewith for further review on matters of conservation.</p> <p>In summary we note the following key points with regard to Conservation:</p> <p>The relocation of the gate lodge is considered an innovative and welcome approach to a modern solution for retention of this structure.</p> <p>Proposals for height are limited to a maximum of 3 storeys proximate to the Protected Structure, which is considered appropriate for this height sensitive area.</p> <p>A new and improved setting is delivered for the Protected Structure with key views to Rockfield Park and the Dublin Mountains enhanced.</p>
<b>Open Space</b>	<b>Objective DS11</b> - It is an objective of the Council that, in the event of the redevelopment of the St. Teresa's and Dunardagh landholding, open space provision in accordance with Policy RES5	The levels of open space provided in the current proposal is in line with the provisions for open space in the County Development plan



	<p><i>'Institutional Lands', and the Open Space Policy of the current County Development Plan will be required. Class 2 open space shall be provided to ensure appropriate levels and quality of open space commensurate with the requirements of the current County Development Plan.</i></p> <p><i>Class 1 open space provision shall include the tree belts as illustrated on Drawing 2 (the boundaries to be defined in agreement with the Planning Authority). In the event of a shortfall in Class 1 open space provision, the develop may, with the agreement of the Planning Authority, make a financial contribution in lieu towards the provision of off-sit local amenity / recreational facilities.</i></p>	<p>We note that Development Plan requirements now supersede LAP Open Space requirements. In this regard, we note that provision shall be in line with Institutional Land Requirements. Essentially, 33% of the total site area is now reserved for Open Space. This is a significant provision for a new residential scheme and is considered a quality provision.</p> <p>We note specifically that an area of c. 15,099.7 sq m is proposed for public open space in the form public open space (approx. 11,572.3 sq m) in the form of a central parkland, garden link, woodland parkland (incorporating an existing folly), a tree belt; and (b) residential communal open space (approx. 3,527.4 sq m) in the form of entrance gardens, plazas, terraces, gardens and roof terraces for Blocks B2 and B3</p> <p>We refer the Board to a set of comprehensive and quality proposals now submitted from Mitchell &amp; Associates.</p>
	<p><b>Objective DS12</b> - <i>It is an objective of the Council to protect and preserve mature trees / tree groupings / hedgerows that add to the character and sylvan setting of the St. Teresa's and Dunardagh landholding. Any redevelopment proposals shall be required to incorporate, as far as is practicable, the amenities afforded by existing trees and hedgerows. Arboricultural assessments carried out by an independent, qualified arboricultural consultant shall be submitted as part of any planning applications for the redevelopment of the lands in accordance with Section 16.7.4 of the County Development Plan 2010-2016.</i></p>	<p>All tree belts are protected, and this includes the folly on site. It is important to note that ongoing advice from The Tree File has guided the form and layout of development at this site in this case.</p>



