

Strategic Housing Development

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

Response to ABP Opinion and DLRCC Opinion
1706A-OMP-ZZ-ZZ-SA-A-008
December 2021



This document is prepared by O'Mahony Pike Architects in response to the Opinion issued by An Bord Pleanála to the applicant Oval Target Ltd on 21st June 2021, following the tri-partite meeting of 30th April 2021.

This Statement of Response intends to address all issues raised that are specifically architectural matters. Other matters are dealt with by relevant consultants from other disciplines under separate cover.

This response document is lodged as an accompanying report for the subject proposal and should be read in conjunction with all plans and particulars submitted as part of the overall planning application.

The ABP opinion sets out a number of issues that require further consideration and / or amendment by the applicant in advance of the submission of an application for a Strategic Housing Development. The opinion sets out that 3 key issues should be addressed in the documents submitted with any formal Strategic Housing Development planning application that may progress for the proposal. These matters can be summarised as follows:

1. Design Strategy
2. Residential Amenities
3. Architectural, Cultural Heritage and Conservation Considerations

Furthermore the ABP Opinion includes a list of specific information that should be submitted with any application for permission is provided that extends to 11 items.

Item no. 9 as set out in the ABP Opinion:

9. A response to the issues raised in the Planning Authority's Opinion received by An Bord Pleanála on 9th April 2021.

The Opinion issued by DLRCC to An Bord Pleanála on 09th April 2021 includes a Conclusion and Summary of Considerations / Issues that may have a bearing on the Board's decision. The summary comprises a list of items and concerns requiring consideration that extends to 18 items, all of which are addressed in the SHD application documentation. Items 2 to 11 are specifically architectural items that are addressed in this response document. Items 1, 12 to 18 are dealt with by relevant consultants from other disciplines under separate cover.

We propose to present responses to items raised in the ABP Opinion in the first part of this document and to present responses to the DLRCC Opinion in the second part.



Response to An Bord Pleanála Opinion

ABP Opinion

“Further consideration and/or justification of the documents as they relate to the design strategy for the site in respect of: (a) The interface with The Alzheimer Society, interface with Temple Hill Road, interface with Rockfield Park and interface with St. Teresa’s House as they relate to the design, scale and layout of the proposed development and the desire to ensure that the proposal provides a high quality, positive intervention at this location. This should include a contextual layout plan which indicates the layout of adjoining developments, photomontages and cross sections at appropriate levels.”

Applicant Response:

Additional extended site cross sections (drawings nos. 1706A-OMP-00-00-DR-A-3100 Proposed Site Elevations / Sections, 1706A-OMP-00-00-DR-A-3101 Proposed Site Elevations / Sections, 1706A-OMP-00-00-DR-A-3102 Proposed Site Elevations / Sections, are provided that illustrate the relationships between the proposed development and The Alzheimer Society, Temple Hill Road, Rockfield Park and St Teresa’s House.

Mitchell and Associates drawings STT-MAS-XX-XX-DR-L-0100 Landscape Masterplan, STT-MAS-XX-XX-DR-L-0101 Boundary Treatment and STT-MAS-XX-XX-RP-L-0001 Landscape Report. describe the interfaces at these locations.

CGI’s and photomontages are provided that also serve to illustrate these interfaces. Please refer to the Appendix for maps showing locations of CGI’s and Verified views .

Alzheimer Society : Photomontage O .
Temple Hill Road : Photomontages 1, 11, 12, 13, 17 / CGIs nos. 1, 2, 7.
Rockfield Park : Photomontages 4, 5, 6, 7, 8 / CGIs nos.3, 4, 11.
St. Teresa’s House : Photomontage 4 / CGIs nos. 5, 6, 7, 8, 9, 10.



Site plan showing section lines

ABP Opinion

Interface with Alzheimer Society .

Site sections E-E, F-F, G-G and I-I illustrate the interface

with The Alzheimer Society .

Photomontage O illustrates the interface

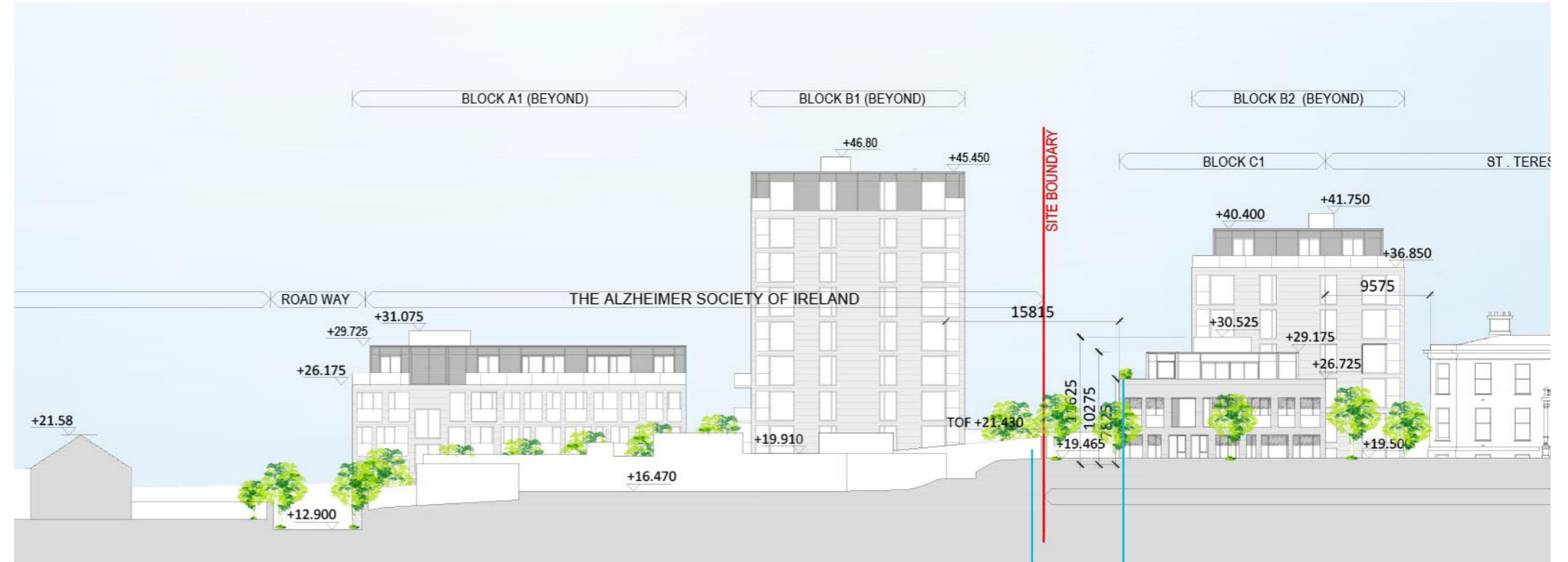
at The Alzheimer Society .

The proposed site boundary treatments are as per the permitted development.

The site boundary along the south-east boundary with the Alzheimer Society is the existing brick wall that is to be retained.

The site boundary along the north-east boundary with the Alzheimer Society car parking area is a new random granite rubble wall, c. 3.0 m high to match existing.

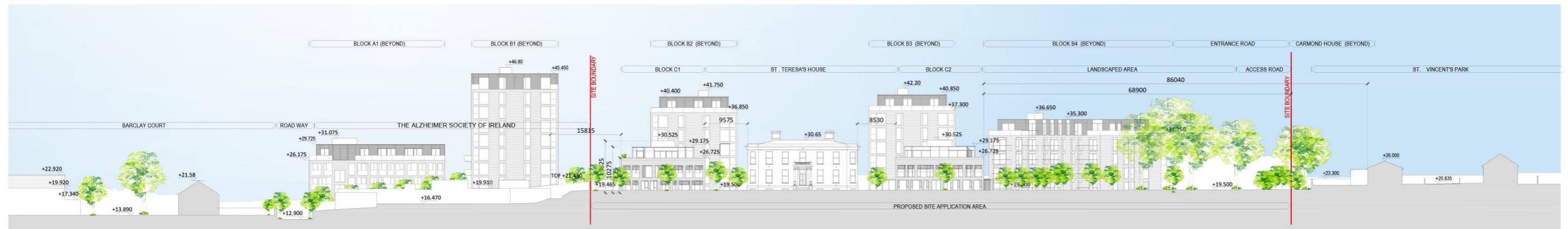
The existing enclosing wall of the ASOI is constructed of random rubble with a yellow brick facing on all four inner faces except for along the south-east boundary where it is faced both sides in brick.



SECTION E-E (Detail)

Existing brick site boundary wall retained.

Opaque glazed privacy screen on top of parapet wall, up to height of 1800 mm above FFL of Block C1 roof terrace.



SECTION E-E

ABP Opinion

Interface with Alzheimer Society .

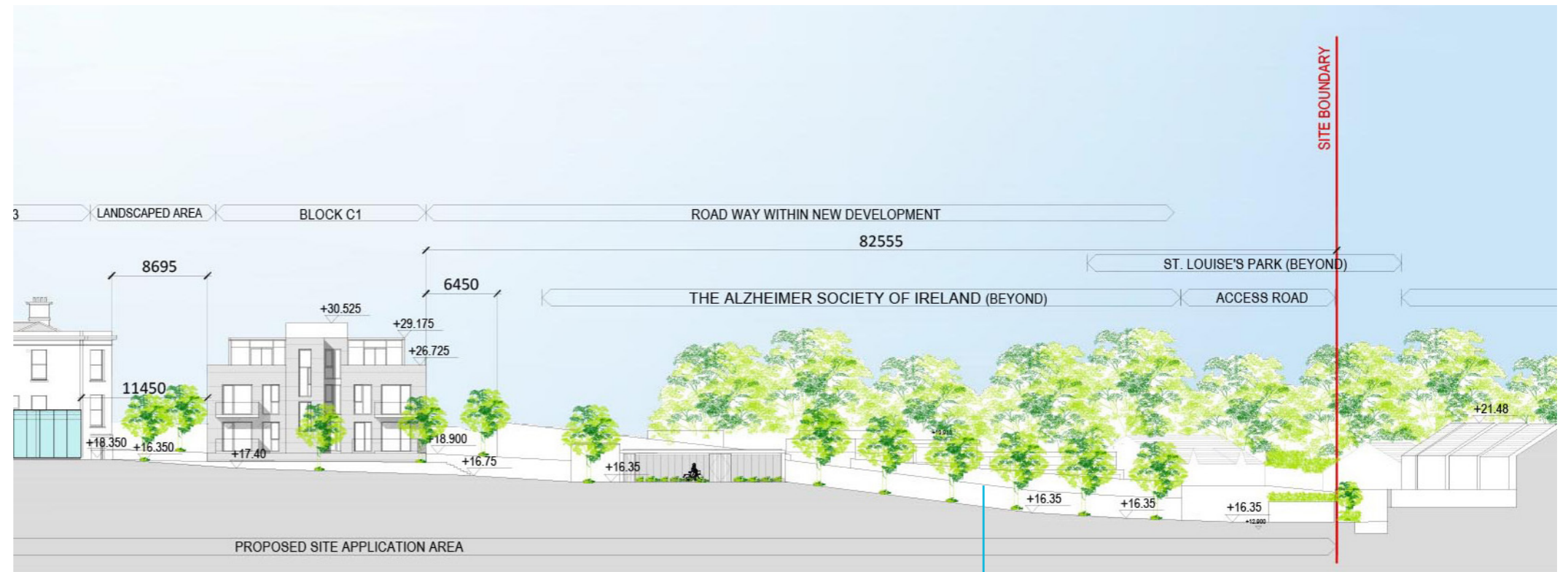
Site section F-F

The proposed site boundary treatments are as per the permitted development.

The site boundary along the north-east boundary with the Alzheimer Society car parking area is a random granite rubble wall, c. 3.0 m high to match existing.

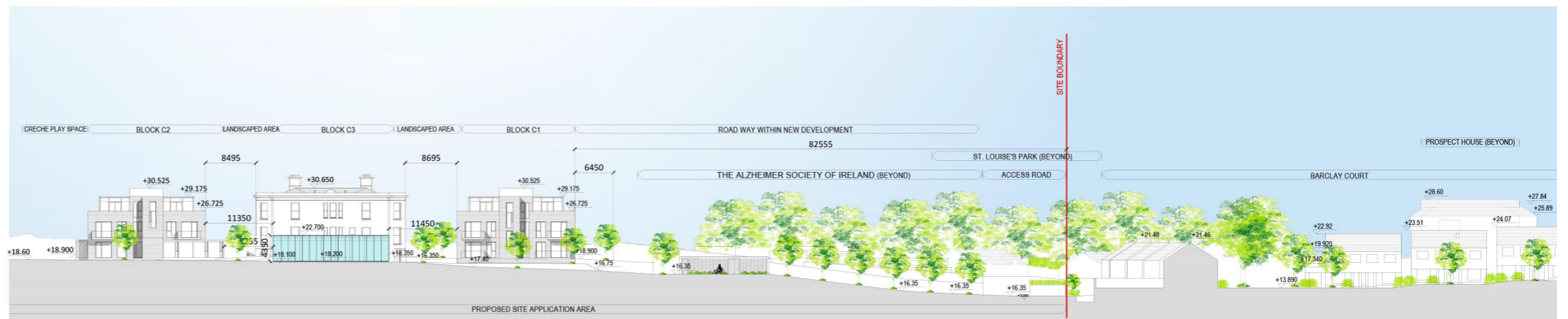
The existing stone boundary wall beyond, that encloses the Alzheimer Society building and gardens remains in place.

The existing enclosing wall of the ASOI is constructed of random granite rubble with a yellow brick facing on all four inner faces except for along the south-east boundary where it is faced both sides in brick.



SECTION F-F (Detail)

Random granite rubble wall, c. 3.0 m high to match existing.



SECTION F-F

ABP Opinion

Interface with Alzheimer Society .

Site section G-G.

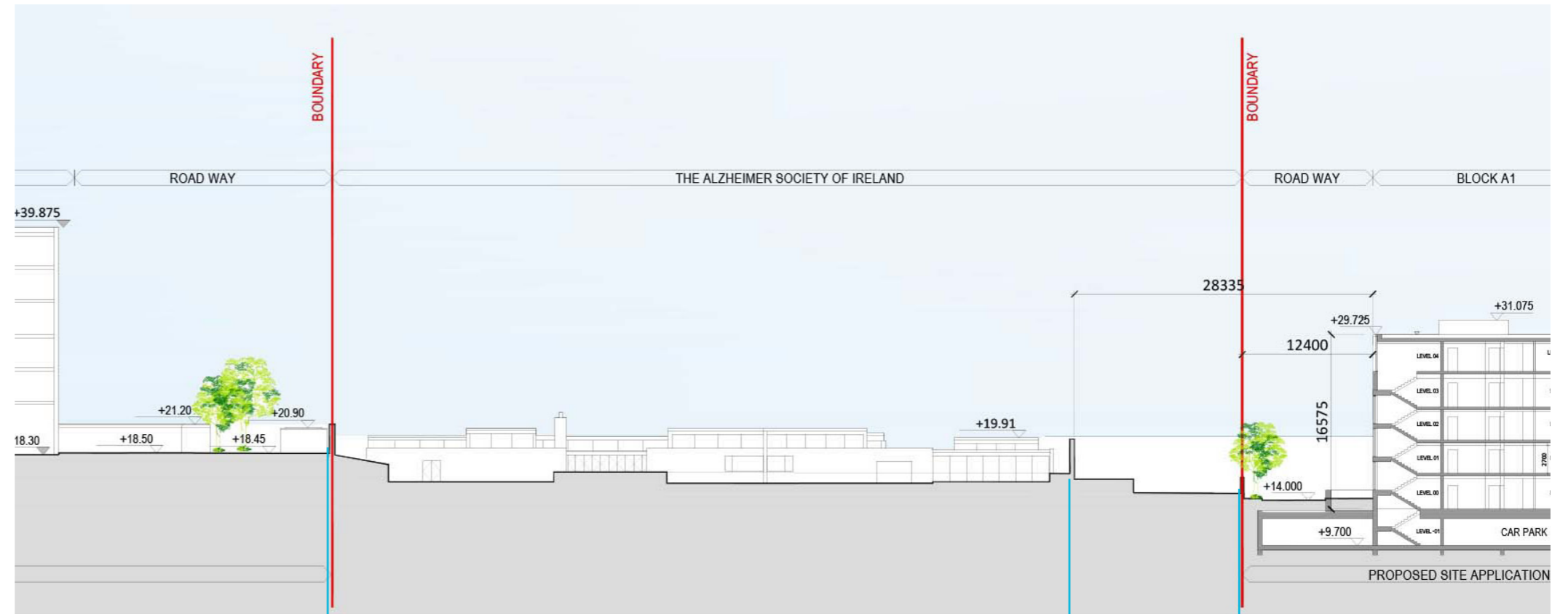
The proposed site boundary treatments are as per the permitted development.

The site boundary along the south-east boundary with the Alzheimer Society is the existing brick wall that is to be retained.

Proposed ESB substation and bicycle stores will be constructed as independent structures against the existing boundary wall.

The site boundary along the north-east boundary with the Alzheimer Society car park area is a random granite rubble wall, c. 3.0 m high to match existing.

The existing brick and stone boundary wall beyond, that encloses the Alzheimer Society building and gardens remains in place.

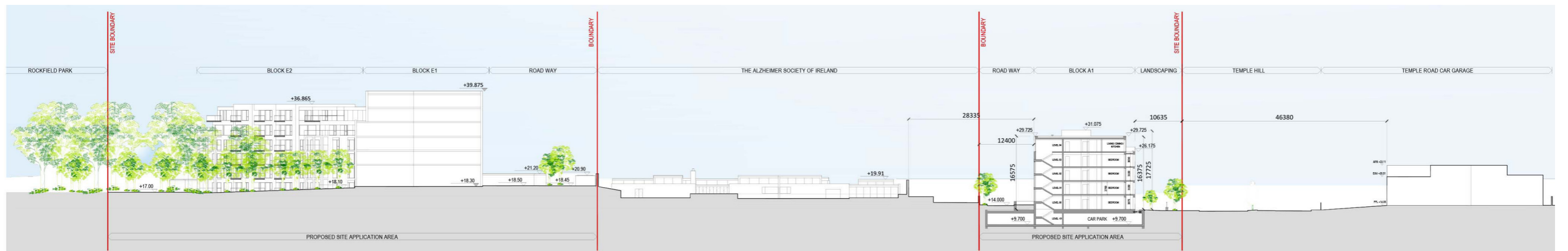


Existing stone site boundary wall retained.

Existing stone boundary wall.

Proposed ESB substation and bicycle stores.

Random granite rubble wall, c. 3.0 m high to match existing.



SECTION G-G

ABP Opinion

Interface with Alzheimer Society .

Site section I-I

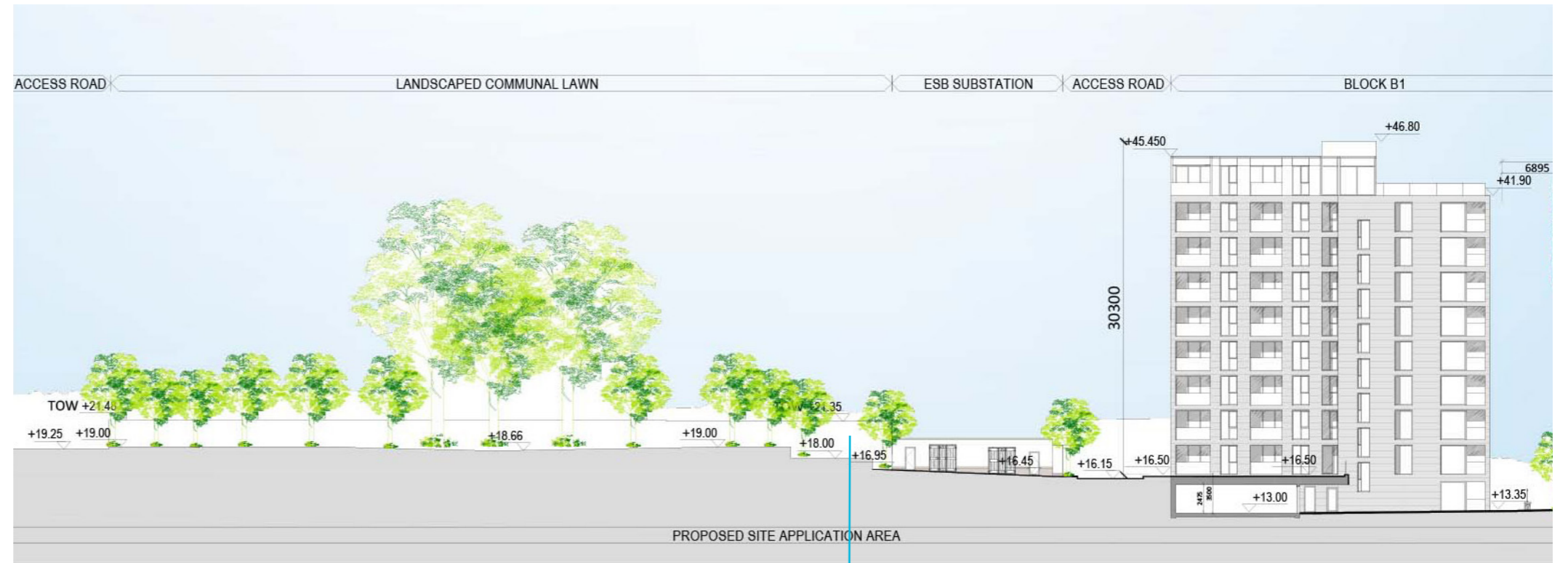
The proposed site boundary treatments are as per the permitted development.

The site boundary along the south-east boundary with the Alzheimer Society is the existing brick wall that is to be retained.

The site boundary along the north-east boundary with the Alzheimer Society car parking area is a random granite rubble wall, c. 3.0 m high to match existing.

The existing stone boundary wall beyond, that encloses the Alzheimer Society building and gardens remains in place.

The existing enclosing wall of the ASOI is constructed of random rubble with a yellow brick facing on all four inner faces except for along the south-east boundary where it is faced both sides in brick.



SECTION I-I (Detail)

Existing brick boundary wall c. 2.5 to 3.5 m high.



SECTION I-I

ABP Opinion

Interface with Alzheimer's Society of Ireland

View O - Photomontage (Verified view)

Please refer to the Appendix for maps showing locations of CGI's and Photomontage (Verified views).



View O



Block A

Alzheimer Society of Ireland

Block E1



ABP Opinion

Interface with Temple Hill Road .

Site sections A-A, B-B, G-G, H-H and I-I illustrate the interface with

Temple Hill Road.

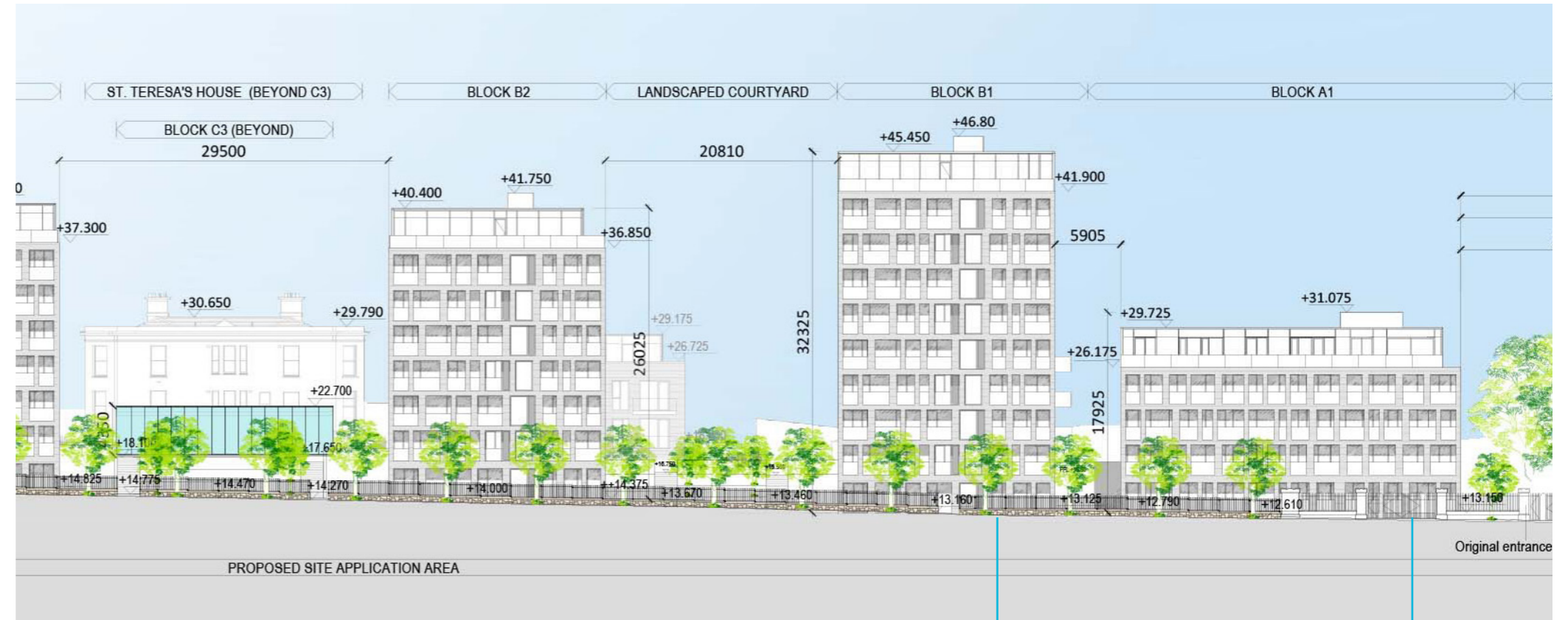
Photomontages 1, 11, 12, 13, 17 / CGIs nos. 1, 2, 7 illustrate the interface with Temple Hill Road.

The proposed site boundary treatments are as per the permitted development.

The site boundary along the north-east boundary of the site along Temple Hill Road is a proposed new granite wall 600 mm high, with a railing extending to a height of 1.8m

The line of the new wall and railing is set back from the property ownership line in order to create a widened and tree lined verge between the public footpath and the development. This tree lined verge allows an extension of the public realm and creates a softened and permeable edge to the site . The trees are to be London Planes , the same species as on the central median on Temple Hill Road.

The existing former entrance gates remain in place at the northernmost corner of the site.

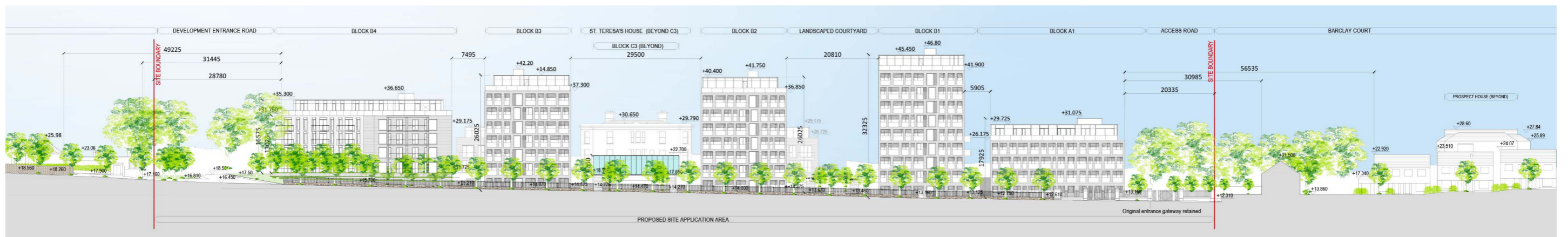


SECTION A-A (Detail)

Proposed new low boundary wall and railing c. 1.8 m high.

New London Plane trees planted in widened verge.

Existing entrance gates.



SECTION A-A

ABP Opinion

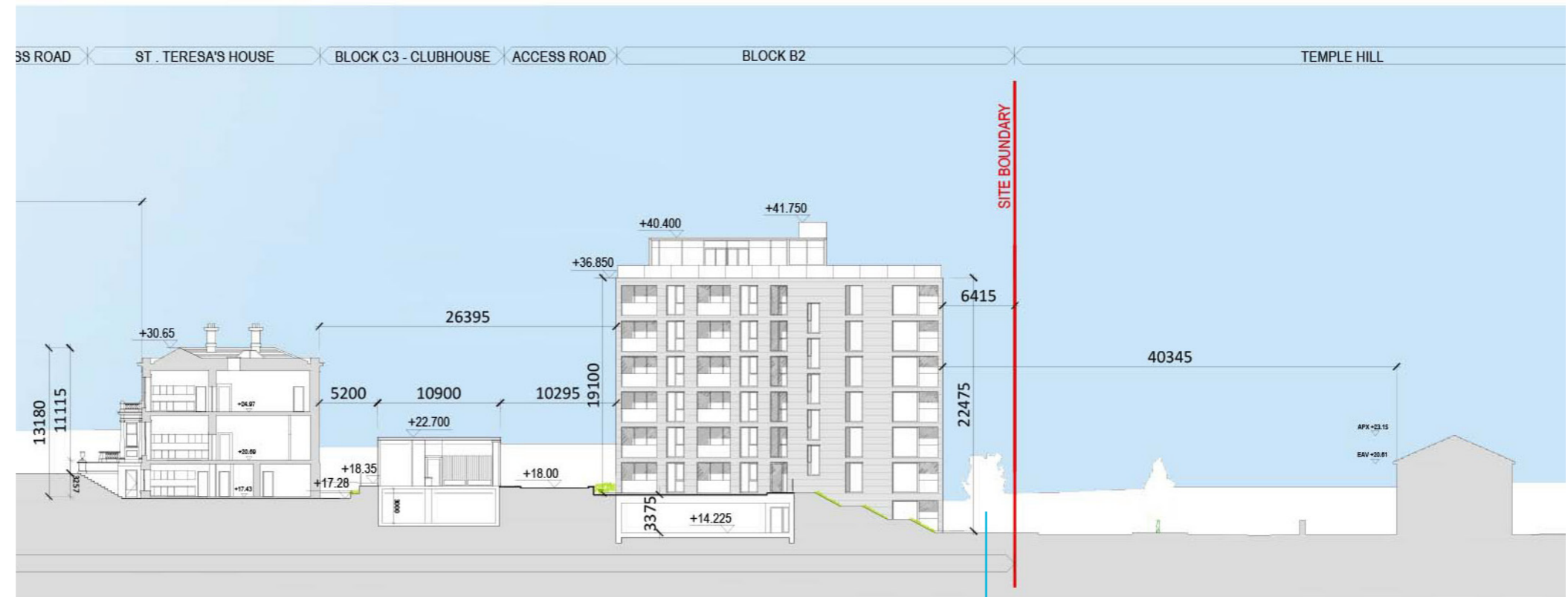
Interface with Temple Hill Road .

Site section B-B.

The proposed site boundary treatments are as per the permitted development.

The site boundary along the north-east boundary of the site along Temple Hill Road is a proposed new granite wall 600 mm high, with a railing extending to a height of 1.8m

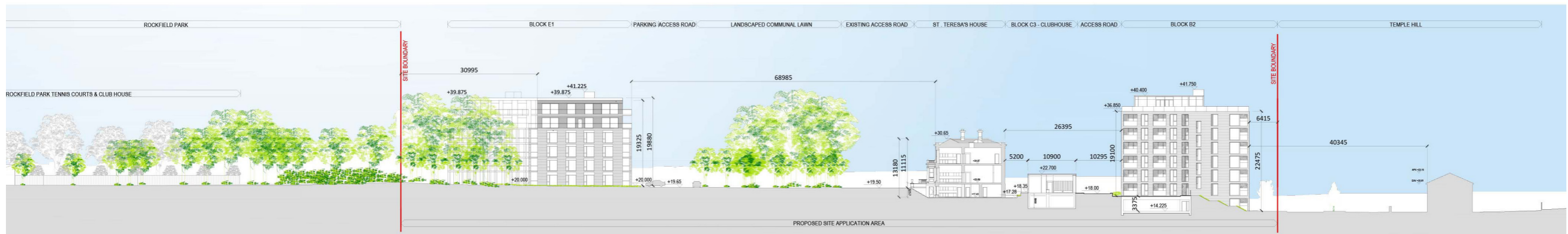
The line of the new wall and railing is set back from the property ownership line in order to create a widened and tree lined verge between the public footpath and the development. This tree lined verge allows an extension of the public realm and creates a softened and permeable edge to the site . The trees are to be London Planes , the same species as on the central median on Temple Hill Road.



SECTION B-B (Detail)

Proposed new low boundary wall and railing c. 1.8 m high.

New London Plane trees planted in widened verge.



SECTION B-B

ABP Opinion

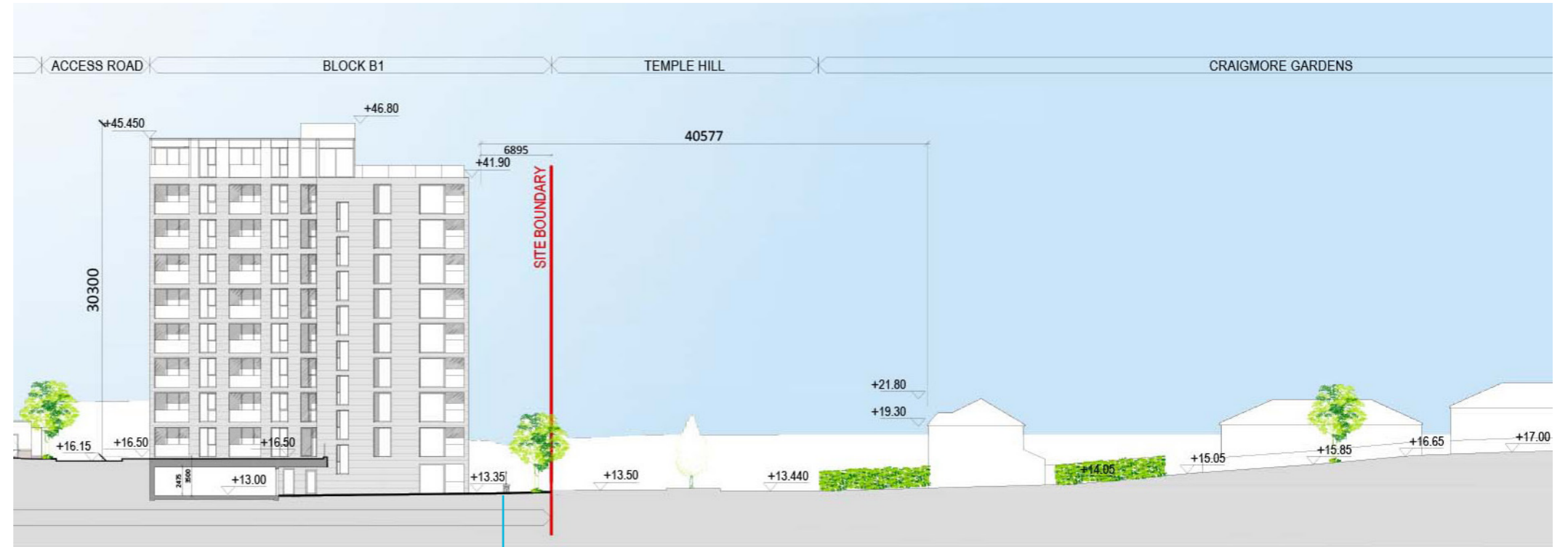
Interface with Temple Road

Site section I-I.

The proposed site boundary treatments are as per the permitted development.

The site boundary along the north-east boundary of the site along Temple Hill Road is a proposed new granite wall 600 mm high with a railing extending to a height of 1.8m

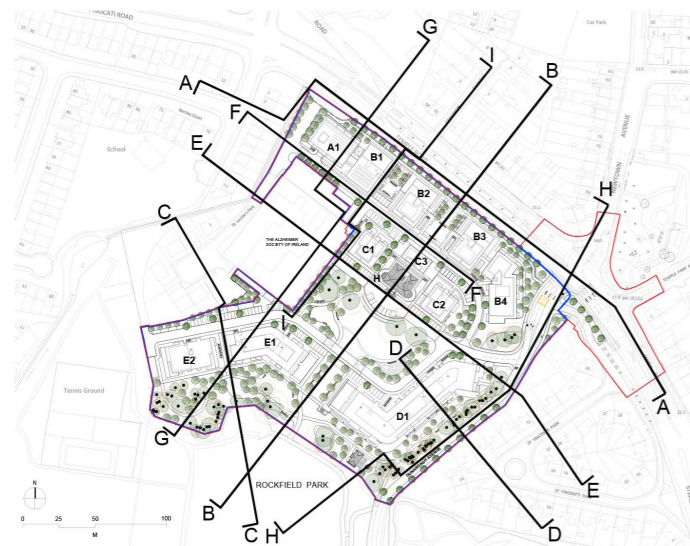
The line of the new wall and railing is set back from the property ownership line in order to create a widened and tree lined verge between the public footpath and the development. This tree lined verge allows an extension of the public realm and creates a softened and permeable edge to the site. The trees are to be London Planes, the same species as on the central median on Temple Hill Road.



SECTION I-I (Detail)

Proposed new low boundary wall and railing c. 1.8 m high.

New London Plane trees planted in widened verge.



SECTION I-I

ABP Opinion

Interface with Temple Road.

Please refer to the Appendix for maps showing locations of CGI's and Photomontage (Verified views).



CGI P01 - Temple Road looking south-east.



CGI P02 - Temple Road looking west.



Temple Road looking west.



Temple Road looking west.



Temple Road looking south-east.

ABP Opinion

Interface at Rockfield Park.

Site sections B-B, C-C, G-G and H-H illustrate the interface with Rockfield Park.

Photomontages 4, 5, 6, 7, 8 / CGIs nos. 3, 4, 11 illustrate the interface with Rockfield Park.

The proposed site boundary treatments are as per the permitted development.

Site section B-B

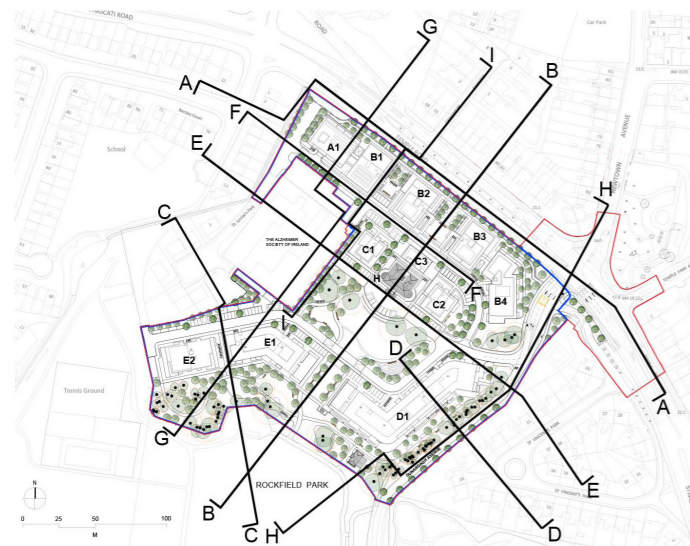
The proposed site boundary treatments are as per the permitted development.

The existing stone site boundary along the south of the subject site is proposed to be demolished in order to allow for the parkland to extend northwards to include the existing woodland area. The removal of the wall will allow for connectivity and permeability through the site.

A proposed new low parkland railing c. 1.2 m high, will be provided running parallel to the northern edge of the wooded area.



SECTION B-B (Detail) Line of existing stone boundary wall, to be removed Proposed new parkland railing c. 1.2 m high.