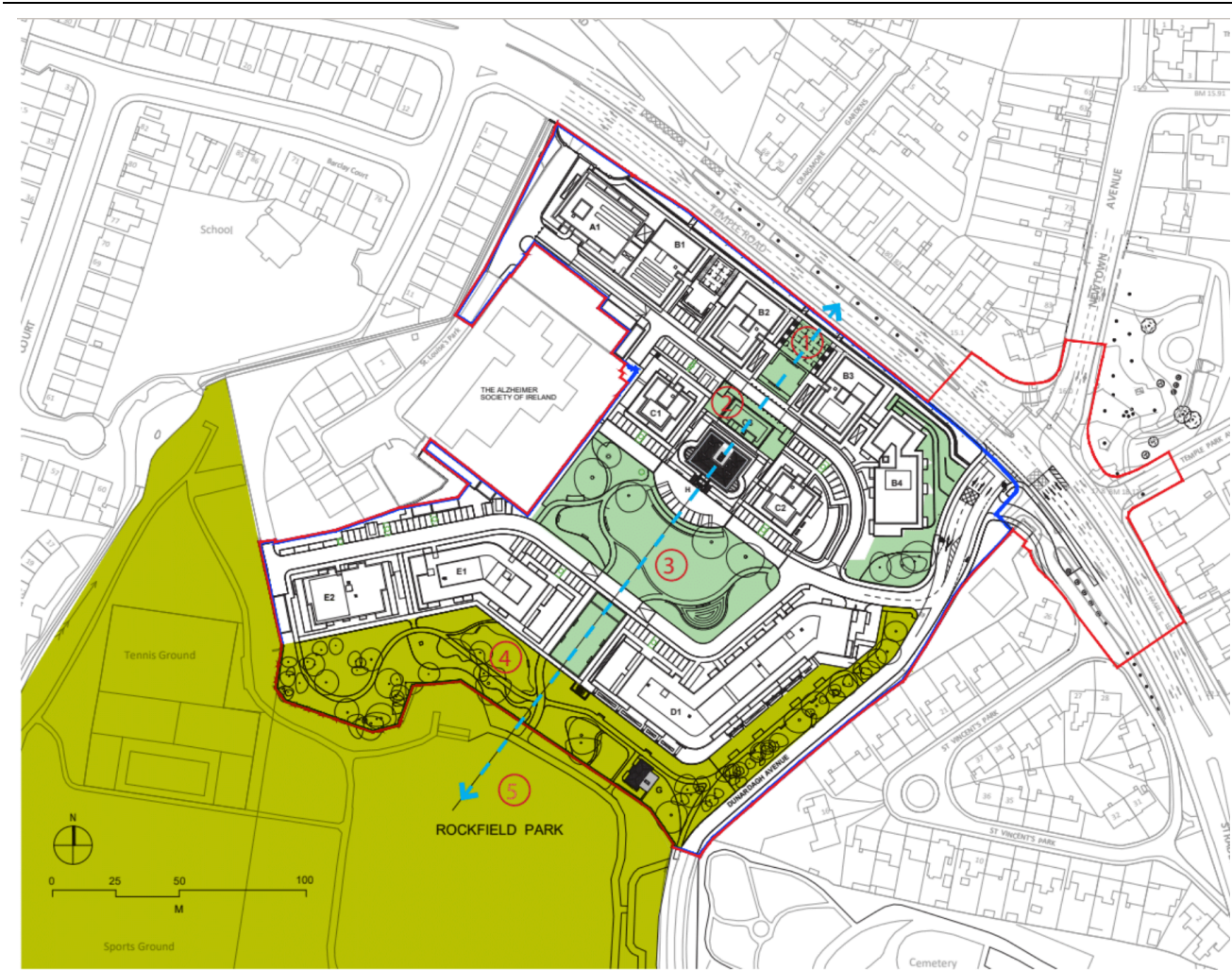


Figure 20 - Open space strategy and sequence of connected spaces





Figure 21 - Open space in line with Objective DS11

<b>Movement</b>	<p><b>Objective DS13</b> - It is an objective of the Council that any proposals to redevelop the St. Teresa's and Dunardagh lands shall incorporate a high level of pedestrian and cyclist permeability with clear legible routes provided to connect the site with the surrounding areas - including a high level of connectivity to Rockfield Park.</p>	<p>The proposed layout of the development is highly permeable for both pedestrians and cyclists.</p> <p>We direct the attention of An Bord Pleanála to the submission from OMP and Mitchell Associates, which clearly delivers on this.</p> <p>Notably, the delivery of connectivity for pedestrian and cycle pathways through the site linking Temple Road and Blackrock Village to Rockfield Park to the South allows for a wider network of cycle and pedestrian routes to be provided.</p>
	<p><b>Objective DS14</b> - It is an objective of the Council to facilitate the relocation of the original entrance gates and piers to Dunardagh, a Protected Structure, (RPS 398) as part of the provision of a new entrance to Rockfield Park (as identified on Drawing 2) and in accordance with Character Area Objective D13. Within the vicinity of this entrance, a small, short-stay car park shall be provided for users of Rockfield Park.</p>	<p>DS14 is not relevant to the site at St. Teresa's but we can confirm that the applicant is committed to supporting and facilitating these objectives as part of any planning application that may progress.</p>
	<p><b>Objective DS15</b> - It is an objective of the Council to ensure that appropriate junction improvements are provided at Temple Hill/ Newtown Avenue and St Vincent's Park as part of any redevelopment of St Teresa's and</p>	<p>A proposal for junction improvements at Temple Hill/ Newtown Avenue and St Vincent's Park has been submitted for consideration.</p> <p>The LAP requires appropriate junction improvements at Temple Hill, Newtown</p>