SECTION B-B

ABP Opinion

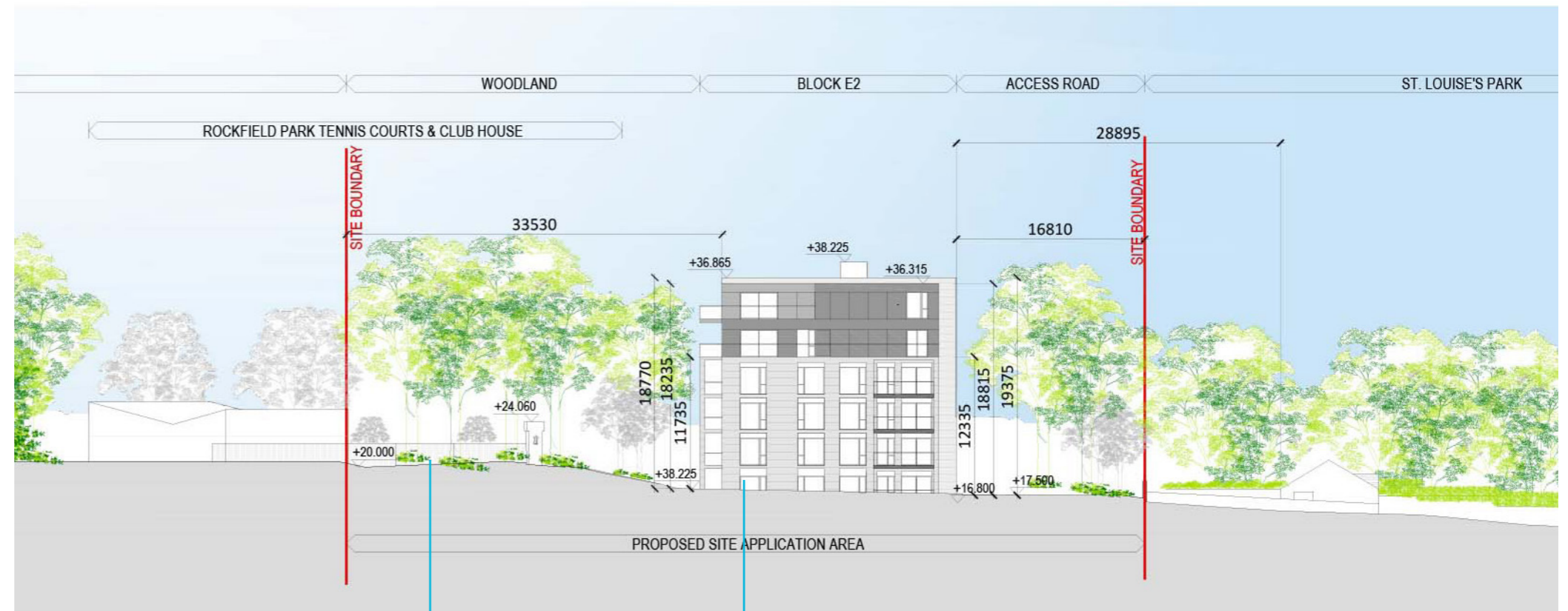
Interface with Rockfield Park.

Site section C - C.

The proposed site boundary treatments are as per the permitted development.

The existing stone site boundary along the south of the subject site is proposed to be demolished in order to allow for the parkland to extend northwards to include the existing woodland area. The removal of the wall will allow for connectivity and permeability through the site.

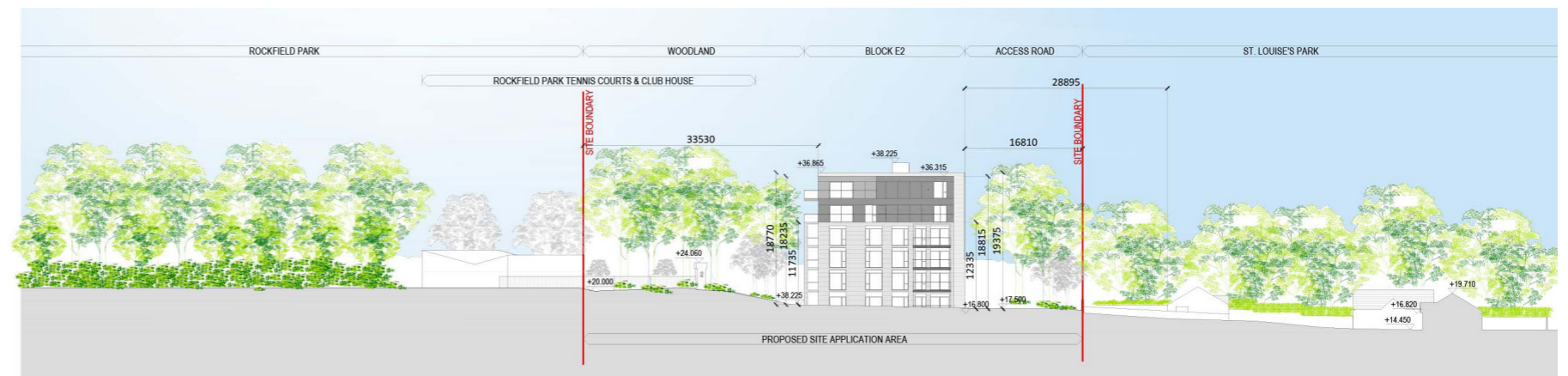
A proposed new low parkland railing c. 1.2 m high, will be provided running parallel to the northern edge of the wooded area.



SECTION C-C (Detail)

Proposed new parkland railing c. 1.2 m high.

Line of existing stone boundary wall, to be removed



SECTION C-C

ABP Opinion

Interface with Rockfield Park.

Site sections G-G and H-H

The proposed site boundary treatments are as per the permitted development.

The existing stone site boundary along the south of the subject site is proposed to be demolished in order to allow for the parkland to extend northwards to include the existing woodland area. The removal of the wall will allow for connectivity and permeability through the site.

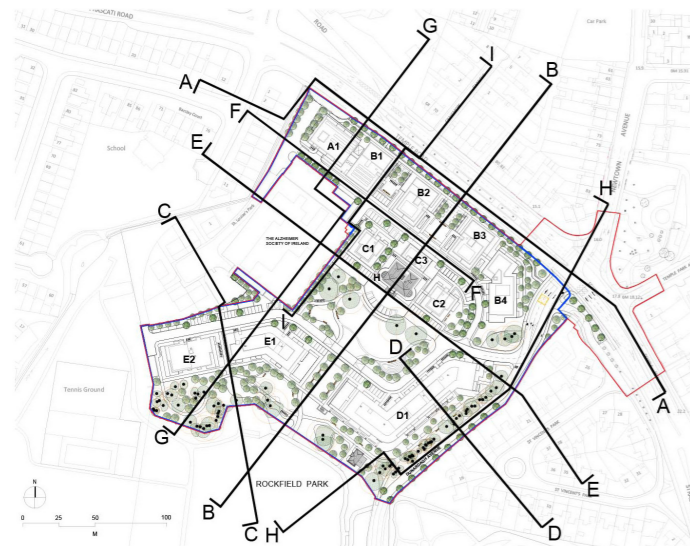
A proposed new low parkland railing c. 1.2 m high, will be provided running parallel to the northern edge of the wooded area.



SECTION G-G (Detail)

Line of existing stone boundary wall, to be removed

Proposed new parkland railing c. 1.2 m high.



SECTION H-H (Detail)

Line of existing stone boundary wall, to be removed

Proposed new parkland railing c. 1.2 m high. **mahony pike**

ABP Opinion

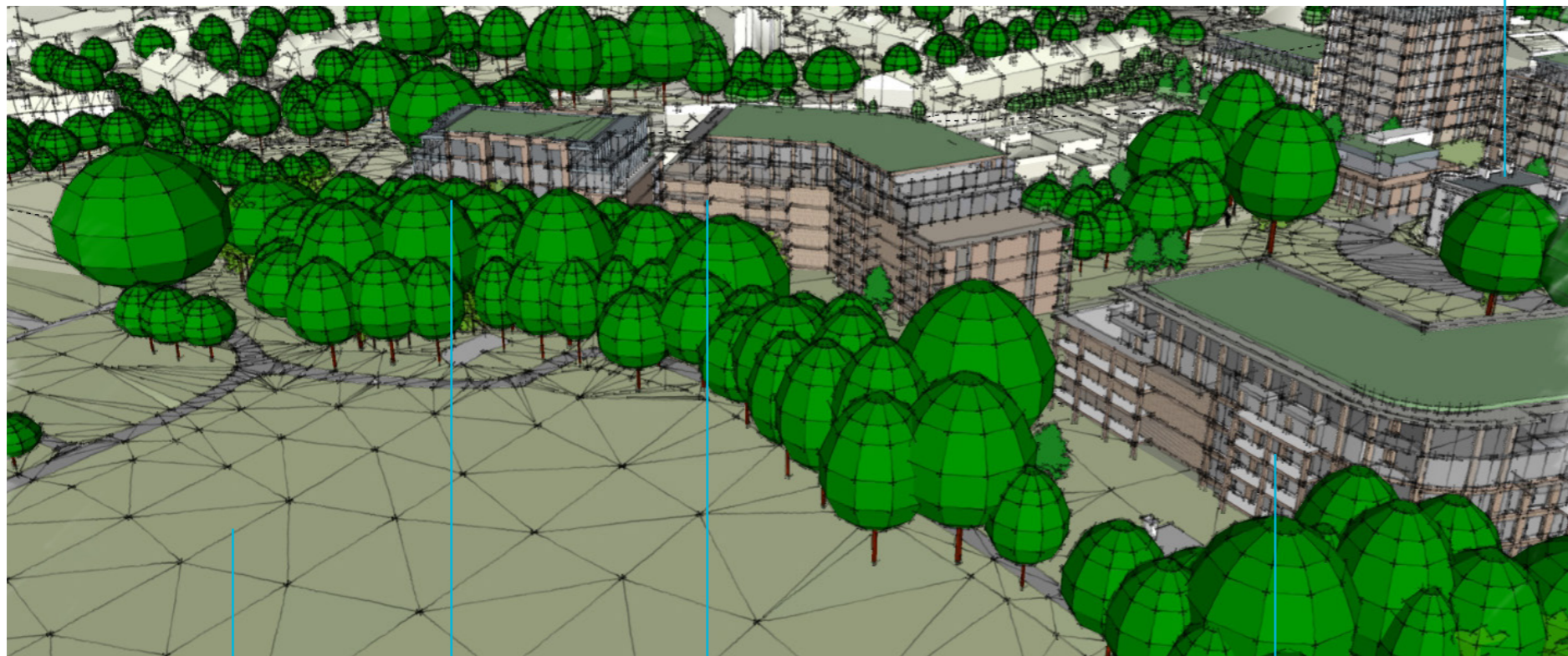
Interface with Rockfield Park .



View 04 - Looking north-east from Rockfield Park towards St. Teresa's House.



CGI P11 - Looking east from Rockfield Park towards proposed gate lodge café.



Rockfield Park

Block E2

Block E1

Block D1

St. Teresa's House

Please refer to the Appendix for maps showing locations of CGI's and Photomontages (Verified views).

ABP Opinion

Interface with St. Teresa's House .

Site sections B-B, E-E and F-F illustrate the interface with

St. Teresa's House.

CGIs nos. 6, 7, 8, 9 and 10 illustrate the interface

with St. Teresa's House.

The proposed site boundary treatments are as per the permitted development.

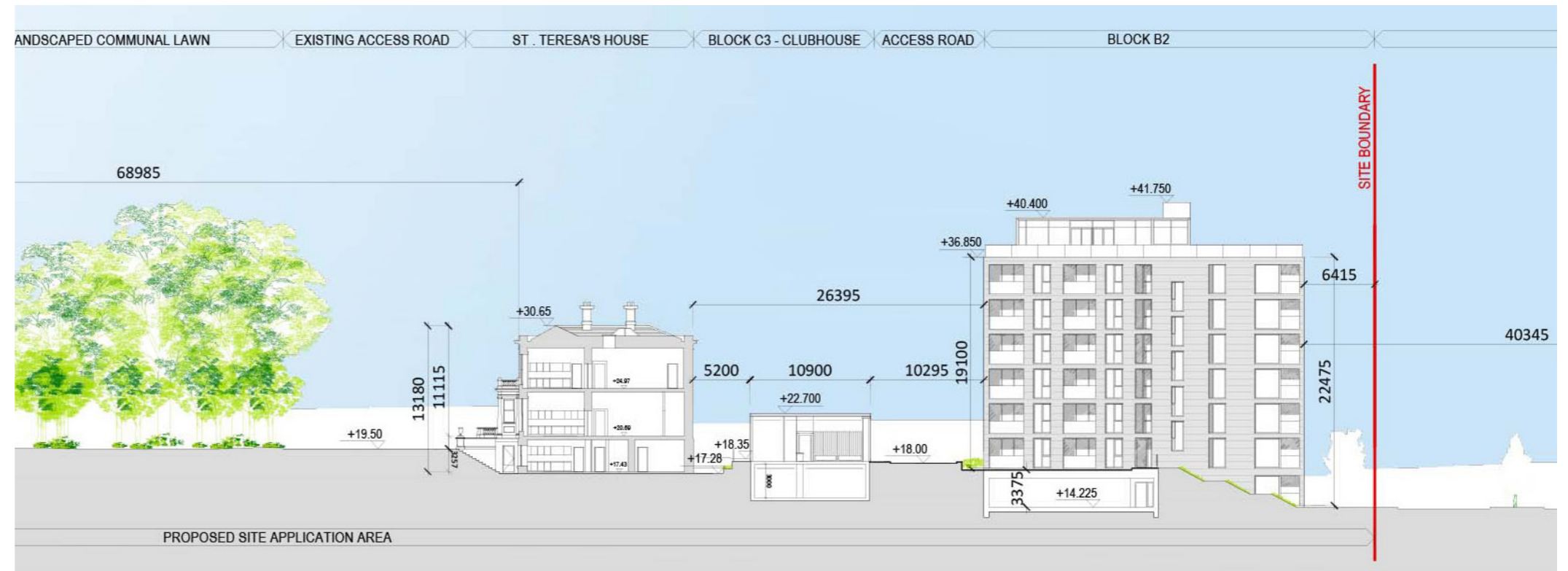
Site section B-B

St. Teresa's House is to be refurbished and converted into 6 no. apartments. All existing extensions and abutting buildings to the north and west are to be removed. All existing adjacent structures are also to be demolished.

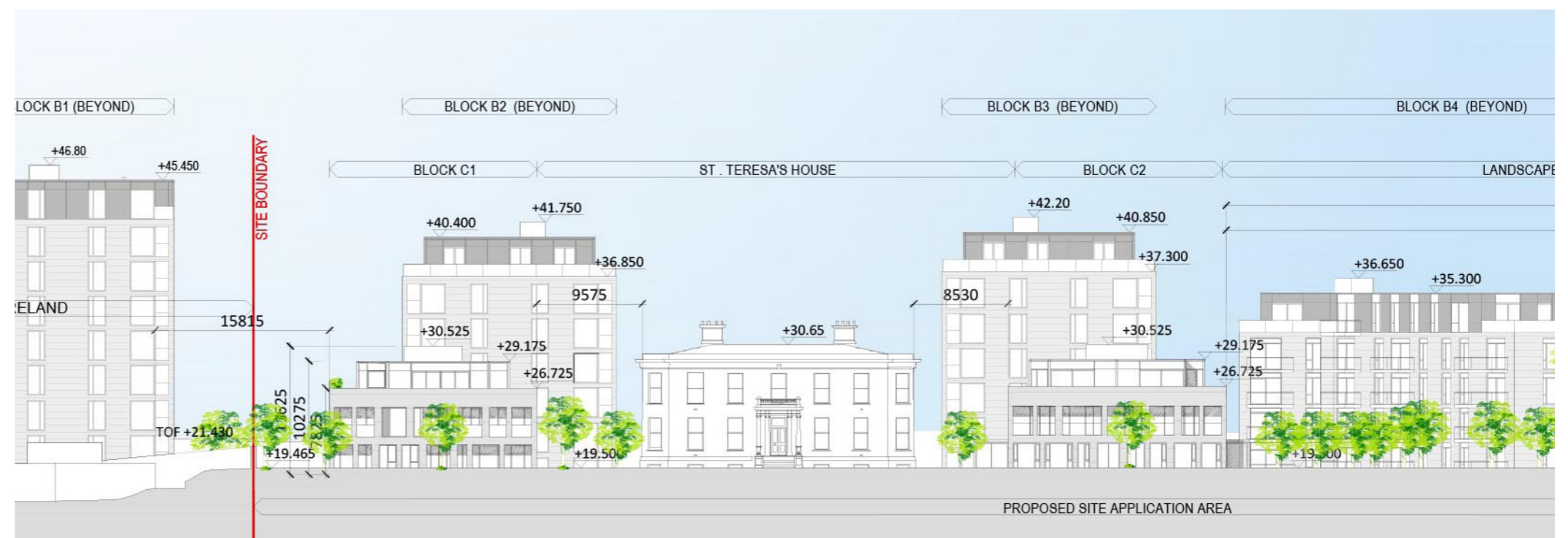
To the east and west , St. Teresa's House is flanked by the detached 3 storey blocks C1 and C2. Their position and forms are largely similar to the permitted development however the creche facility in C2 has been increased in area and the layouts of both buildings have been modified. To the north of St. Teresa's is Block C3 , a detached single storey building over basement level, containing the proposed resident amenity facilities. The resident amenity building opens onto a plaza in front of landscaped terraces that descend to the level of Temple Hill Road.

St. Teresa's House and it's parkland setting continue to be the visual focal point of the proposed development. The positioning of buildings on the site , the opening up of the southern boundary and extension of the parkland into the site particularly emphasise the attractive vista of the house from Rockfield Park.

The resident amenity building , positioned centrally within the scheme , becomes the focal point for social activity and a critical element in the success of the proposed scheme. Its modest height and its architectural expression are



SECTION B-B



SECTION E-E

ABP Opinion

Interface with St. Teresa's House .

Please refer to the Appendix for maps showing locations of CGI's and Photomontage (Verified views) .



CGI P08 - Looking west across plaza towards St. Teresa's House.



CGI P06 - Looking north-east from central open space towards St. Teresa's House



CGI P09 - Looking north-west from central open space towards St. Teresa's House.

ABP Opinion

(b)“In addition to the consideration of local statutory policy and national policy guidelines, particular regard should be had to demonstrating that the proposal satisfies the criteria set out inter alia in section 3.2 and SPPR³ of the Urban Development and Building Heights, Guidelines for Planning Authorities (December 2018). The applicant should satisfy themselves that the design strategy for the site, as outlined in red, provides the optimal outcome for the subject lands.”

Applicant Response:

Section 3.2 Development Management Criteria & SPPR 3 are set out below for ease of reference.

The applicant’s response is set out on the pages hereafter.

Development Management Criteria

3.2 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 the following criteria:

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.³ 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.

³ City centre development in several UK and EU cities have successfully managed to both consolidate development through increased building heights, working sensitively and imaginatively with existing sensitive architectural building contexts – e.g. central London through the London Plan.

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.

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.

Specific Assesments

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.⁴
- Relevant environmental assessment requirements, including SEA, EIA, AA and Ecological Impact Assessment, as appropriate.

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

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.

- (B) In the case of an adopted planning scheme the Development Agency in conjunction with the relevant planning authority (where different) shall, upon the coming into force of these guidelines, undertake a review of the planning scheme, utilising the relevant mechanisms as set out in the Planning and Development Act 2000 (as amended) to ensure that the criteria above are fully reflected in the planning scheme. In particular the Government policy that building heights be generally increased in appropriate urban locations shall be articulated in any amendment(s) to the planning scheme**
- (C) In respect of planning schemes approved after the coming into force of these guidelines these are not required to be reviewed.**

ABP Opinion

(b)“In addition to the consideration of local statutory policy and national policy guidelines, particular regard should be had to demonstrating that the proposal satisfies the criteria set out inter alia in section 3.2 and SPPR3 of the Urban Development and Building Heights, Guidelines for Planning Authorities (December 2018). The applicant should satisfy themselves that the design strategy for the site, as outlined in red, provides the optimal outcome for the subject lands.”

Applicant Response:
Section 3.2 Development Management Criteria & SPPR 3.

The following is intended to demonstrate that the proposal satisfies the relevant Development Management Criteria.
Each of the criteria are addressed below.

At the scale of the relevant city/town .

The site is well connected to public transport. QBC bus services & Dart services are available within minutes of the subject site. The nearest stations are Blackrock station , 700 m distance, and Seapoint station, 550 m distance from the site.

As required in section 3.2 , (... Such development proposals shall undertake a landscape and visual assessment, by a suitably qualified practitioner such as a chartered landscape architect.) a Landscape and Visual Impact Assessment has been undertaken. This has been prepared by ARC Architectural Consultants.

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.

At the scale of district/ neighbourhood/ street

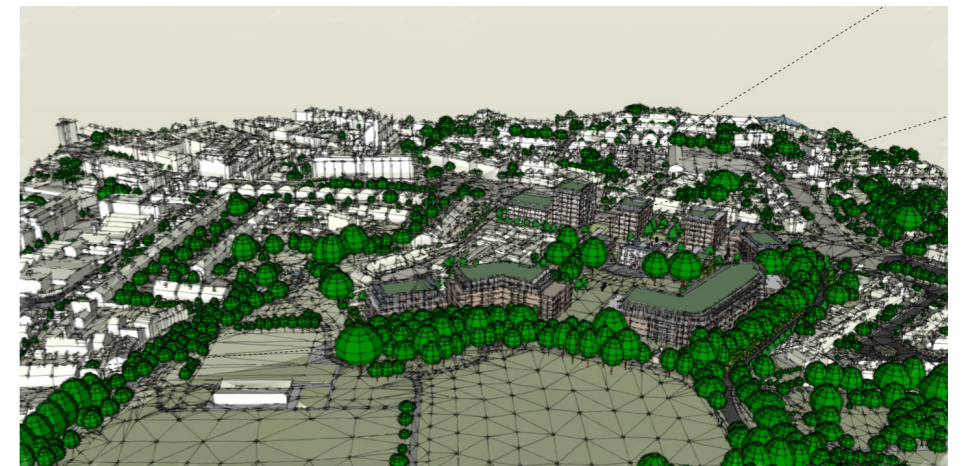
The proposed removal of the site boundary wall along the southern boundary with Rockfield Park allows for the extension of the parkland into the development. The proposed development will result in the site being opened and made accessible to the public. The central open space to the south of St Teresa’s 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 visual interest in the streetscapes both external and internal to the site.