	<p><b>Dunardagh (Map 13B) in accordance with Section 4.2.3 Objective RI8.</b></p>	<p>Avenue and St. Vincent's Park as part of any proposals that progress.</p> <p>We confirm that NRB Consulting Engineers Ltd have been appointed from the outset of this project to deliver on junction improvements as required by the LAP. NRB has engaged with the Transportation Department on the access strategy for the proposed development and this has been accepted in principle by the Transportation Department.</p> <p>The primary objective of the design has been to deliver a workable and safe junction for all road users. The junction improvement proposal has been supported throughout the pre-planning process and is a prerequisite to ensuring that the lands subject of this application are released for development.</p> <p>We note the following proposals in this regard:</p> <ul style="list-style-type: none"> <li>• A preferred access strategy has evolved with a layout that represents a traditional signal controlled cross - roads.</li> <li>• The access strategy proposed requires the relocation of the existing gate lodge.</li> <li>• The proposal facilitates a significantly safer junction for all road users.</li> <li>• The proposal accords with the Blackrock LAP in terms of facilitating access to the remainder of lands at St. Catherine's.</li> <li>• The proposal facilitates an improved road alignment by way of a traditional cross roads with no stagger.</li> <li>• The design provides for normal opposing right turning movements, with no stagger as currently exists.</li> <li>• The proposal provides for high quality pedestrian and cyclist facilities.</li> <li>• The design provides for significantly improved access to St. Vincent's with an option to close the existing left in entry to St. Vincent's.</li> </ul> <p>We refer the Bord to material submitted by NRB Consultants for further details on junction upgrade proposals.</p>
	<p><b>Objective DS16 - It is an objective of the Council to ensure that a pedestrian and cycle only connection is provided between the proposed accesses onto Temple hill and Newtown Park Avenue – A through route for vehicular traffic will not be permitted. The number of housing units served by each access will be informed by a Traffic Impact Assessment, which will form part of any future planning application(s) to develop these lands. The access from Temple</b></p>	<p>The applicant in this case has made provision for appropriate future access to lands at St. Catherine's to the south. Notably, appropriate rights of way of are in place to ensure that any future development of these lands can be accessed. The applicant is aware that no through route can be delivered at this location. Appropriate provision is made for pedestrian and cyclist facilities within the lands controlled by the applicant in this case.</p>



	<b>Hill shall accommodate the majority of the traffic from the development lands.</b>	
<b>Childcare</b>	<b>Objective DS17 - It is an objective of the Council to ensure that, in the event of the redevelopment of the St. Teresa's and Dunardagh landholding, adequate and appropriate childcare facilities are provided in accordance with Section 5.3 'Education and Childcare', Objective EC1.</b>	<p>There is a childcare facility proposed within the development in order to meet this objective.</p> <p>The current scheme delivers on a childcare facility of 392sq m located in Block C2 of the proposal. This is the focal point within the overall design, with easy vehicular and pedestrian access from the N31. Appropriate surface parking for ease of drop off is also delivered.</p>



Figure 22 - Childcare Facilities located adjacent to St. Teresa's House in line with Objective DS17

#### 4.2.3 Heritage and Conservation objectives of the proposed development and the specific Character Areas 5 and 6 identified in Chapter 2 of the LAP which are relevant to the site at St. Teresa's.

Objectives	Response
<b>Objective PS1 - The Planning Authority will seek to safeguard the character and setting of a Protected Structure through appropriate control of the design of new development in the vicinity.</b>	<p>From the outset of the project, we have sought the services and expertise of Cathal O'Neill - Grade 2 Conservation Architects to advise on conservation matters. We refer An Bord Pleanála to accompany documentation enclosed herewith for further review on matters of conservation.</p> <p>The relocation of the gate lodge specifically is considered an innovative and welcome approach to a modern solution for retention of this structure.</p> <p>It is our considered planning view that a new and improved setting is delivered for each of the Protected Structures forming part of this proposal.</p>



<b>Objective PS2 - The principal elevations of a Protected Structure should not be impacted upon or obscured by new development that may compromise its amenity.</b>	The principal elevation of St. Teresa's House and St. Teresa's Lodge are not impacted upon or obscured by new development. Rather, the primary elevations of both structures are centre to the design concept delivered. Notably, views to and from the front façade of St. Teresa's house maintained through appropriate separation distances and the appropriate layout of new development. Furthermore, the relocated gate lodge maintains a central position within the overall masterplan layout retaining its traditional function as a gate lodge to the overall development.
<b>Objective PS3 - Significant views of the Protected Structure and the historical context of its setting in the landscape or surrounding urban context, should not be compromised.</b>	All matters of Conservation are addressed by Cathal O'Neill Architects. The material enclosed herewith, confirms that significant views of the Protected Structures and the historical context of their setting are not compromised as part of this proposal.
<b>Objective PS4 - To encourage compatible new uses for Protected Structures, which will not detract from the architectural and historic character of the building/ structure. Any works and/or extensions necessitated by the proposed new use(s) shall be appropriately scaled and shall 'read' architecturally as new, in line with County Development Plan Policies.</b>	The proposed use for St. Teresa's House and St. Teresa's Lodge remain compatible with their current or most recent uses. We note specifically that residential use is proposed in this case, which will not detract from the architectural and historical character of these buildings. We note also that there are no inappropriate works/extensions proposed to either structure. Rather appropriately scaled development is proposed within the vicinity of St. Teresa's House. We note specifically that existing contemporary and out of scale buildings are to be removed as part of the new development with St. Teresa's house converted and enhanced as a focal point of the development.
<b>Objective PS5 - To require pre-application discussions with the Conservation Officer.</b>	The Council's Conservation Officer was party to the Section 247 Consultation Meeting with the Planning Authority.
<b>Objective PS6 - To require an Architectural Heritage Impact Assessment by an architect or other professional with specialist knowledge of building conservation. The report should include an assessment of both works to the Protected Structure and the impact of new development on the character and appearance of the heritage asset.</b>	A Conservation Method Statement and Architectural Heritage Impact Assessment has been prepared by Cathal O'Neill Architects and is enclosed herewith.
<b>Objective PS7 - To seek a holistic approach to any development of the overall site. Proposals for the Protected Structure must form part of any application to ensure that the Protected Structure retains prominence on the site.</b>	The presence of St. Teresa's House and St. Teresa's Lodge on site has been a focal point of the design concept from the outset of this project. The evolution of the design has given careful consideration to conservation requirements for these buildings and this is clearly evident from the level of pre-planning on file.
<b>Objective PS8 - To require a design statement with supporting illustrative material and description of proposed development demonstrating how it has been developed having regard to the built heritage, topography and landscape character of the site.</b>	An Architectural and Master planning Design Statement has been prepared by OMP Architects, containing the relevant information, and included within this application.
<b>Objective PS9 - To require the use of high quality materials and external elevation design. It is possible to use traditional materials in conjunction with modern ones in order to create a building which is both contextual and modern and of high architectural quality.</b>	The Design Statement prepared by OMP Architects clearly sets out the extent and use of high-quality materials on elevations.



<p><b>Objective PS10</b> - To require a comprehensive landscaping scheme for each site as part of any development proposal (where appropriate) to include details of trees to be retained, replacement planting where required and the use of soft boundaries to demarcate/define private open space. Replacement trees where required to be semi-mature native species.</p>	<p>A comprehensive landscape masterplan has been prepared by Mitchell &amp; Associates and is enclosed herewith to address this objective.</p>
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**Character Areas 5 and 6 identified in Chapter 2 of the LAP are relevant to the site at St. Teresa's. These Character areas are described as follows:**

**Character Area 5** - This area includes the original mid 19th century house, St Teresa's, and lands to the rear/north overlooking Temple Hill. Historic maps indicate that the rear elevation was not designed to have a formal relationship with Temple Hill. Rather the main views were to the south towards the Dublin Mountains.

The later buildings adjoining the Protected Structure encroach on its setting and visual amenity. In the event that these structures become obsolete/redundant, there may be an opportunity to create an improved setting for the Protected Structure in any redevelopment of this part of the site. The lands to the rear/north of St. Teresa's, overlooking Temple Hill, have the potential to accommodate taller structures provided that development proposals comply with the following objectives.

**Character Area 6** - This encompasses lands to the south of St. Teresa's extending to the boundary with Rockfield Park. Historic maps show that this part of the site has never been developed. There is a County Development Plan objective to protect and preserve the Trees and Woodland on part of the site and where possible these shall be incorporated into any future development. It is important that any development at this location maintains the sense of open space the house has always enjoyed. The low-lying topography renders this part of the site very sensitive to development. Any development proposals will be required to comply with the following objectives.