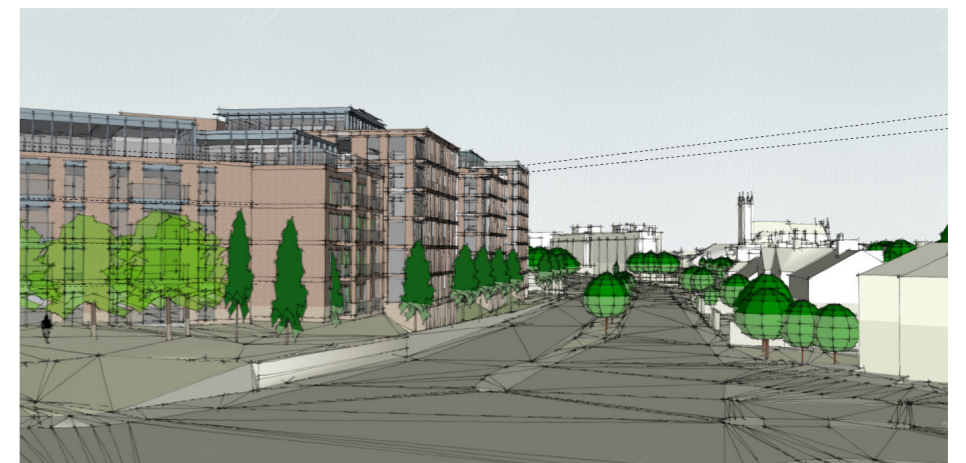
The proposal responds to its natural and built environment and makes a positive contribution to the urban neighbourhood. Around the site, due consideration is given to the different physical conditions and characteristics of the neighbourhood. The site layout allows for retention of the majority of important 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 blocks to extended footprint blocks that hug the edge of the woodland areas. The proposed materials are a considered palette, 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 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 guardings 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.

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 between 10.2 and 16.1 m . The arrangement of the five 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 39.1 m and 44.4 m 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.



General view from south



Temple Road looking towards Blackrock village centre

ABP Opinion

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.

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. 20 no. 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 gatelodge 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.

At the scale of the site/building .

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 Daylight, Sunlight and Overshadowing study carried out by Integrated Environmental Solutions. (I.E.S.). This report details the analysis undertaken to quantify the Sunlight and Daylight performance of the proposed St. Teresa's

development. The report focuses on measuring the daylight impact to the surrounding dwellings when compared to the existing situation. It also considers the impact to daylight and sunlight when considering the proposed design itself. The following can be concluded based on the preliminary studies undertaken:

- Sunlight to the Existing Neighbouring & Proposed Amenity Spaces – via sunlight hours simulation on the 21st of March.
- Daylight Analysis of Existing Buildings - via consideration of Vertical Sky Component (VSC).
- Annual Probable Sunlight Hours - via consideration of sunlight received to existing properties. (where required)
- Shadow Analysis - A visual representation analysing any potential changes that may arise from the proposed development on to the neighbouring existing developments.
- Average Daylight Factors: via consideration of the Average Daylight Factor (ADF) for the proposed development.

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.

Specific assessments :

In support of the proposal, specific assessments are submitted. These are included in the Environmental Impact Assessment Report Among these are : Wind and Micro-climate report by B-Fluid, Biodiversity report by Scott Cawley, Sunlight and Daylight Report by I.E.S..



Temple Road frontage



General view looking east

ABP Opinion

(c) “The quantum and quality of public and communal open space provision. The response should include a detailed landscaping plan for the site which includes a schedule of open space and address the design and function of open spaces within the development. This should also clearly set out proposals for hard and soft landscaping including street furniture, where proposed, which ensures that areas of open space are accessible, usable and available for all. Additional cross sections, CGIs and visualisations should be included in this regard.”

Applicant Response:

The diagram below indicates the proposed open spaces within the development. A schedule of open space indicates the quantum of public and communal open space.

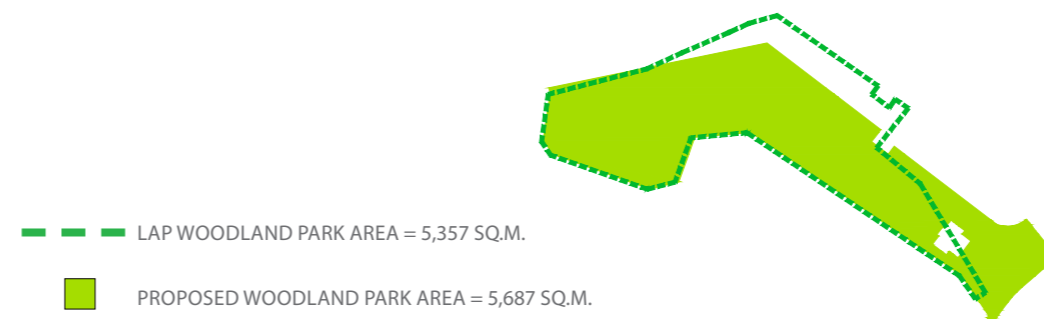
The design and function of these spaces is described in the accompanying Landscape Report prepared by Mitchell and Associates, Landscape Architects. Detailed design proposals are described in a series of drawings and in the Landscape Report. A detailed landscape plan for the site is submitted.

Site cross sections and CGI's are submitted that assist in informing about the landscape proposals.

Refer to O'Mahony Pike Architects drawings 1706A-OMP-00-00-DR-A-1103 Proposed Master Site Layout Plan, 1706A-OMP-00-00-DR-A-3100 Proposed Site Elevations / Sections, 1706A-OMP-00-00-DR-A-3101 Proposed Site Elevations / Sections, 1706A-OMP-00-00-DR-A-3102 Proposed Site Elevations / Sections, and Mitchell and Associates drawings STT-MAS-XX-XX-DR-L-0100 Landscape Masterplan, STT-MAS-XX-XX-DR-L-0101 Boundary Treatment, STT-MAS-XX-XX-DR-L-0102 Play Strategy and STT-MAS-XX-XX-RP-L-0001 Landscape Report.



Proposed Open Space Strategy



The Blackrock LAP indicates a woodland park area at the south of the site that measures 5,375 sq.m. This proposal is for a realigned outline to the woodland park that relates to the proposed buildings. A greater area of woodland park is proposed measuring 5,687 sq.m. Rockfield Park will be extended into the site to encompass all of this woodland area.

ST. TERESA'S, BLACKROCK



1706A-OMP-ZZ-ZZ-SA-A-0004 - OPEN SPACE SCHEDULE

01.11.2021

Communal and public open space requirement

Site Area 39,917 sq.m.

Communal open space calculation

Rate per unit calculation

Apartment type	No.	Rate in sq.m.	Area provided
Studio	18	4	72 sq.m.
1 bed	220	5	1100 sq.m.
2 bed (3P)	39	6	234 sq.m.
2 bed (4P)	169	7	1183 sq.m.
3 bed	47	9	423 sq.m.
	493		

Communal open space required: 3012 sq.m.
7.54% of site area

Open space calculation

Institutional open space designation 25% of site area

Public open space required : 9,979 sq.m.

Population based calculation

3.5 persons x 47 units (3 or more bedrooms)	164.5	persons
1.5 persons x 446 units (2 or fewer bedrooms)	669	persons
Population	833.5	persons

Open space required:

833.5 x 15 m2 12502 sq.m.
31.30% of site area

833.5 x 20m2 16670 sq.m.
41.76% of site area

Total open space required: between 12502 sq.m. and 16670 sq.m.

Breakdown of open space areas

Public Open Space	
Parkland (central space)	3680 sq.m.
Garden link	636 sq.m.
Tree belt	1568.4 sq.m.
Woodland park *	5687.9 sq.m.

11572.3 sq.m.
29% of site area

* LAP Woodland park boundary area 5357 sq.m.
Proposed Woodland park boundary area less footprint of gatelodge and car park stairs 5799 sq.m.
5687.9 sq.m.

Communal open space

A	Plaza & terraced garden	454 sq.m.
B	Terraced garden	275 sq.m.
C	Garden C1	313 sq.m.
D	Garden A1	121 sq.m.
E	Terrace C3	298 sq.m.
F	Entrance gardens	1082 sq.m.
G	Roof terrace B2	155 sq.m.
H	Roof terrace B3	155 sq.m.
I	Temple Road gardens	674.4 sq.m.

3527.4 sq.m.
8.84% of site area

TOTAL OPEN SPACE PROVIDED 15099.7 sq.m.
38% of site area

Open space based on population is provided at a rate of 18.1 sq.m. per person

Areas not included in open space calculation:
Creche garden / play area 302 sq.m.

ABP Opinion

(d)“The layout of the development, hierarchy of open space, compliance with DMURS and provision of connections with adjoining lands and surrounding area. “

Applicant Response:

The vision for the project is to create a unique sense of place with a strong community identity characterised by the sylvan wooded nature of this mature site while integrating St. Teresa’s House as a prominent focal point set within formal gardens and providing a rich historical backdrop to the new development.

Building layouts are informed by strong axial relationships with views and vistas reinforced between St. Teresa’s House and Rockfield Park. Variation in building height along with a mix of apartment types units and the conversion of St. Teresa’s House all combine to provide a rich living environment close to a host of facilities and landscape amenities. Buildings along Temple Hill Road are ‘pavilion style blocks’ set out to create a well-defined urban edge and to give permeability into the site. The public realm along Temple Road is enhanced by providing building set back and a green tree lined strip along this edge. Views through the development are provided to enhance openness and lightness. Buildings to the east and south of the central open space are more extended, cranked blocks that hug the perimeter of the woodland area allowing retention of a maximum number of trees and thereby retaining the character of the woodland setting. New greens and formal gardens are introduced to provide generous public open amenity spaces and connecting pathways and walking trails within the development. 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. Four main residential character zones are woven together through landscape to provide an integrated environment while building orientation is informed by views and maximising good daylight to units and sunlight to the shared public open green spaces.

- Permeability and internal routes
- Access Points
- 1. Terraced gardens
- 2. Plaza + Resident Amenity
- 3. St. Teresa’s Parkland
- 4. Woodland Park
- 5. Rockfield public park

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 centrally located resident’s amenity building. Pedestrian routes eitherside 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. NRB Consulting Engineers , Mitchell and Associates Landscape Architects and O’Mahony Pike Architects have collaborated to ensure that guidance contained in the Design Manual for Urban Roads and Streets (DMURS) has been considered.



Sequence of open spaces + Pedestrian connectivity (Proposed Layout Plan)

ABP Opinion

“The response should also include a report that specifically addresses the proposed materials and finishes and the requirement to provide high quality and sustainable finishes and details. Particular attention is required in the context of the visibility of the site and to the long-term management and maintenance of the proposed development. A Building Life Cycle report shall also be submitted in accordance with section 6.3 of the Sustainable Urban Housing: Design Standards for New Apartments (2020).”

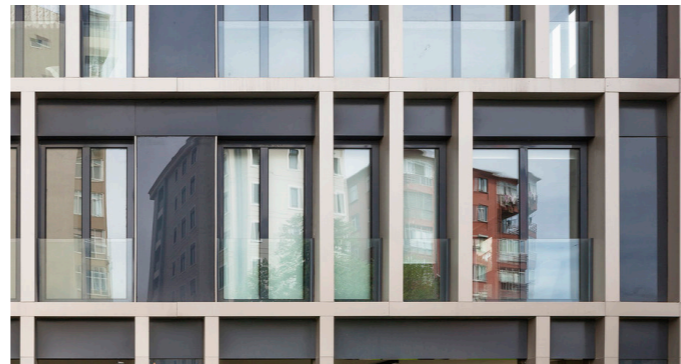
Applicant Response:

The Design Statement (1706A-OMP-ZZ-ZZ-SA-A-007 Design Statement) specifically addresses the proposed materials and finishes and the requirement to provide high quality and sustainable finishes and details.

A Building Life Cycle report by Aramark is provided.

BUILDING FORM AND MATERIALS

The setback penthouse units on each block are seen as a ‘lantern’ element, lightly perched on top of the more solid mass below. The finishes comprise of a combination of dark grey glazed doors and a reflective glass panel system. The preference is to provide a light aesthetic with the use of reflective solid intermediate panels. This can be achieved through the use of a dark backing film or grey panel behind a glass outer pane.



ANTHRACITE DARK GREY ALUMINIUM WINDOWS TO PENTHOUSE



OPAQUE GLASS BACKING PANEL TO PENTHOUSE FACADE



VANDERSANDEN OPTION A



VANDERSANDEN OPTION B



VANDERSANDEN OPTION C



BRICK Rhythm



DEPTH + LIGHTNESS



FACADE COMPOSITION - (TEMPLE ROAD)

Above is a selection of handmade bricks from Vandersanden. In the design process, we tested a number of lighter brick tones through the 3-d working model. It was decided to use a richer tone of brick closer to terracotta red but to soften the overall tone by using it in combination with a light coloured mortar. This colour toning combined with anthracite dark grey windows and aluminium panels will provide a striking yet modest and simple contemporary aesthetic. Our preference is for OPTION C with the use of a light coloured (Lime effect) mortar. This brick is richer in tonal qualities and texture.

The facade comprises a simple rhythm of vertical brick piers set in front of a dark grey glass/ metal panel facade. We explored using a precast white concrete band at the floor levels but this was omitted in favour of a more clean and minimalist, simple brick volume building while providing depth to the facade along Temple Hill and forming recesses for covered balcony spaces.

Balconies edges will be formed in glass balustrading.

The above reference images illustrate the type of facade treatment in terms of depth and materiality. A rhythm of brick piers creates subtle variation along Temple Hill.

“The further consideration/justification should have regard to, *inter alia*, the guidance contained in the Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities 2020, the Urban Development and Building Height Guidelines for Planning Authorities 2018; the Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas (2009) and the accompanying Urban Design Manual; the Design Manual for Urban Roads and Streets 2013; and the Dun Laoghaire Rathdown Development Plan 2016-2022. The further consideration of these issues may require an amendment to the documents and/or design proposals submitted.”

Applicant Response:

The proposed residential development has been designed having regard to each of the guidance documents above. All apartments have been designed in accordance with the relevant design standards.

A Housing Quality Assessment is provided demonstrating compliance with the design standards. Please refer to 1706A-OMP-ZZ-ZZ-SA-A-0001 - Housing Quality Assessment

How the proposed development satisfies the criteria of the Urban Development and Building Height Guidelines for Planning Authorities 2018 is discussed at section 3.1 (b) above.

The accompanying Design Statement (1706A-OMP-ZZ-ZZ-SA-A-007 Design Statement) provides details of consideration of the relevant guidance documents.

A series of schedules is provided :

- 1706A-OMP-ZZ-ZZ-SA-A-0001 - Housing Quality Assessment
- 1706A-OMP-ZZ-ZZ-SA-A-0002 - Schedule of accommodation
- 1706A-OMP-ZZ-ZZ-SA-A-0003 - Parking schedule
- 1706A-OMP-ZZ-ZZ-SA-A-0004 - Open space schedule
- 1706A-OMP-ZZ-ZZ-SA-A-0005 - Summary schedule

NRB Consulting Engineers , Mitchell and Associates Landscape Architects and O'Mahony Pike Architects have collaborated to ensure that guidance contained in the Design Manual for Urban Roads and Streets (DMURS) has been considered.

1706A-OMP-ZZ-ZZ-SA-A-0005 - SUMMARY SCHEDULE 01.11.2021

Site Area	39,917 sq.m.
Number of residential units	493 apartments
Residential density - taking whole site area	123 units / ha
Residential density (site area – Tree belt 1) = 493 / 34229.1 Tree belt 1 (defined on Drawing 2) is estimated at 5688 m2	144 units / ha
Residential density (site area – Tree belt 1 & Tree belt Avenue) = 493 / 33022.1 Tree belt – Avenue is estimated at 1207 m2	149 units / ha
Residential density (site area – Tree belt 1 & Tree belt Avenue & Tree belt St Teresa's & gatelodge) = 493 / 29823.1 Tree belt – St.Teresa's & gatelodge is estimated at 2635 +564 = 3199 m2 m2	165 units / ha
Plot Ratio (LAP 1.5 - 2.0)	1.08
Site coverage	25.11 %

	sq.m.	
Total gross residential area	41,919.0	GIA of all buildings in residential use
Total gross resident's amenity area	451.0	GIA Block C3-resident's amenity
Total gross internal area	43,185.2	GIA all buildings excluding basement areas
Total gross creche area	392.0	GIA Block C2-(GF)-Creche
Total gross café/retail area	67.4	GIA Block G-café/retail
Total gross utility bldgs. & stores	356.2	GIA surface level sub-stations,bin & bike stores
Total gross basement areas	7,295.0	GIA basement A,B & D
Total gross area of development	50,480.2	GIA all buildings and basements

Building heights	No. of storeys	No. of units	No. of dual aspect units	
Block A1	5	37	19	
Block B1	10	55	37	
Block B2	8	42	28	
Block B3	8	42	28	
Block B4	5	41	24	
Block C1	3	10	6	
Block C2	3	6	4	
Block C3	1	0	0	resident amenity
Block D1	6	134	57	
Block E1	6	70	30	
Block E2	6	50	20	
Gatelodge	1	0	0	café
St. Teresa's House	3	6	6	
		493	259	52.5% Dual aspect

Unit mix	Studio	1 bed	2 bed (3P)	2 bed (4P)	3 bed	
	18	220	39	169	47	493 units
	3.65%	44.62%	7.91%	34.28%	9.53%	

Car parking provision-residential (number of spaces 252 / number of units 493)	0.51 spaces / unit
Creche Parking Spaces	8 spaces
Cycle Parking Spaces	1056 spaces
Motor cycle parking Spaces	20 spaces

ABP Opinion

3.2 Residential Amenities

1. "Further consideration and/or justification of the documents as they relate to residential amenity, having particular regard to the potential for overlooking, overshadowing, access to daylight and sunlight and overbearing impacts on existing adjoining residential properties, the Alzheimer Society and proposed residential units within the scheme. The response should include a Sunlight, Daylight and Shadow Analysis of inter alia units proposed, communal open spaces, public open spaces and adjoining lands and properties, and in any event should address the full extent of requirements of BRE209/BS2011, as applicable."

Applicant Response:

Additional extended site cross sections (drawings nos. 1706A-OMP-00-00-DR-A-3100 Proposed Site Elevations / Sections , 1706A-OMP-00-00-DR-A-3101 Proposed Site Elevations / Sections , 1706A-OMP-00-00-DR-A-3102 Proposed Site Elevations / Sections, are provided that illustrate the relationships between the proposed development and existing adjoining residential properties, the Alzheimer Society and proposed residential units within the scheme.

Item 3 of the Response to DLRCC Opinion, **contained within this document**, describes how the proposal has been modified to address the potential for overlooking, overshadowing, access to daylight and sunlight, and the potential impacts on existing residential properties, the Alzheimer Society and proposed residential units within the scheme.

Item 9 of the Response to DLRCC Opinion , **contained within this document**, describes how the proposal has been modified to address the potential for overlooking of proposed residential units within the scheme.

I.E.S. have carried out an analysis of the Average Daylight Factor achieved in each apartment in the development. Their analysis sought to identify apartments in the proposed scheme where the recommended ADF was not achieved. A model was constructed and an accurate assessment of ADF in each room was produced.

In locations where the ADF was below the recommendations of the BRE Guidance document , we were able to make modifications to the design in order to improve the ADF .

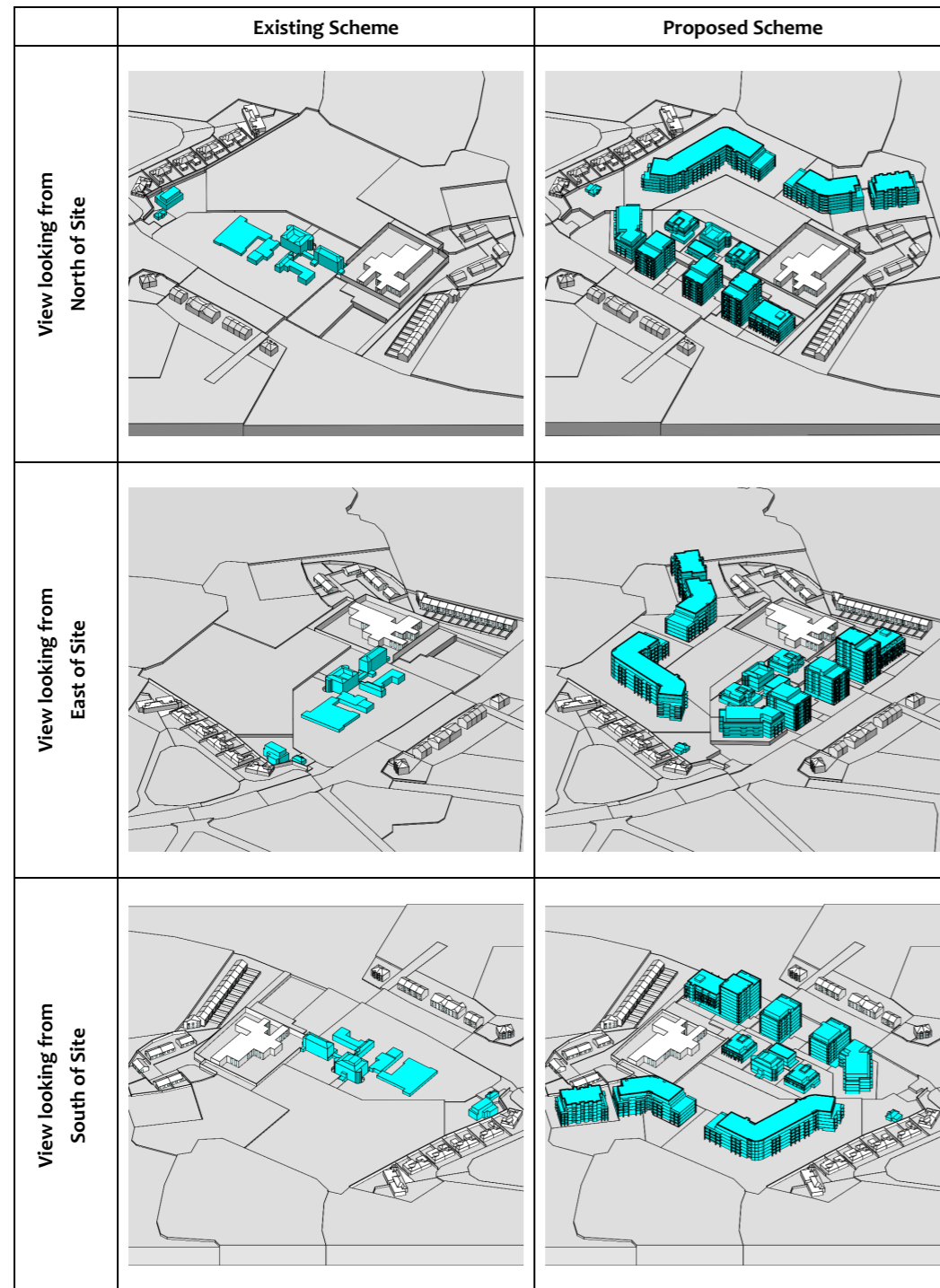
At number of locations in the development a modification was required solely at ground floor level to an individual window ; for example, window sizes at certain locations were increased to improve the ADF. This modification was not required to be repeated on upper floors.

At a number of locations in the development modifications were required to several units on ground and first floor levels. In these instances it was deemed more appropriate to apply the change to the design to all similar units and to those units positioned directly above one another; for example, long continuous balconies spanning across several apartments were modified to become separated elements, shorter in length. Many balconies were re-positioned so that they were no longer directly in front of living rooms. This modification was effective in improving the ADF into living / dining / kitchen spaces.

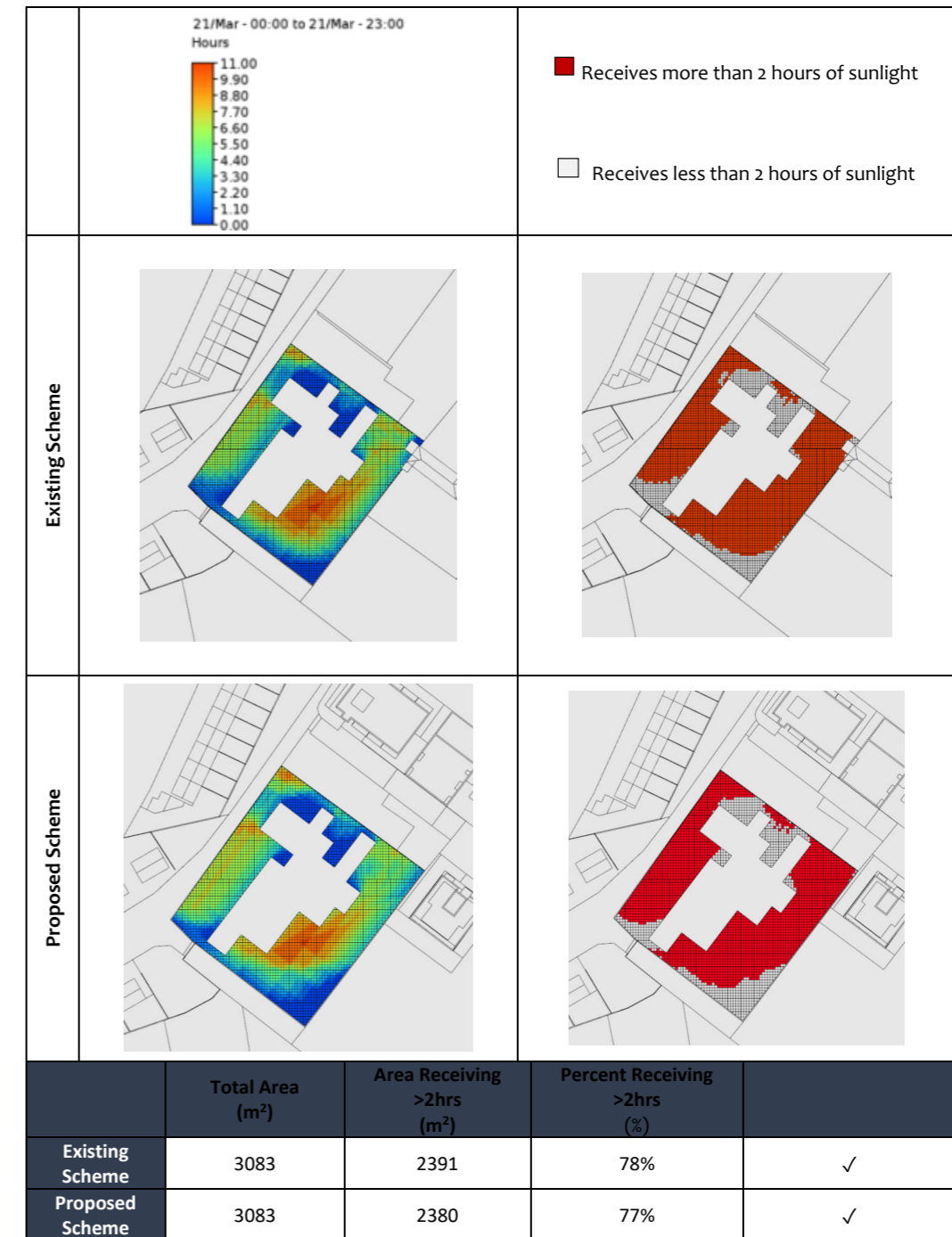
The details of the analysis are available in the accompanying Daylight, Sunlight and Overshadowing Study report prepared by I.E.S. The report by I.E.S. constitutes Chapter 16 of the EIAR document accompanying this application. The report also examines communal open spaces, public open spaces and adjoining lands and properties and addresses the full extent of requirements of BRE209/BS2011, as applicable.

16.2.2 Proposed Model

The following images illustrate the model created for the daylight, sunlight and overshadowing analysis:



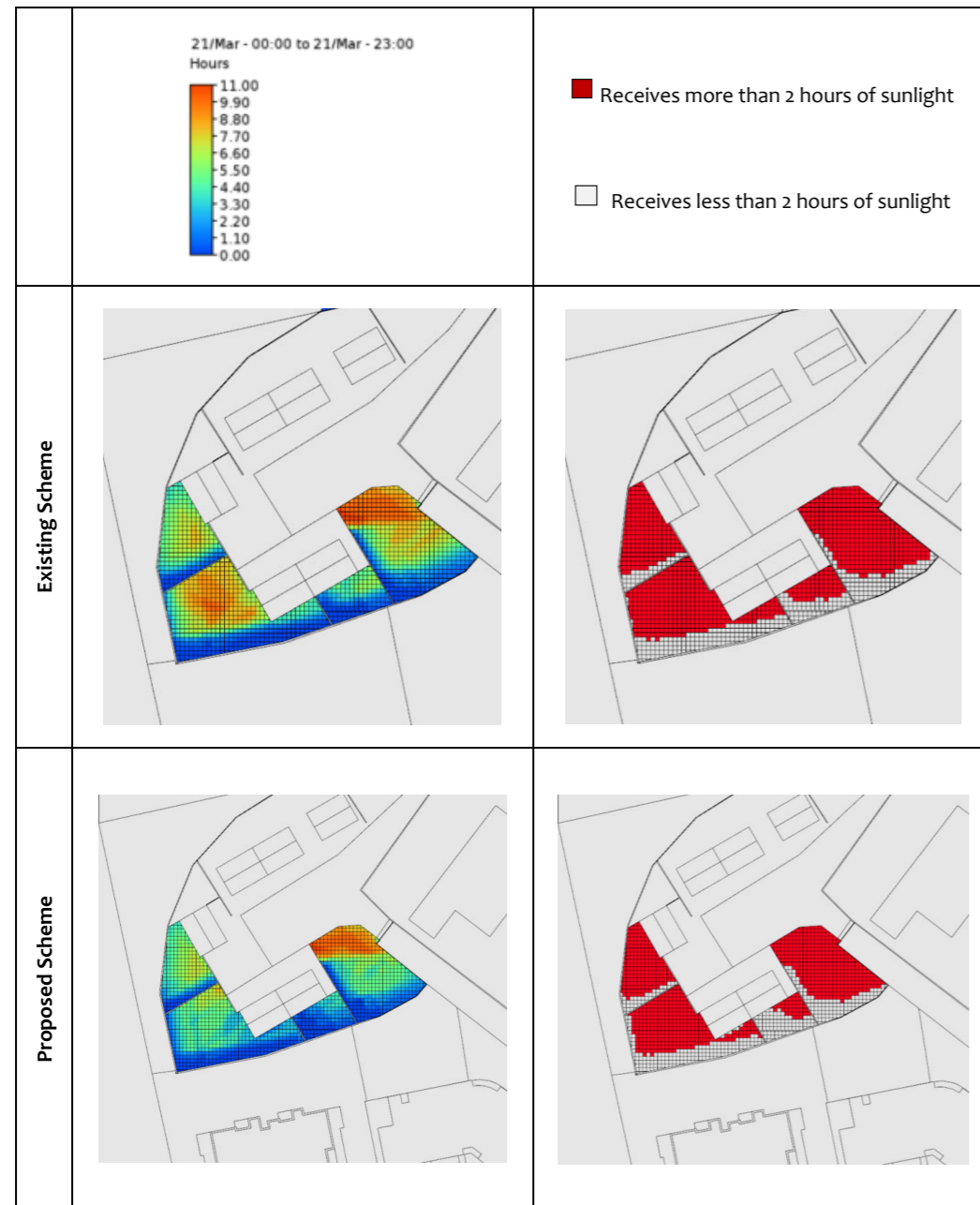
16.5.4.4 Alzheimer's Society



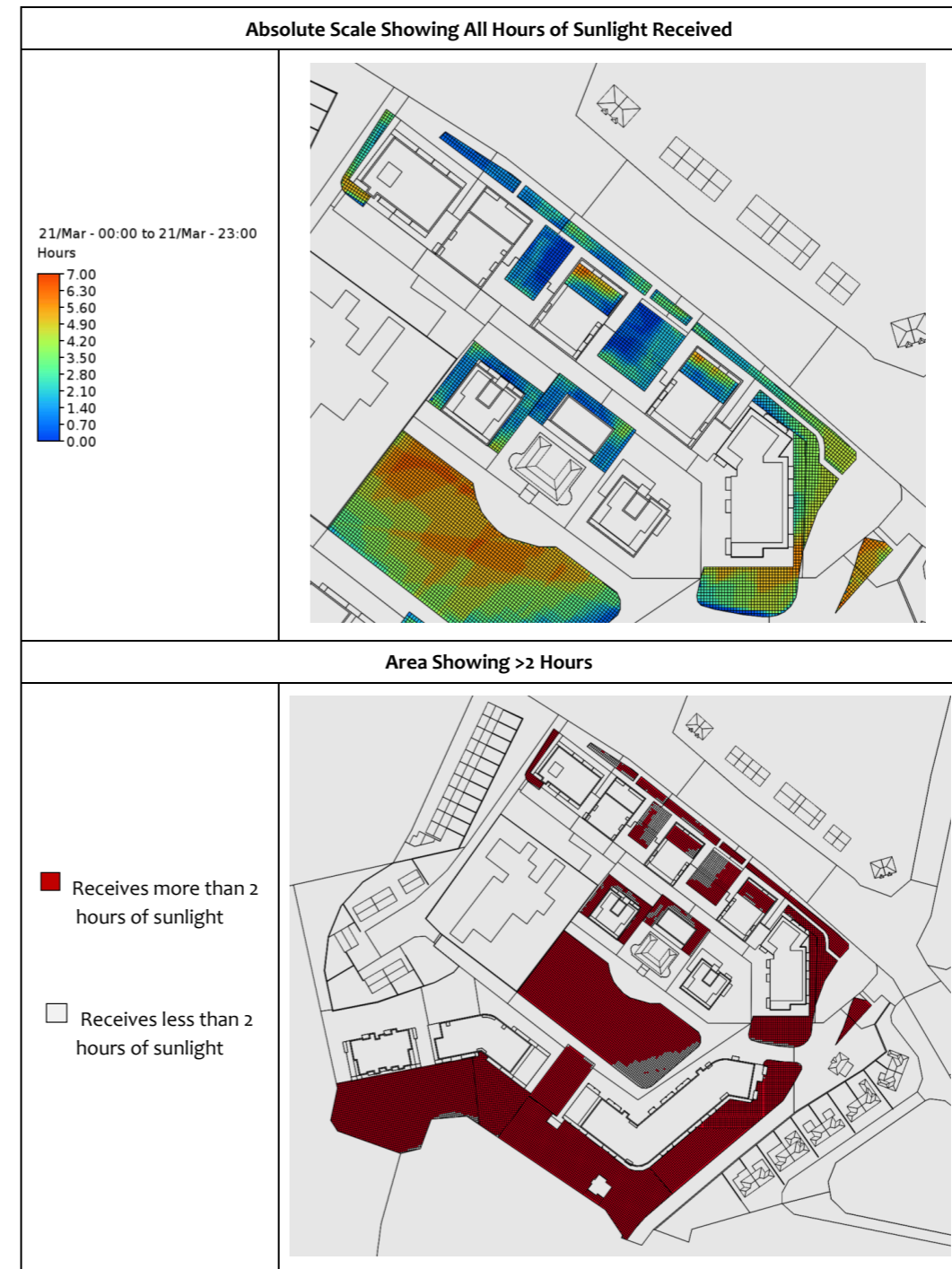
The following conclusions can be made:

- ✓ The sunlight to existing amenity gardens achieves at least receive at least 2 hours of sunlight on 21st March or are 0.8 times their former value with the proposed development in place, thus complying with the BRE Guide.

16.5.4.5 St. Louise's Park



16.5.4.9 Proposed Amenity Areas



ABP Opinion

2. "Further consideration of the details and mitigation proposed, to ensure that the proposed development has been designed to avoid direct overlooking of adjacent residential properties and units within the scheme. The response should include a report that addresses issues of residential amenity (both of adjoining developments and future occupants), specifically with regards to overlooking, overshadowing, visual dominance and noise. The report shall include full and complete drawings including levels and cross-sections showing the relationship between the proposed development and adjoining residential development (permitted or built). Further consideration of this issue may require an amendment to the documents and/or design proposal submitted."

Applicant Response:

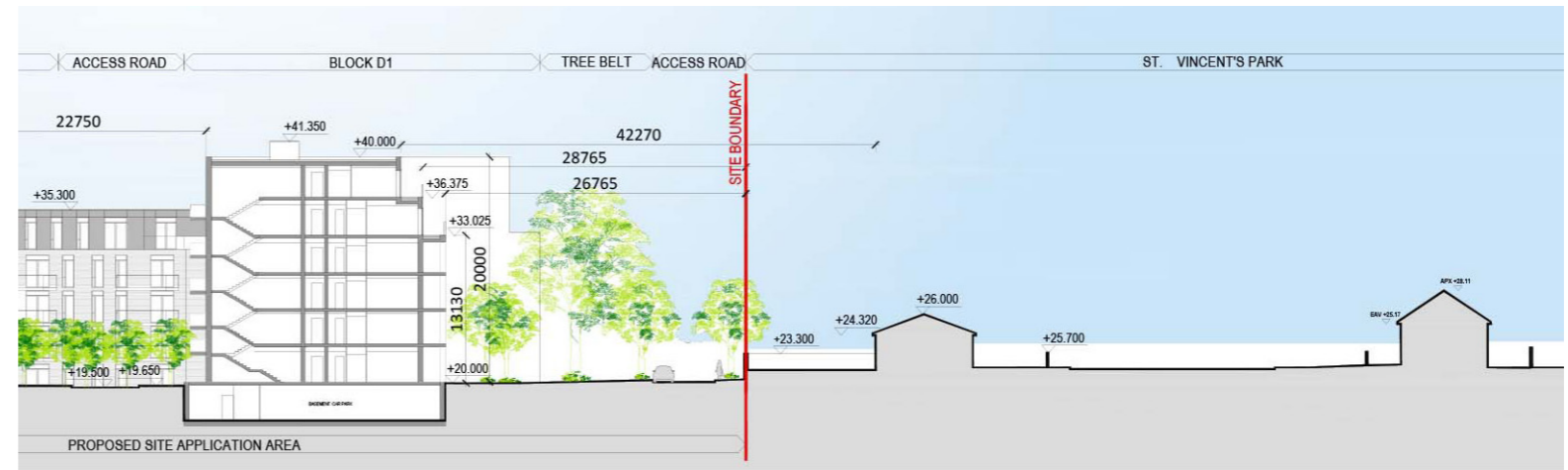
Refer to responses to DLRCC Opinion, provided as a separate section in this document.

Item 9 of the Response to DLRCC Opinion describes how the proposal has been modified to address the potential for overlooking of proposed residential units within the scheme.