**We note the following heritage and conservation objectives for these areas and our subsequent response:**

Character Area	Objectives	Response
5	<p><b>Objective D12</b> - It is an objective of the Council to ensure that new development within Character Area 5 will be concentrated to the rear of the part of the site overlooking Temple Hill, be of a high standard of design and be sympathetic to the Protected Structure in terms of its siting, design and materials used.</p>	<p>A new improved setting has been delivered for St. Teresa's through the demolition of contemporary and later additions to the main buildings, the upgrading and improvement of the main house and the opening up of views to and from the main house to the south.</p> <p>The subject proposal retains the Gate Lodge and allows for its continued use by relocating it from its current position. The relocation of the Gate Lodge is further justified and supported by Gate Lodge Strategy report accompanying this planning application. This report sets out the exceptional circumstances under which the current proposal can be positively considered.</p>
	<p><b>Objective D12</b> - It is an objective of the Council to ensure that new development within Character Area 5 will be concentrated to the rear of the part of the site overlooking Temple Hill, be of a high standard of design and be sympathetic to the Protected Structure in terms of its siting, design and materials used.</p>	<p>Development along Temple Hill is focused to the side and rear of St. Teresa's House. The primary façade of the building is free from development. The relationship between the house and Rockfield Park is therefore maintained. Development along Temple Hill is sympathetic to the Protected Structure through the use of appropriate heights and separation</p>



		distances within the immediate surround of the building.
	<b>Objective D13</b> - It is an objective of the Council to facilitate the relocation of the original entrance gates and piers to the proposed new entrance to Rockfield Park as part of any re-development of the lands in accordance with the Site Framework Strategy (Section 3.5) and Objective RP3 (Section 9.2).	This objective is outside the remit of the current planning application. However, we note that the applicant is supportive of the delivery of this objective as part of any planning application that may progress in the future.

6	<b>Objective D14</b> - It is an objective of the Council to ensure that development within Character Area 6 be appropriately sited having regard to views to and from the Protected Structure and retain the historic view to the south toward the Dublin Mountains.	<p>The LAP outlines that the vista from St. Teresa's to Rockfield Park should be maintained. The historic view towards the Dublin Mountains is key here.</p> <p>An Bord Pleanála will note on review of proposals submitted from O'Mahony Pike Architects that this objective is now delivered through an appropriate layout and creation of a new setting for the Protected Structure, which maintains the view towards Rockfield Park and beyond.</p> <p>Notably, Blocks D2 and D3 have been removed from the foreground of St. Teresa's, with the revised proposal delivering on a new and improved setting for St. Teresa's.</p>
	<b>Objective D15</b> - It is an objective of the Council to ensure that any development proposals for Character Area 6 shall include photomontages to demonstrate the visual impact to and from the Protected Structure.	Photomontages have been prepared by Modelworks and are included within this application. The photomontages clearly demonstrate the visual impact to and from the Protected Structure.
	<b>Objective D17</b> - It is an objective of the Council to ensure that any development within Character Area 6 shall be sited so as to protect and provide an appropriate setting for the folly to the southwest of St. Teresa's.	All tree belts are protected, and this includes the folly on site.







Figure 23 - Proposed Landscape Plan by Mitchells and Associates

#### 4.2.4. Movement

Chapter 4 of the LAP sets out a number of development objectives relating to traffic, movement and permeability. We have reviewed this section and consider the following objectives relevant for consideration at this time. A response to each of the objectives is set out below.

Principle	Objectives	Response
<b>Junction Improvements</b>	<p><b>Objective RI6</b> - it is an objective of the Council to improve road safety for motorists, cyclists, and pedestrians in the vicinity of Temple Hill/Stradbroke Road/Newtown Park Avenue junctions.</p> <p><b>Objective RI8</b> - It is an objective of the Council to facilitate the future upgrading of the junction at Temple Hill/Newtown Avenue/St. Vincent's Park in tandem with the redevelopment of the St. Teresa's and Dunardagh landholdings in accordance with Objective DS15 (St. Teresa's and Dunardagh Site Framework Strategy)</p>	<p>We note that the LAP requires appropriate junction improvements at Temple Hill, Newtown Avenue and St. Vincent's Park as part of any proposals that progress.</p> <p>As a direct response to these requirements, the development proposal submitted herewith delivers the optimal solution for junction improvements at Temple Hill/ Newtown Avenue and St Vincent's Park. This preferred access strategy has been the subject of significant pre-planning discussion and design and is considered the only viable option to deliver safe access to this site.</p> <p>We confirm that NRB Consulting Engineers Ltd have engaged with Transportation direct on the Traffic and access strategy for the proposed development and proposals submitted herewith have been accepted in principle by the Transportation Department.</p> <p>We note the following proposals in this regard:</p> <ul style="list-style-type: none"> <li>A preferred access strategy with a layout that represents a traditional signal controlled cross - roads.</li> </ul>