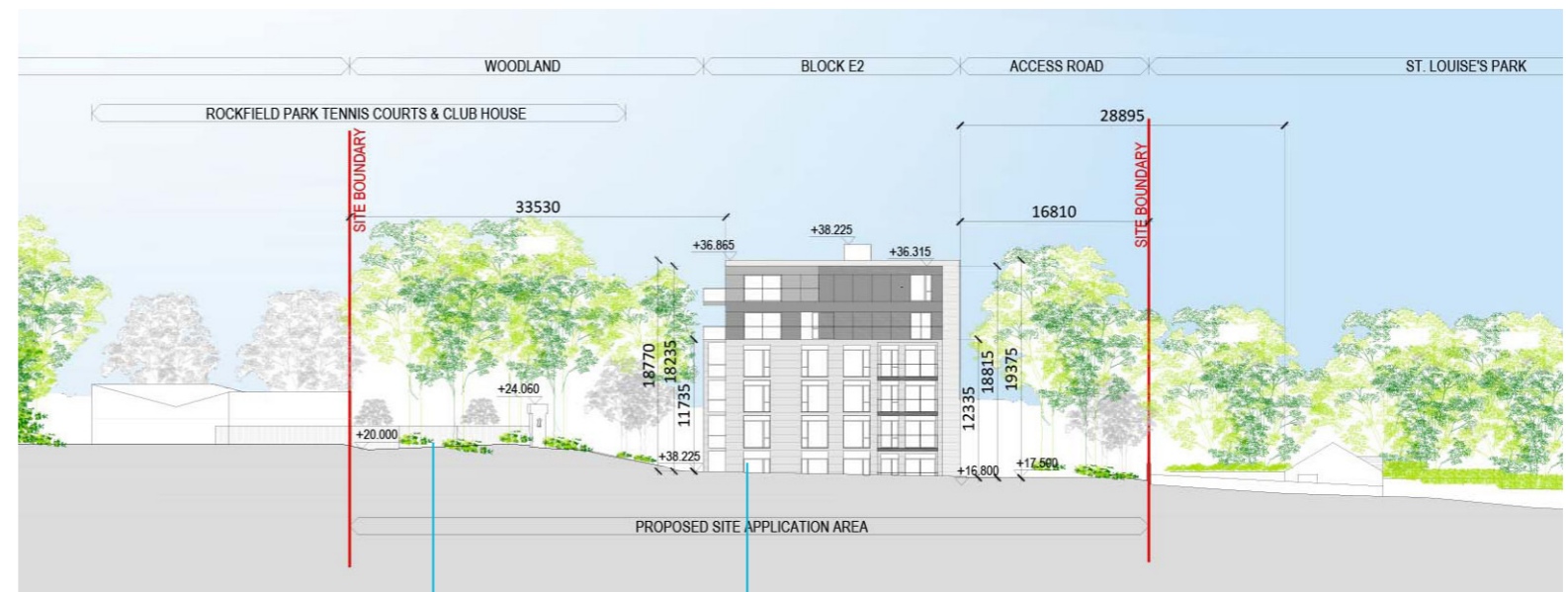
Potential issues of overshadowing and visual dominance are addressed in the accompanying Daylight, Sunlight and Overshadowing Study report by I.E.S. (Chapter 16 of the EIAR. The report also examines communal open spaces, public open spaces and adjoining lands and properties and addresses the full extent of requirements of BRE209/BS2011, as applicable.

Potential issues of noise are addressed in the Noise and Vibration report by AWN that constitutes Chapter 8 of the EIAR, submitted as an accompanying document to this application.

Site plan drawings with levels, section drawings with levels and separation distances showing the relationship between the proposed development and adjoining residential development (permitted and built) are included in section 1 of this response to An Bord Pleanála and in the response to Item 3 of the DLRCC Opinion.



SECTION D-D



SECTION C-C

Proposed new parkland railing c. 1.2 m high.
Line of existing stone boundary wall, to be removed



SECTION B-B

Proposed new low boundary wall and railing c. 1.8 m high.
New London Plane trees planted in widened verge.

Response to Dun Laoghaire Rathdown County Council Opinion

DLRCC Opinion

Below is an extract from DLRCC Planning Report and Opinion as submitted to An Board Pleanala for consideration.

A number of revisions and amendments are recommended in the Opinion. These amendments have been incorporated into the final planning application as lodged.

Those summary items 1 - 18 noted as 'Consideration / Issues' are extracted below for reference.

Items 2 - 11 are specific architectural items addressed in this report.

Items 12 - 18 are addressed separately by specialist consultants in their respective reports and responses to ABP and DLRCC.

Reference is made by the Local Authority in the Opinion to the extant permission, granted on 10th June 2019, ABP REF: (303804-19). In the responses provided, it is therefore necessary to consider the proposed development and the development for which there is an extant permission.

CONCLUSION AND SUMMARY OF CONSIDERATION/ISSUES THAT MAY HAVE A BEARING ON THE BOARD'S DECISION.

The Planning Authority has raised a number of items and concerns with regard to certain elements of the proposal which require consideration and may have a bearing on the Board's decision. A summary of which is included as follows:

1. Given the nature and scale of the proposed modifications and the overall increase in unit numbers on site, the Planning Authority question the suitability of describing the proposed development as an amendment application or whether this should now be assessed as a standalone application which is not linked to the extant permission on site. The Applicant is therefore requested to give this matter due consideration given the scale of the revisions proposed.
2. From a review of the submitted documentation, it would appear that the modified Block E2 now encroaches on land which is zoned Objective 'F'. It is noted that a residential use is contrary to zoning Objective 'F' and the Applicant is therefore requested to submit revised proposals which demonstrate that all residential development is located on zoning Objective 'A' lands.
3. The Planning Authority has significant concerns regarding the increase in height and the modification to the design of a number of apartment blocks within the proposed development. The proposal has the potential to severely compromise the residential amenity of properties within the surrounds and is considered to be contrary to the objectives and design principles of the Blackrock LAP. A detailed analysis of each apartment block within the scheme has been included within the foregoing report.
4. The Planning Authority acknowledge the Applicant's analysis of the proposal against the various development management standards of the Building Height Guidelines. Notwithstanding this, the Planning Authority is not satisfied that the proposal can meet each of the applicable development management criteria. Although the Planning Authority is satisfied with the number and location of the verified photomontages, it is noted that they are all taken during the summer months. Therefore, it is requested that verified photomontages are provided with a 'no-leaf' scenario to allow for a full evaluation of the application to be undertaken. In addition, photomontages should be provided from The Alzheimer Society of Ireland given the additional height proposed at this location and the sensitive nature of the adjoining facility.

5. The design and configuration of Blocks A1-B4 has not adopted a non-orthogonal approach to Temple Hill Road as envisaged in the Site Framework Strategy. Although it is acknowledged in the Blackrock LAP that the layout and guidance contained within the Site Framework Strategies should not be viewed as the only definitive development solution for the sites in question, the Planning Authority has significant concerns regarding the form, massing and scale of Block B4. The current scheme represents a significant departure from what was previously permitted, and the overall visual impact of the proposal is compounded by the loss of previously proposed landscaping within the north-eastern portion of the site.
6. The Planning Authority has significant concerns regarding the potential impact of the proposal on the architectural significance and character of the site and surrounds including the Protected Structures on site and the Newtown Villas Architectural Conservation Area located to the site's north. Please refer to the foregoing report and the commentary from the Planning Authority's Conservation Officer for further details. Should the proposed development be assessed as a standalone application, the Applicant will need to again provide a robust rationale for the dismantling of the Gate Lodge and its relocation within the site.
7. The current proposal provides for the removal of the existing boundary wall to Rockfield Park which will allow for connectivity and permeability through the site providing a beneficial link to the adjacent park. Objective DS6 requires the provision of an appropriate low boundary treatment to be erected between the tree belts and any proposed residential development within the St Teresa's and Dunardagh landholding. The extant planning permission included a boundary railing with a height of c. 1.2m between the woodland park and Blocks E1-E5 which acted as the informal boundary between Rockfield Park and the proposed scheme. The Applicant should therefore modify the proposal to reinstate the parkland railing in accordance with the extant permission.
8. The proposal has been modified, whereby, all own door duplex apartments within the scheme have now been omitted. The Planning Authority strongly recommended revisions to Blocks E1-E2 and D1 so that all south and east facing ground floor apartments have direct access to the communal open space areas.
9. The Planning Authority has significant concerns regarding the separation distances between a number of blocks within the scheme. This is particularly relevant in the context of the separation distances between Block B3 and B4, Block A1 and B1 and Block E1 and E2, whereby the buildings are separated by distances of between c. 6m to 8m. This is an unacceptable arrangement, particularly in instances where balconies within the blocks directly face habitable rooms (i.e. bedrooms and living rooms) within the directly opposing apartments. This will result in a substandard level of amenity for future occupants and will not be supported by the Planning Authority. Given the heights of the buildings and the minimal separation distances provided, the Planning Authority has also concerns that the rooms within the apartments of these blocks would not achieve the recommended Average Daylight Factor (ADF), particularly on the lower levels. A more detailed analysis should therefore be provided within the Daylight, Sunlight and Overshadowing Study.
10. It is noted that the size of the creche has increased from what was previously permitted under the extant planning permission (286sq.m.). From a review of the submitted documentation, it is unclear how many children can be accommodated within the amended creche facility. The Applicant is therefore requested to clearly demonstrate that the proposed creche is of an appropriate size to cater for the increase in population as a consequence of the amendments to the extant planning permission. The Applicant shall have regard Section 7.1.3.6 of the current County Development Plan and consider the demand for creche facilities within the surrounds of the subject site.

10. It is noted that the size of the creche has increased from what was previously permitted under the extant planning permission (286sq.m.). From a review of the submitted documentation, it is unclear how many children can be accommodated within the amended creche facility. The Applicant is therefore requested to clearly demonstrate that the proposed creche is of an appropriate size to cater for the increase in population as a consequence of the amendments to the extant planning permission. The Applicant shall have regard Section 7.1.3.6 of the current County Development Plan and consider the demand for creche facilities within the surrounds of the subject site.
11. Within the extant permission, housing for the elderly was considered through the provision of own door ground floor and smaller units within the scheme. The Planning Authority has concerns that the revised proposal fails to have regard to Objective DS4 of the Blackrock LAP, given the omission of the own door residents which formed an integral element of the extant permission. The Applicant is therefore requested to demonstrate how they can comply with his policy.
12. The Applicant should address all issues raised in the report received from Parks and Landscape Services of the County Council (report attached in Appendix B).
13. The Applicant should adhere to the requirements of the County Council's Housing Department's Part V requirements (report attached in Appendix B).
14. The Applicant should address all issues raised in the report received from Drainage Planning section of the County Council (report attached in Appendix B).
15. The Applicant should address all issues raised in the report received from Transportation Planning section of the County Council (report attached in Appendix B).
16. The Applicant should address all issues raised in the report received from the Conservation Officer of the County Council (report attached in Appendix B).
17. The Applicant should address all issues raised in the report received from Waste Management section of the County Council (report attached in Appendix B).
18. The Applicant should address all issues raised in the report received from Public Lighting section of the County Council (report attached in Appendix B).

Prepared By:

E DUIGNAN

Enda Duignan
Executive Planner

Date

Endorsed By:

S McDERMOTT

Stephen McDermott
Senior Executive Planner

Date

Liam Walsh

Liam Walsh
Senior Planner

8-4-21
Date

DLRCC Opinion

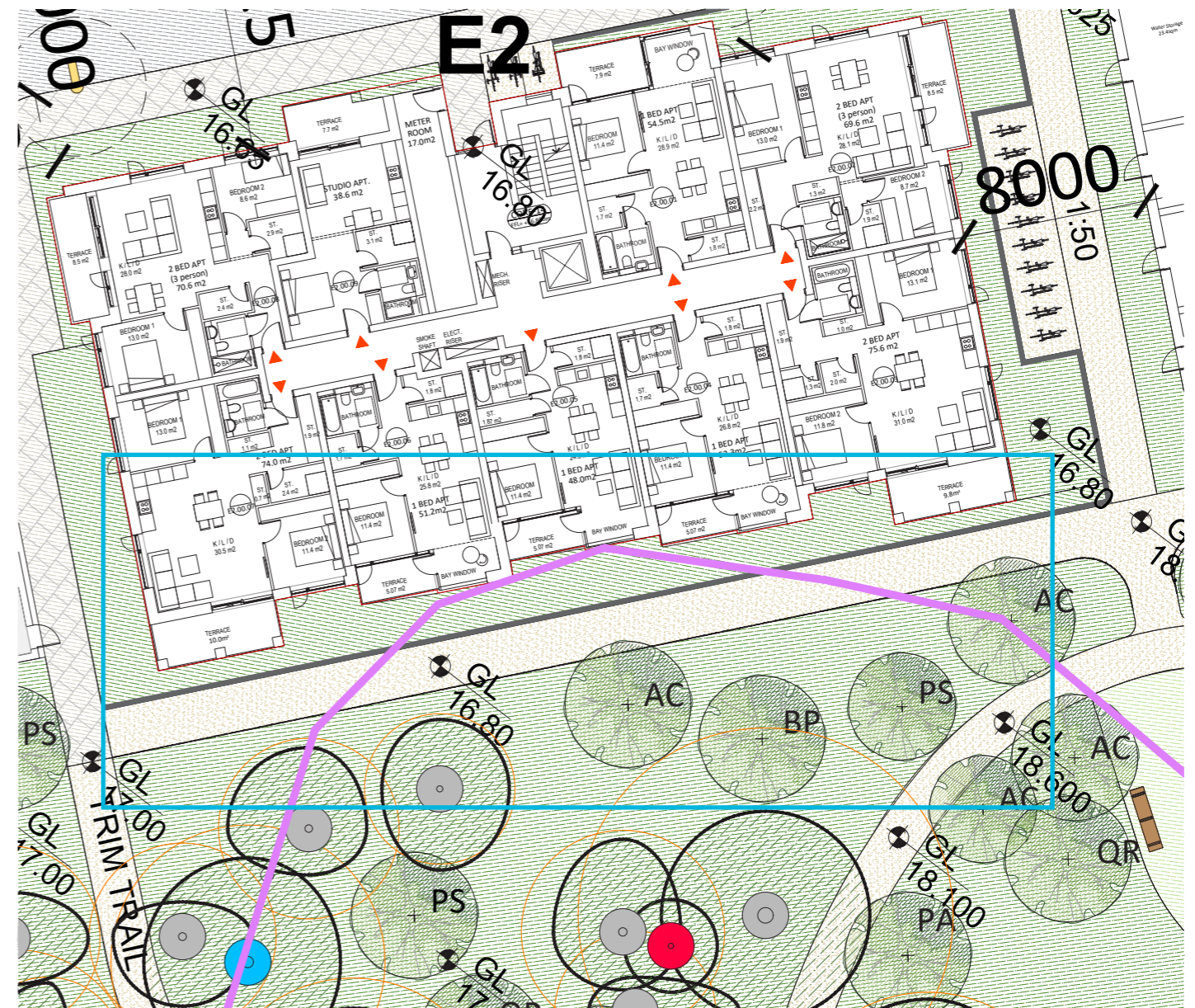
ITEM 2

- From a review of the submitted documentation, it would appear that the modified Block E2 now encroaches on land which is zoned Objective 'F'. It is noted that a residential use is contrary to zoning Objective 'F' and the Applicant is therefore requested to submit revised proposals which demonstrates that all residential development is located on zoning Objective 'A' lands.

ITEM 2: DESIGN RESPONSE

Part of the private amenity space (balconies) of three of the apartments on the south-east elevation of Block E2 encroached into the Zoning Objective 'F' lands. The area of private amenity space (balconies) that was within the 'F' zoning area was 10.37 m².

The floor plans of Block E2 have been modified so that none of the balconies encroach into the 'F' zoned lands. All residential development is therefore located on Zoning Objective 'A' lands.



Ground Floor plan - BLOCK E2 - showing no residential development on Zoning Objective 'F' lands.

DLRCC Opinion

ITEM 3

3. The Planning Authority has significant concerns regarding the increase in height and the modification to the design of a number of apartment blocks within the proposed development. The proposal has the potential to severely compromise the residential amenity of properties within the surrounds and is considered to be contrary to the objectives and design principles of the Blackrock LAP. A detailed analysis of each apartment block within the scheme has been included within the foregoing report.

ITEM 3: DESIGN RESPONSE

The opinion references the extant permission ABP REF: (303804-19) and the proposals presented at pre-application stage.

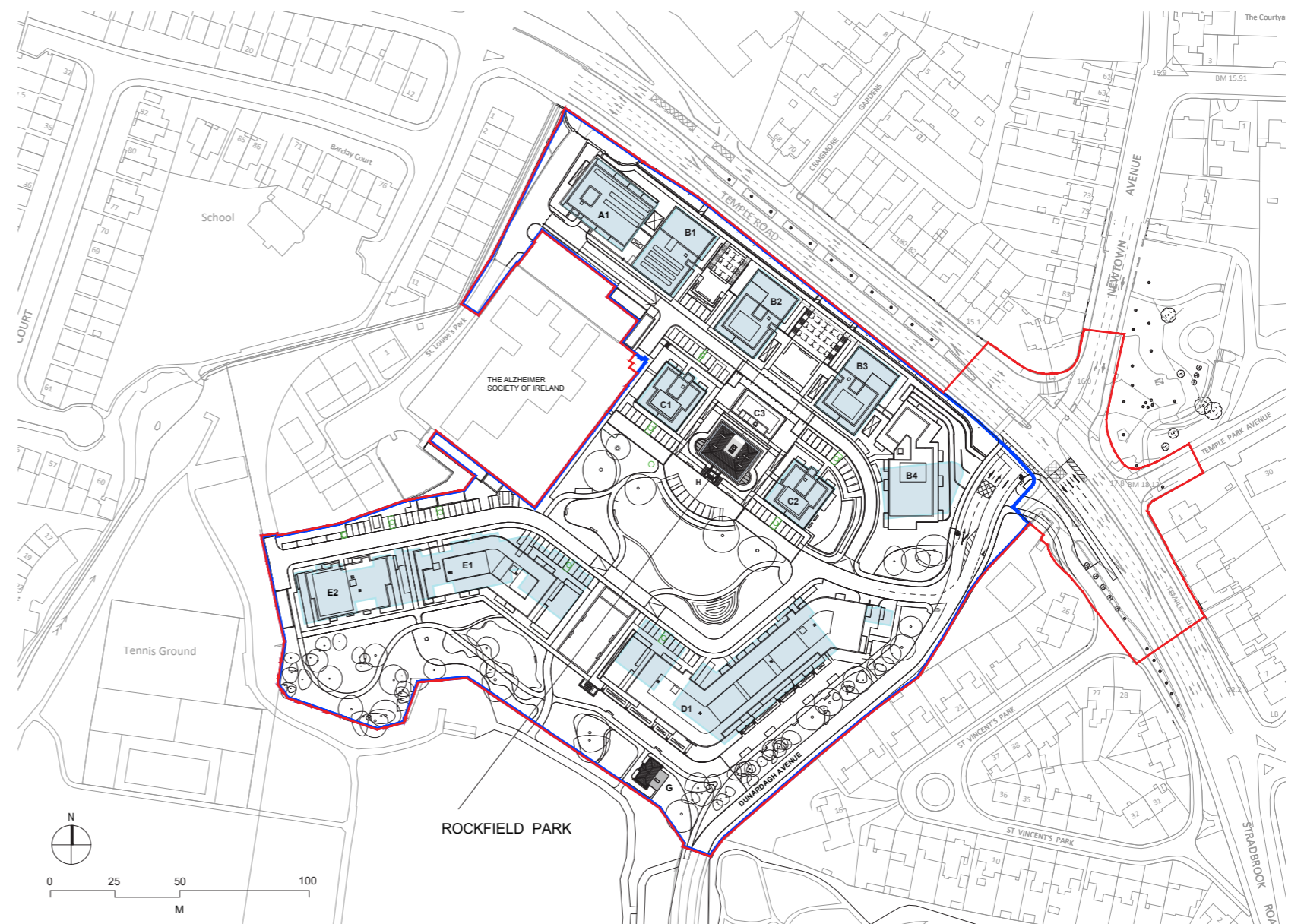
The increase in height and modification to the design of apartment blocks in the current proposal has been reviewed in light of the above concerns. The Planning Authority's concern that the proposal has the potential to severely compromise the residential amenity of properties within the surrounds has led the design team to consider making further modifications to the proposed buildings.

The considerations of the objectives and principles of the Blackrock LAP are dealt with in a separate report.

It is our opinion that the proposed development does not severely compromise the residential amenity of properties within the surrounds however we have re-appraised the proposal and looked at heights, transition in scale, separation distances, potential for overlooking, and the impact of the development on sunlight and daylight to existing residential properties.

In the following pages we set out the proposed modifications to buildings that respond to the concerns expressed in the DLR opinion above.

- The approved building footprints (under ABP 303804-19) are shown shaded light blue in the diagram opposite.
- The principal differences in footprints are increases to blocks B4, D1 and E (1 & 2).
- Blocks C1 and C2 will have a slight increase in footprint.
- Block C3 (which was not approved under the extant ABP grant of permission) is proposed with a reduced footprint and reduced height.
- Block G (gatelodge) will have a slightly decreased footprint and will be relocated.