		<ul style="list-style-type: none"> <li>• The access strategy proposed requires the relocation of the existing gate lodge.</li> <li>• The proposal facilitates a significantly safer junction for all road users.</li> <li>• The proposal accords with the Blackrock LAP in terms of facilitating access to the remainder of lands at St. Catherine's.</li> <li>• The proposal facilitates an improved road alignment by way of a traditional cross roads with no stagger.</li> <li>• The design provides for normal opposing right turning movements, with no stagger as currently exists.</li> <li>• The proposal provides for high quality pedestrian and cyclist facilities.</li> <li>• The design provides for significantly improved access to St. Vincent's with an option to close the existing left in entry to St. Vincent's.</li> </ul> <p>We refer the Bord to material submitted by NRB Consultants for further details.</p>
Public Transport	<p><b>Objective</b> It is an objective of the Council, with the agreement of the NTA, to facilitate the provision of appropriate bus routes and stops in co-ordination with the overall Blackrock Transport Network Strategy (see Maps 13A and 13B – Transport Network Strategy).</p>	<p>This development does not have an impact on the bus routes and stops within the surrounding area. We confirm that the applicant is supportive of this objective and any plans for delivery of a new bus stop adjacent to the subject site. This is to be welcomed and further supports the proposal as a sustainable location for a strategic housing development.</p>

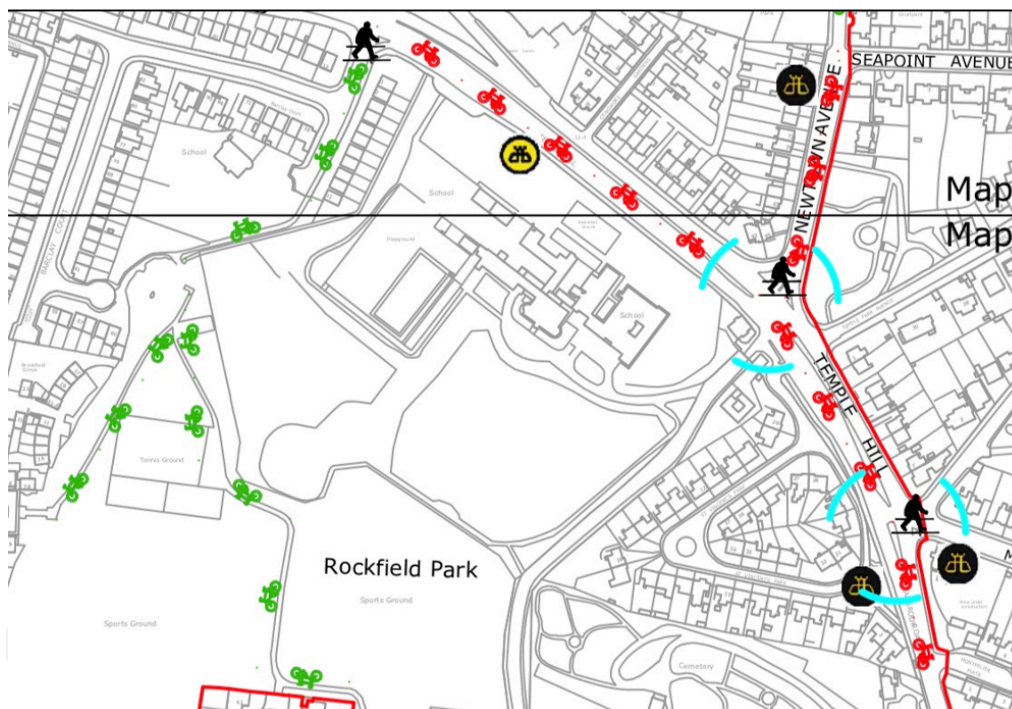


Figure 24 - Transport Network Strategy



#### 4.2.5. Population, Housing, and Infrastructure

Chapter 5 of the LAP sets out a number of development objectives relating to population, housing and social infrastructure. We have reviewed this section and consider the following objectives relevant for consideration at this time. A response to each of the objectives is set out below.