Building Footprint Comparison

APPROVED BUILDING FOOTPRINT
ABP REF: (303804-19)

PROPOSED **o'mahony pike**

DLRCC Opinion

ITEM 3

BLOCK A1

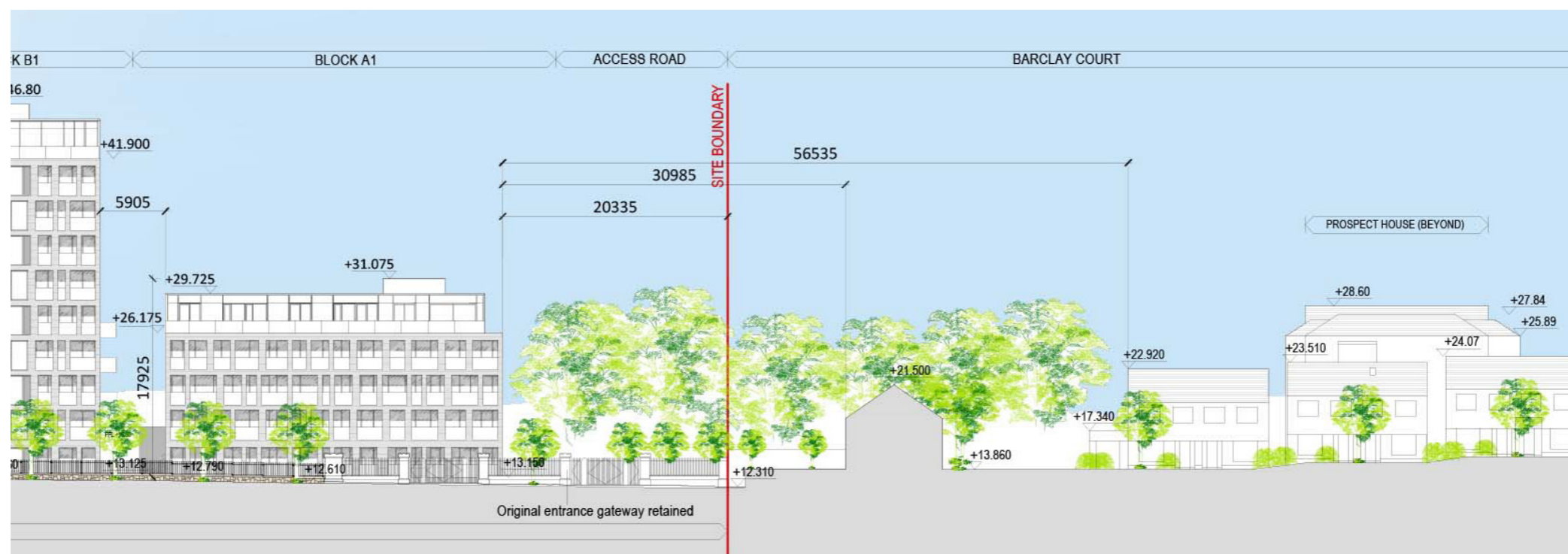
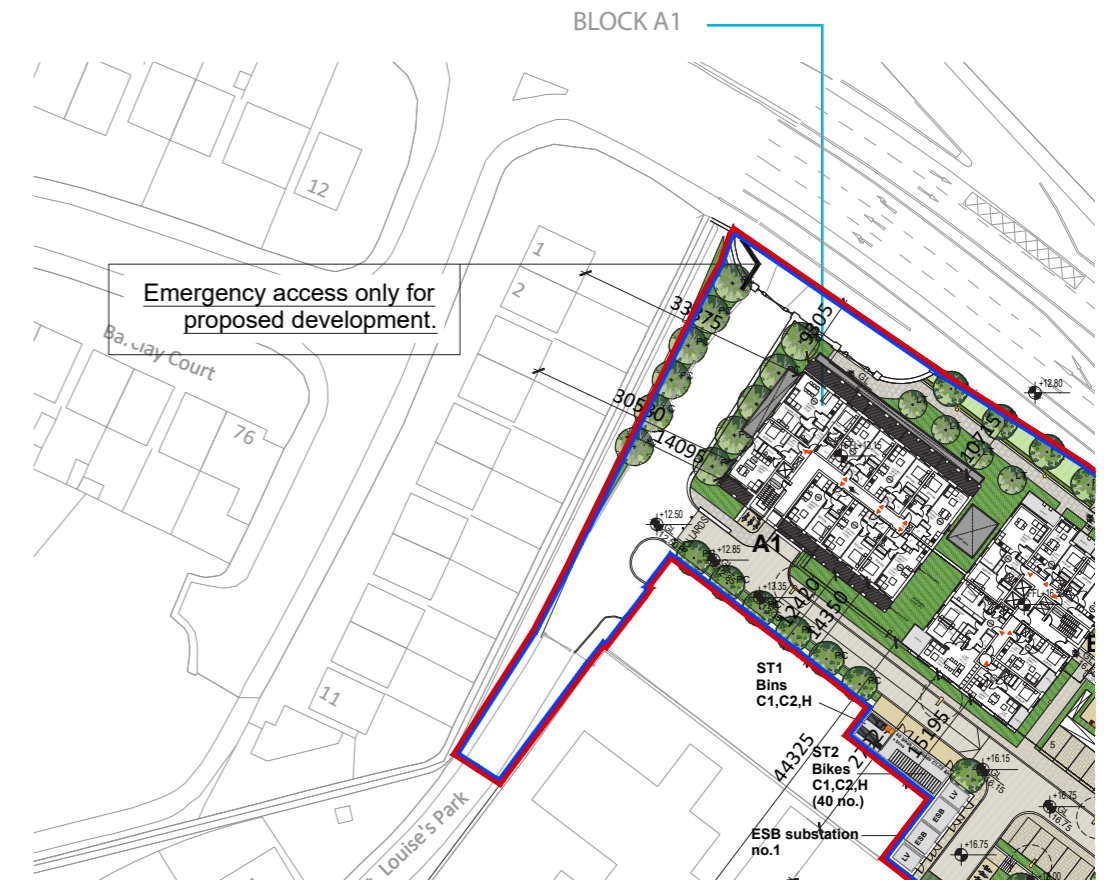
Key Design Considerations:

It is proposed to increase the height of Block A1 by 1 additional floor. This building would become 5 storeys in height and its location at the North-West corner opposite the wide junction between Temple Hill road, Frascati Road and Temple Road would not represent any significant perceptible impact on the existing residential amenity of the area.

The additional increase in height would allow for an alignment of the building with Block B4 at the opposite end of Temple Hill Road to the East thereby providing a complimentary composition or 'book-end' to the overall proposed frontage and assembly of buildings along Temple Hill road.

Following the Tri-partite meeting and the issue of the DLR and ABP opinions, we have modified Block A1 to include a set back penthouse at 4th floor level similar to the set back penthouse level of the previously permitted development. The result of this modification is that the building volume and massing is reduced and the architectural treatment of the top floor level is perceived to be of a lighter construction and with a more visually interesting surface appearance and roof profile. The footprint of the top floor is reduced and the height of the parapet is also reduced.

The separation distance of the gable of Block A1 from the existing houses in Barclay Court is between 30.5 m and 33.3 m which is appropriate. The set back at penthouse level will improve the appearance of this building and lessen its visual impact.



SECTION A-A

DLRCC Opinion

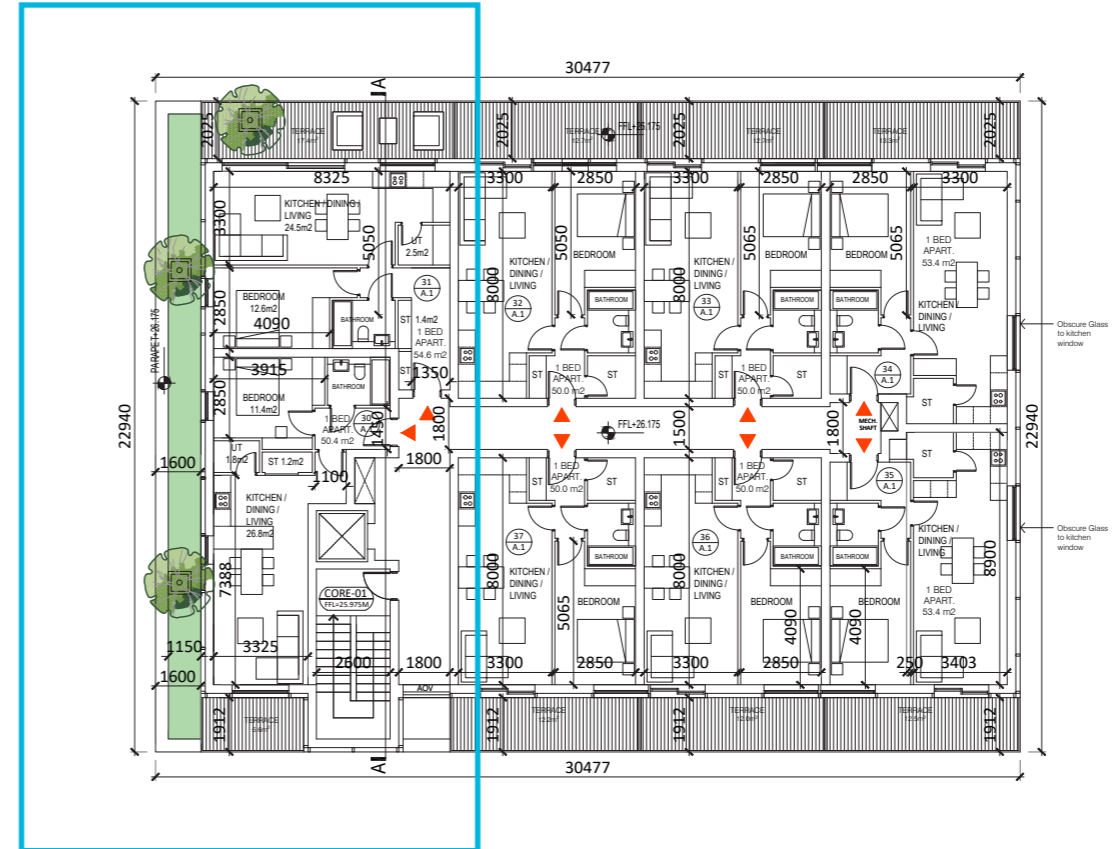
ITEM 3

Block A1 - Proposed modification to penthouse level - 4th floor.

Set back penthouse at 4th floor replaces full typical floor plan.

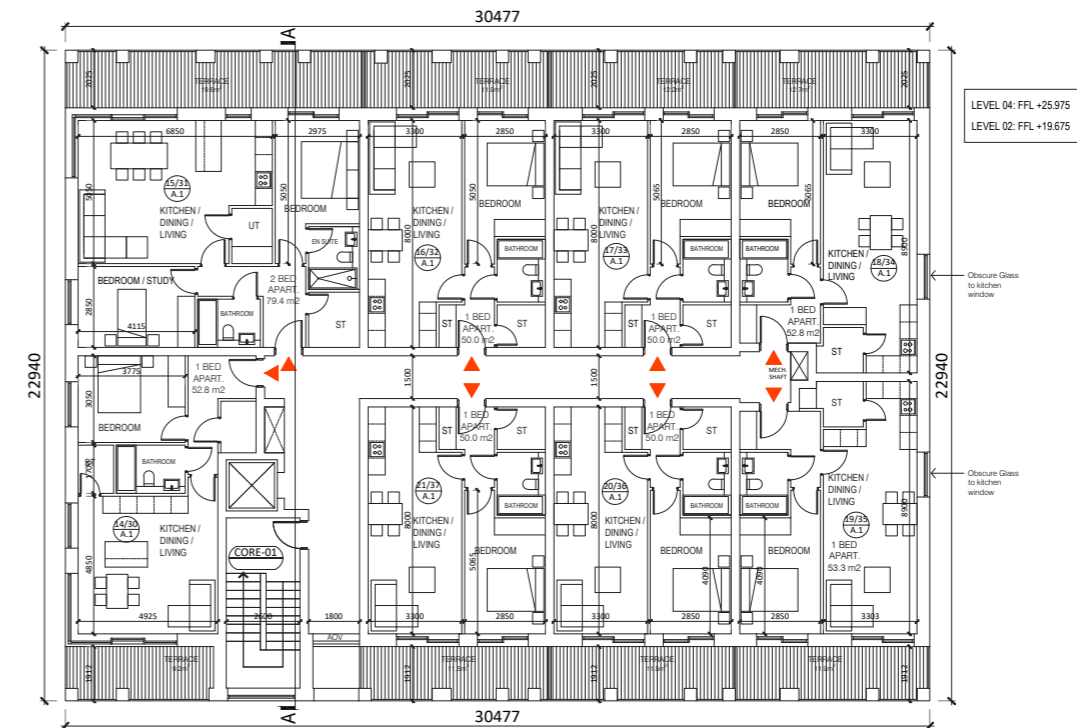
Volume and massing are reduced. Roof profile and parapet height reduced.

Elevational treatment of top floor modified .



Block A1 - Previously proposed (pre-application stage) penthouse level - 4th floor.

Full typical floor plan at 4th floor. No set back penthouse.



DLRCC Opinion

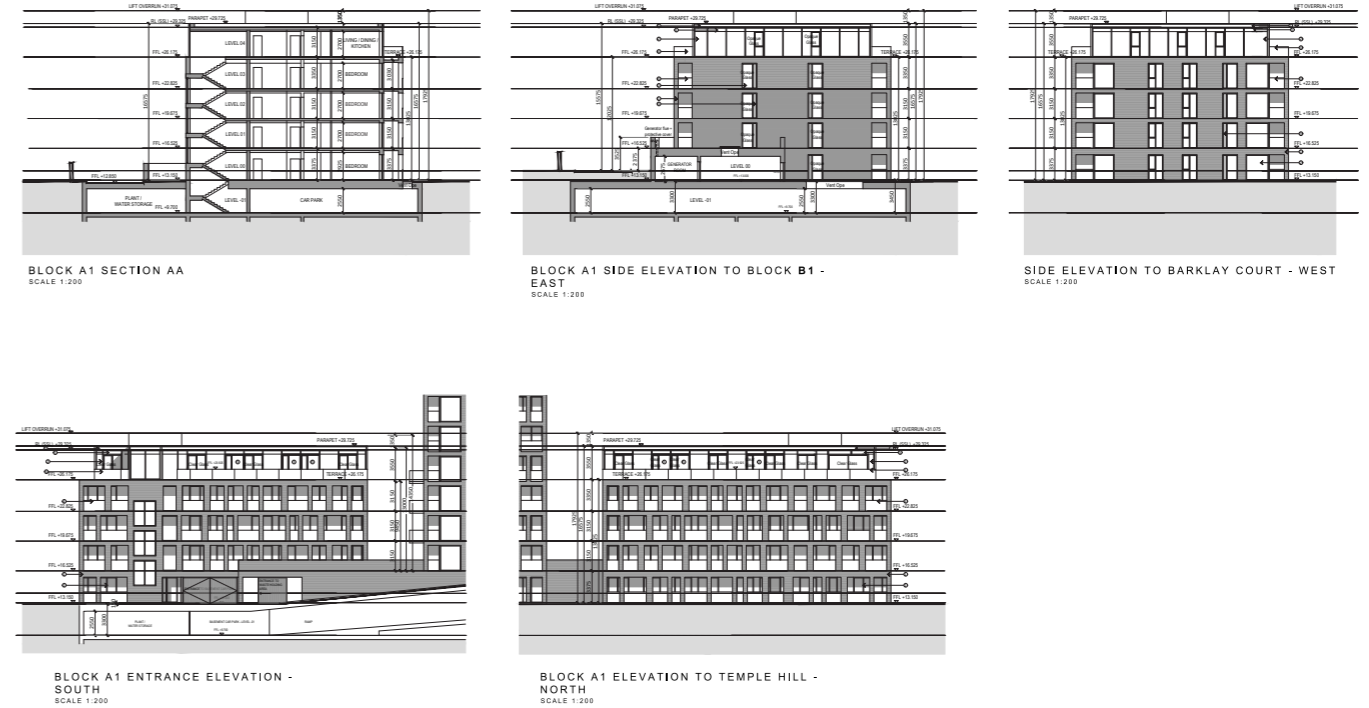
ITEM 3

Block A1 - Proposed modification to penthouse level - 4th floor.

Set back penthouse at 4th floor replaces full typical floor plan.

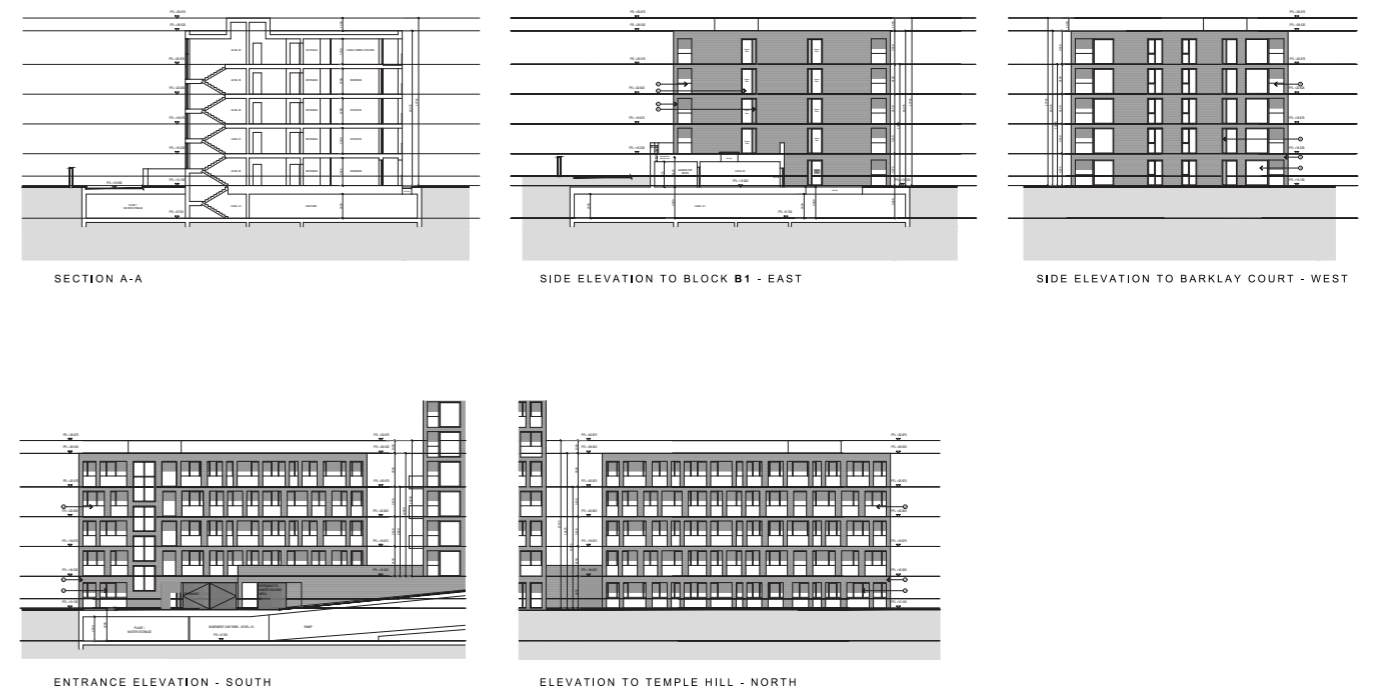
Volume and massing are reduced. Roof profile and parapet height reduced.

Elevational treatment of top floor modified .



Block A1 - Previously proposed (pre-application stage) penthouse level - 4th floor.

Full typical floor plan at 4th floor. No set back penthouse.



DLRCC Opinion

ITEM 3

BLOCK B1

Key Design Considerations:

It is proposed to increase the height of Block B1 by 2 additional floors. This building would become 10 storeys in height and the tallest building within the proposed development.

The Blackrock Local Area Plan (LAP) identifies this location as having potential for increased height above all other locations within the subject site area.

Our interpretation of this opportunity is due to its potential relationship to the wider urban structure and its specific location in relationship to Blackrock village given the emergence of the commercial buildings at the junction with Frascati Road and Temple Road opposite. This signifies the entrance proper into Blackrock village arriving from the East along the N31 and down Temple Hill Road. Its location therefore signals the 'Gateway' into Blackrock village core.

It provides an opportunity for a sense of arrival and to mark 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.

It is therefore proposed to provide a visual marker building in this location of modest height as a 10 storey mid-rise element.

Following the Tri-partite meeting and the issue of the DLR and ABP opinions, we have modified Block B1 to include a set back penthouse at 9th floor level similar to the set back penthouse level of the previously permitted development. The result of this modification is that the building volume and massing is reduced and the architectural treatment of the top floor level is perceived to be of a lighter construction and with a more visually interesting surface appearance and roof profile. The footprint of the top floor is reduced and the height of the parapet is also reduced.

The set back at penthouse level will improve the appearance of this building and lessen its visual impact.



SECTION I-I

DLRCC Opinion

ITEM 3

Block B1 - Proposed modification to penthouse level - 9th floor.

Set back penthouse at 9th floor replaces full typical floor plan.

Volume and massing are reduced. Roof profile and parapet height reduced.

Elevational treatment of top floor modified.



Block B1 - Previously proposed (pre-application stage) penthouse level - 9th floor.