Principle	Objectives	Response
<b>Housing and Housing Need Policy</b>	<b>Policy BK13</b> - It is Council policy to promote and facilitate a high quality residential environment for existing and future residents.	<p>Active residential frontage and passive surveillance is promoted and included throughout this proposal.</p> <p>The LAP requires new development to address Rockfield Park and that there should be passive supervision of this area through the delivery of an appropriate mix of units.</p> <p>An Bord Pleanala will note that proposed Blocks E1-E5 and Block D1 successfully deliver on this requirement. We note specifically that primary living spaces overlook this area and own door units are delivered as appropriate to provide for an active street level at this location.</p>
<b>Existing Housing Mix Policy</b>	<b>Policy BK14</b> - It is Council policy that all new residential development within the Plan area shall provide for a sustainable mix of house types, sizes and tenures that meet the needs of a range of households and that both complement and enhance the existing residential mix.	<p>The proposed development provides a variety of housing mixes which support a range of households. The Local Area Plan outlines that a mix of housing and apartments should be considered at this site and specific consideration should be given to housing for the elderly. It is important that the scheme will offer appropriate unit type mix in this regard.</p> <p>We refer the Planning Authority to the proposed residential mix enclosed herewith, which is outlined in the development summary section at the rear of the OMP Brochure. We note specifically that in considering all 493 apartments proposed, the following mix is delivered:</p> <ul style="list-style-type: none"> <li>• 18 no. studio units (4%)</li> <li>• 220 no. 1 bed units (44%)</li> <li>• 208 no. 2. Bed units (42%)</li> <li>• 47 no. 3 bed units (10%)</li> </ul> <p>The above mix is considered appropriate and in line with guidance. We confirm that the scheme has considered housing for the elderly by way of own door ground floor and smaller units within the scheme where appropriate.</p>
<b>Housing Objectives</b>	<b>Objective H1</b> - It is an objective of the Council that new residential development shall comply with the Guidelines for Sustainable Residential	The proposed residential development is in keeping with Guidelines for Sustainable Residential Development in Urban Areas and the accompanying Urban Design Manual (May



	Development in Urban Areas and the accompanying Urban Design Manual (May 2009) and Chapter 3 of the LAP.	2009) and Chapter 3 of the LAP. We refer An Bord Pleanála to the Statement of Consistency enclosed herewith for further detail on compliance.
	<b>Objective H2</b> - It is an objective of the Council that all new residential development within the Plan area shall be designed having regard to the minimum quantitative and qualitative standards as set out in Section 16.3 of the County Development Plan 2010-2016.	We confirm that the development proposal submitted complies in full with all residential development management standards (qualitative and quantitative) contained in the current County Development Plan of 2016-2022.
	<b>Objective H4</b> - It is an objective of the Council that sites with opportunity for new residential development identified in Chapter 3 shall be designed and developed in accordance with the principles of the Site Framework Strategies.	This Report sets out in clear detail how the proposal accords and complies with the relevant Site Framework Strategy for St. Teresa's.

<b>Education and Childcare Policy</b>	<b>Policy BK15</b> - It is Council policy to facilitate and/or retain access to a full range of childcare and educational facilities required for the needs of the local population.	The proposed development includes a childcare facility to meet the needs of the development. In addition to this, the community infrastructure report outlines the available capacity of childcare and educational facilities within the area.
<b>Education and Childcare Objectives</b>	<b>Objective EC1</b> - It is an objective of the Council that all planning applications for larger residential developments shall be required to provide one childcare facility (equivalent to a minimum of 20 child places) for every 75 dwelling units unless it can be satisfactorily demonstrated that there is already adequate childcare provision in the area.	
<b>Community Facilities Policy</b>	<b>Policy BK16</b> - It is a policy of the Council to facilitate and support a broad range of community facilities to serve the needs of the catchment population in the Blackrock area.	The broad needs of the community, including the proposed development, have been outlined and assessment in the Community Infrastructure report. In addition to this, a childcare facility and a resident's clubhouse have been proposed as part of this development
<b>Community Facilities Objectives</b>	<b>Objective CF2</b> - it is an objective of the Council to encourage the inclusion of community facilities that benefit the population of the area.	
	<b>Objective CF3</b> - It is an objection of the Council to encourage the inclusion of community facilities such as multi - purpose community rooms or studio space for arts and crafts as part of any large development applications where there is a demonstrable need for such facilities and where they would enhance the diversity of the new development.	
<b>Care for the Elderly</b>	<b>Policy BK17</b> - It is a policy of the Council to facilitate the provision of purpose build accommodation for older people within the Plan area that provides for a high quality residential environment with a	Although there are no specific amenities for the elderly on site, the site is accessible, with many apartments having their own door. In addition, the residents club house is an amenity which is accessible and there is an 118 bed nursing home within 1km of the subject site.





	suitable level of usable and passive public open space where appropriate.	
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#### 4.2.6. Environment

The table below discusses the Environmental infrastructure and each of the objectives relating to lands at St. Teresa's.

Principle	Objectives	Response
<b>Environmental Infrastructure</b>	<b>Objective EI1</b> - It is an objective of the council to support Irish Water in the provision of adequate water and waste water treatment infrastructure by Irish Water to serve the needs of the existing and future population of the plan area and ensuring that such infrastructure is provided prior to, or in tandem, with new development.	As part of the pre-planning process Irish Water has been contacted and the proposed development has been outlined to them.
	<b>Objective EI4</b> - It is an objective of the Council to ensure that any significant redevelopment proposals shall be considered having regard to the capacity of the current and future water services networks as advised by Irish Water.	
	<b>Objective EI6</b> - It is an objective of the Council to ensure that Sustainable Drainage Systems (SuDS) is applied to any development in Blackrock and that site specific solutions to surface water drainage systems are developed, which meet the requirements of the Water Framework Directive and associated River Basin Management Plans. SuDS measures may include green roofs, permeable paving, detention basins, water butts, infiltration etc...	It is proposed to separate the storm runoff from the existing and proposed buildings and to use SuDS techniques, as per the Greater Dublin Strategic Drainage Study (GDSDS), to control stormwater discharge from the site. The proposals are discussed in more detail below. A storm water carrier pipe is to be provided around the site to intercept runoff and, where located within filter drains, will be perforated pipe.
	<b>Objective EI7</b> - It is an objective if the Council to maintain and protect the natural character and ecological value of river/ stream corridors within the Local Area Plan boundary in accordance with Section 9.3.6 Policy 'Rivers and Waterways' of the County Development Plan 2010-2016. Development proposals will be required to provide buffer zones a minimum of 10m each side of the water edge for amenity, biodiversity and walkway purposes where practical. The extent of buffer zones shall be determined in consultation with the Planning Authority.	There are no water courses running through the subject site.
	<b>Objective EI8</b> - It is an objective of the Council to ensure the protection of groundwater resources within the Blackrock LAP boundary and associated habitats and species in accordance with the EU Groundwater Directive. All new planning applications within the Blackrock Local Area Plan boundary shall have regard to the likely	The possible impact of the development on ground water resources has been assessed in the Ecological Impact Assessment, prepared by Scott Cawley.





	<i>impacts the proposed development may have on groundwater resources.</i>	
	<b>Objective EI9</b> - It is an objective of the Council that where there is potential for floor risk, a floor risk assessment shall be carried out in accordance with the 'Planning System and Flood Risk Management Guidelines for Planning Authorities (DoEHLG/OPW 2009).	In terms of Flood Risk, we note that there is a detailed and site - specific assessment prepared by JBA, which is submitted herewith for reference.
	<b>Objective EI12</b> - It is an objective of the Council that all proposed floor protection or alleviation works will comply with the requirements of Article 6 of the EU Habitats Directive to ensure there are no likely significant effects on the integrity, defined by the structure and function, of any Natura 2000 site and that the requirements of Article 6 of the EU Habitats Directive are met.	A Natura Impact Statement has been prepared by Scott Cawley. It has been found the no sites will be affected.
	<b>Objective EI14</b> - It is an objective of the Council to seek the undergrounding of all electricity, telephone and television cables where possible – and in particular within the village core in order to reduce visual clutter and help preserve where appropriate the character of the area.	The development aims to the undergrounding of all electricity, telephone and television cables where possible.

## 5 CONCLUSION

This Statement of Consistency is prepared to accompany the application for permission in respect of the proposed St. Teresa's application for permission.

The Statement of Consistency has identified the manner in which the proposed development is consistent with the relevant provisions of the Development Plan, Local Area Plan and Ministerial Guidelines.