Full typical floor plan at 9th floor. No set back penthouse.

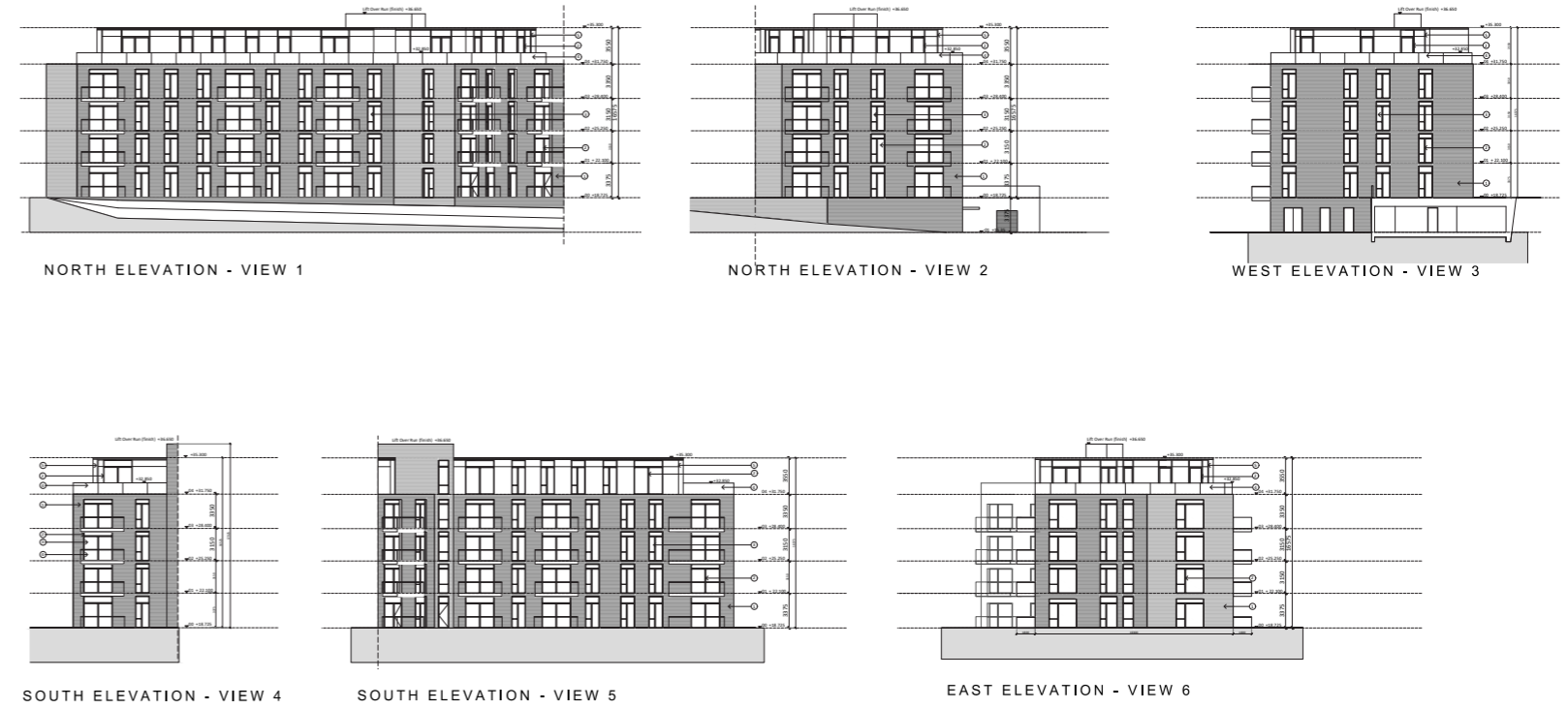


DLRCC Opinion

ITEM 3

Block B4

Block B4 - Proposed redesigned Block B4 elevations.



Block B4 - Previously proposed (pre-application stage) Block B4 elevations.



DLRCC Opinion

ITEM 3

Block C1

Key Design Considerations

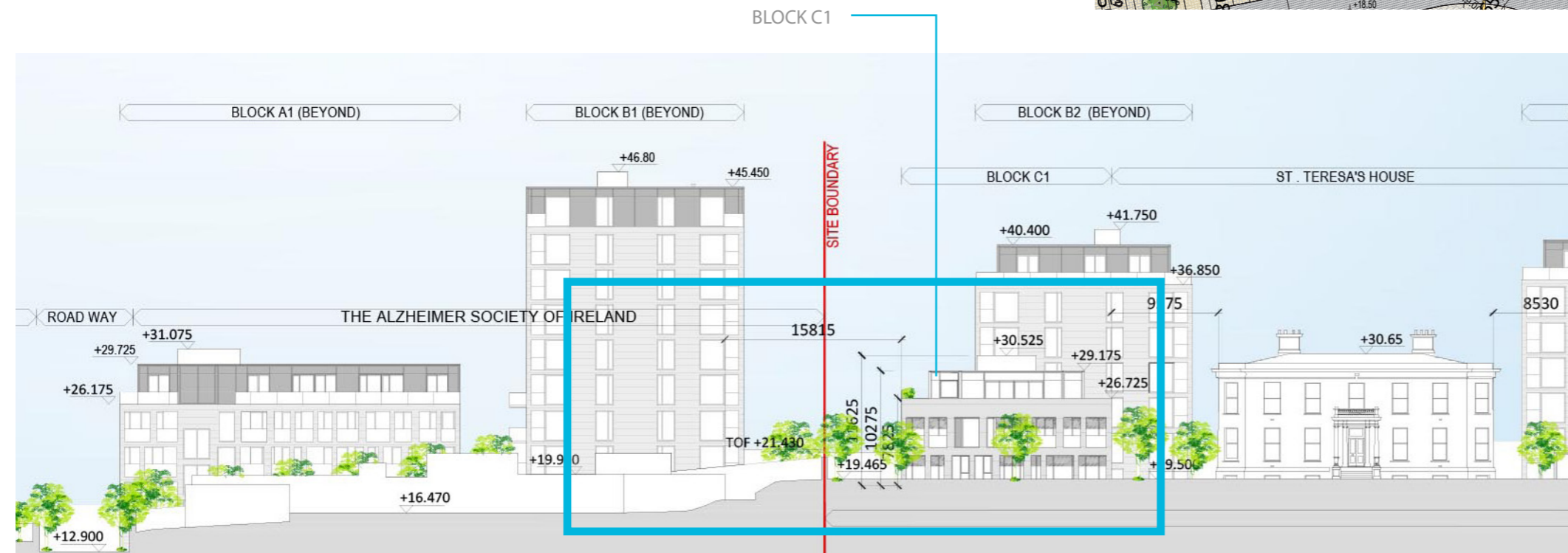
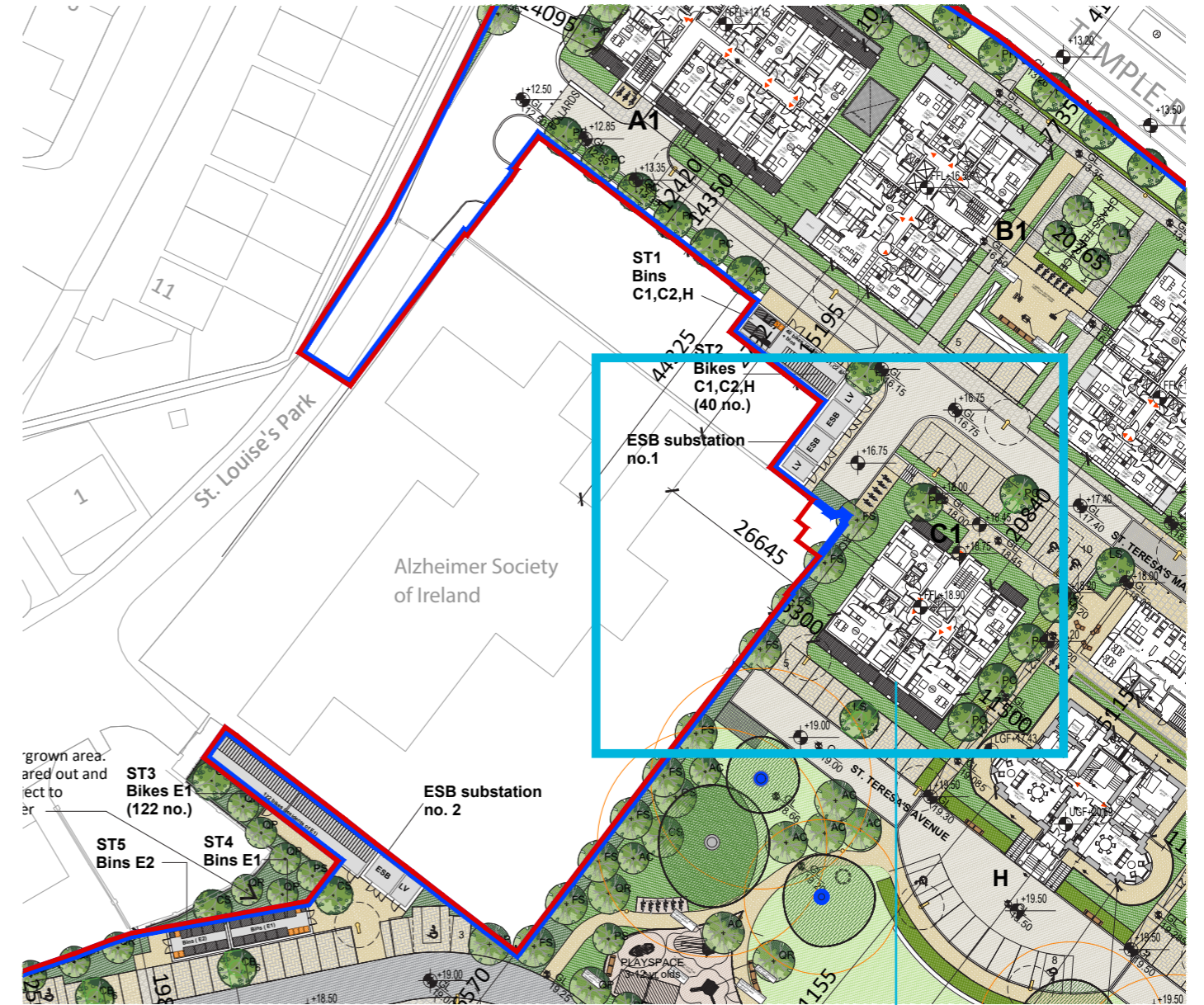
Block C1 - Proposed redesign of Block C1 roof terrace .

The apartment at second floor level in Block C1 is a set back penthouse unit with a terrace on three sides of the apartment.

The west facing terrace will be provided with rooftop planting along the west edge and an opaque glass privacy screen to prevent direct overlooking of the neighbouring property from the edge of the roof terrace. The north western part of the terrace can also be made non-accessible. There are no windows in the west elevation of the penthouse unit that face directly towards the adjoining property. One bedroom window is a corner window that faces onto the part of the terrace that is screened.

These measures will prevent direct overlooking from the edge of the roof terrace towards the adjacent property (The Alzheimer's Society of Ireland building)

This proposal is similar to the previously permitted Block C1 roof terrace, under ABP (303804-19).



SECTION E-E

DLRCC Opinion

ITEM 3

Block C1

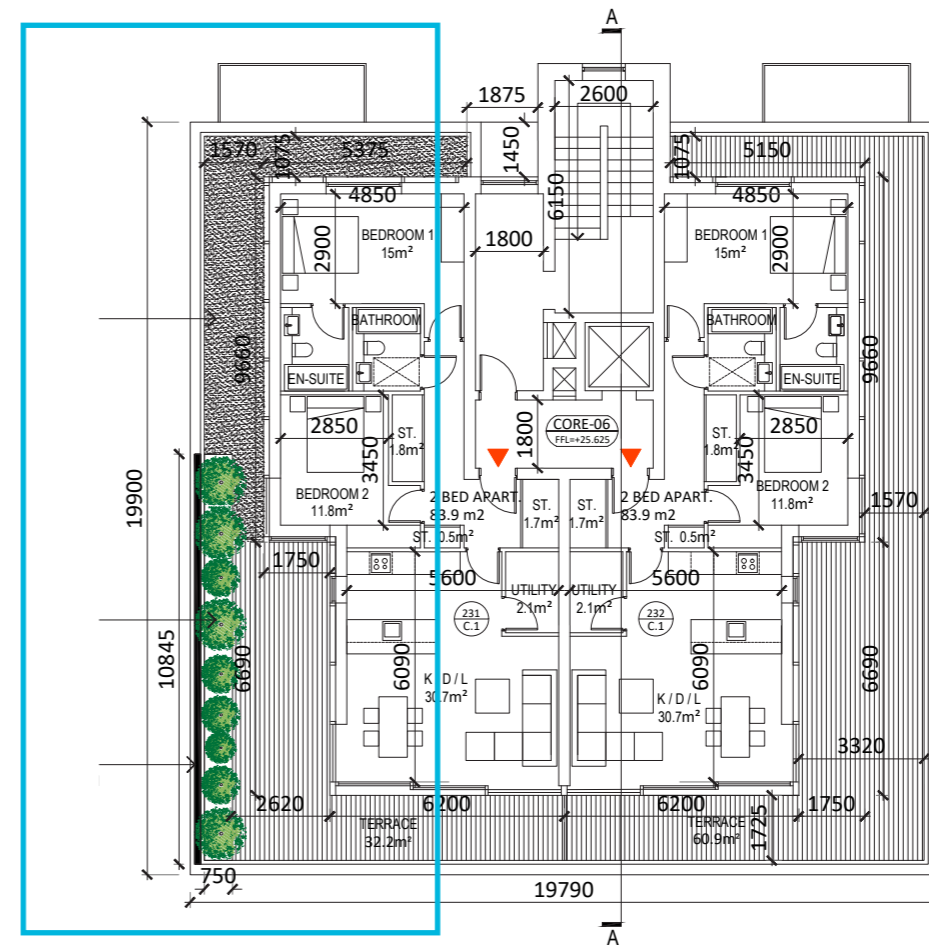
Block C1 - Proposed roof terrace design to avoid direct overlooking of neighbouring property.

No west facing windows in bedroom 1.

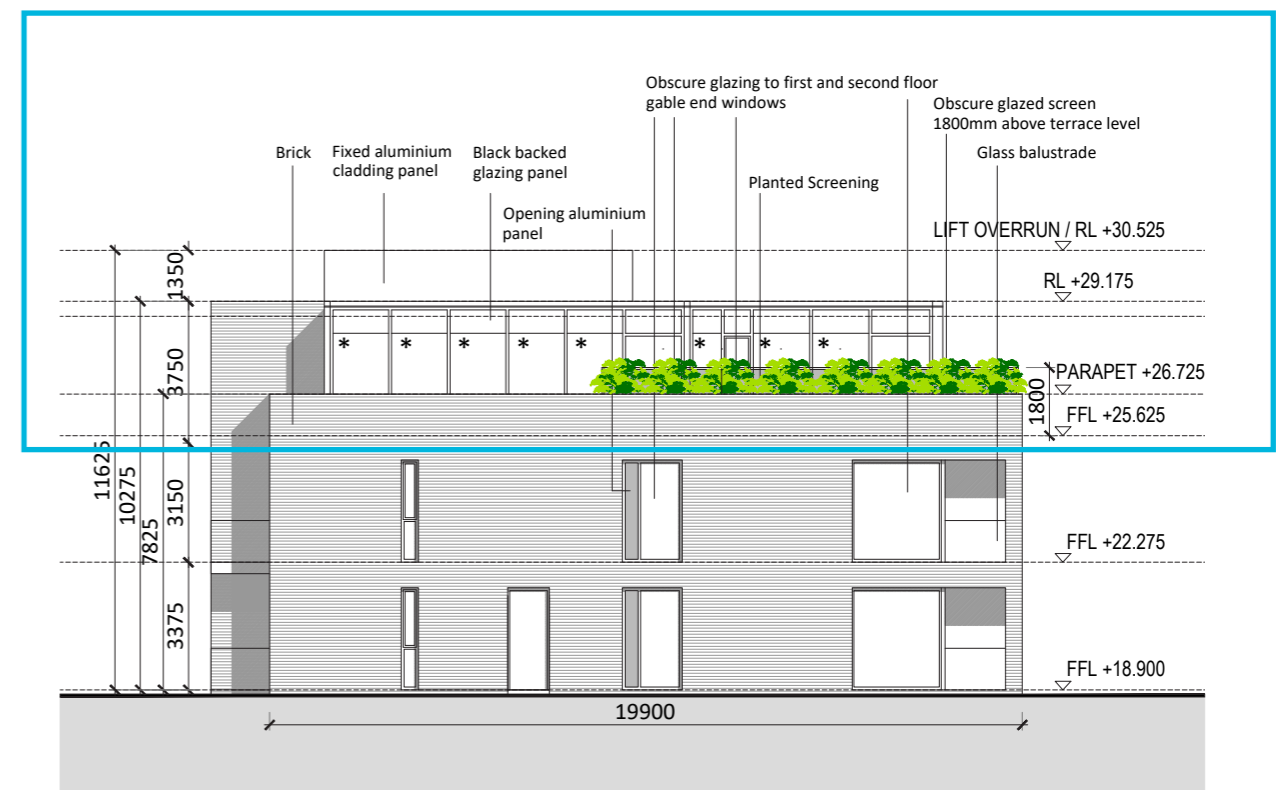
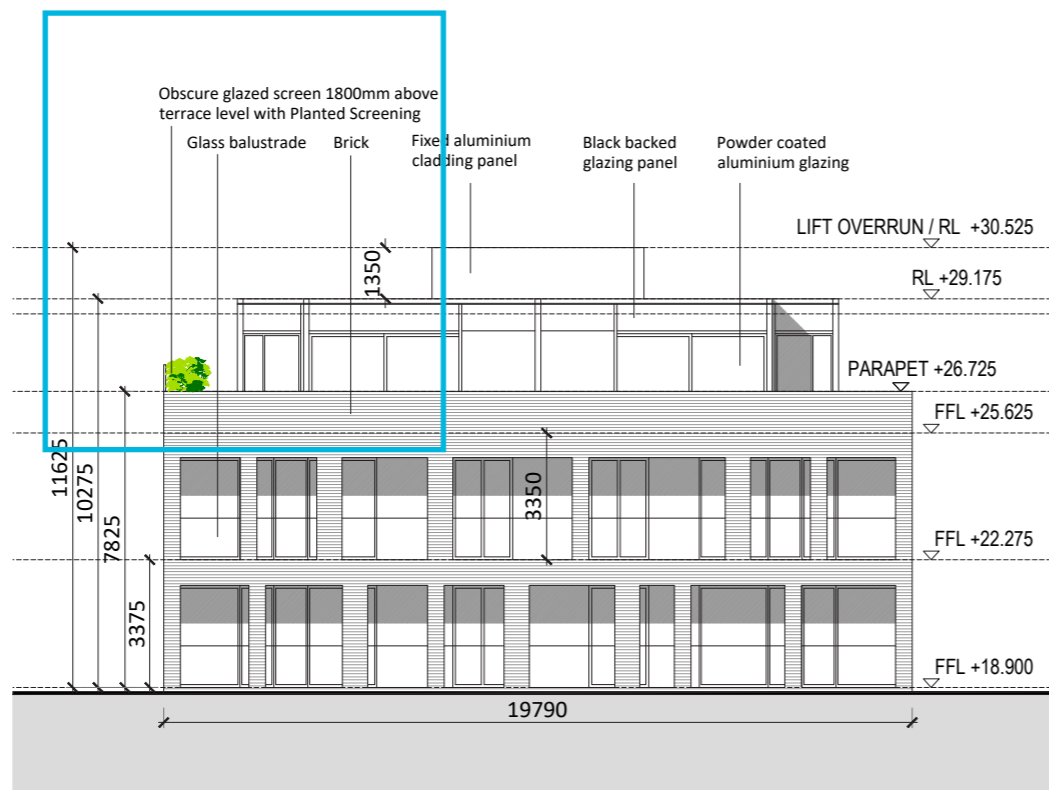
Non-accessible terrace - for maintenance access only. Pea gravel finish.

Low level planter with selected plants as a buffer to prevent persons approaching the west edge of the roof terrace.

Opaque glazed privacy screen on top of parapet wall, up to height of 1800 mm above FFL of terrace



Block C1 - Proposed elevations.



* denotes black backed glazing panel

DLRCC Opinion

ITEM 3

Block D1

Key Design Considerations

Block D1 - Proposed redesign of Block D1 5th floor.

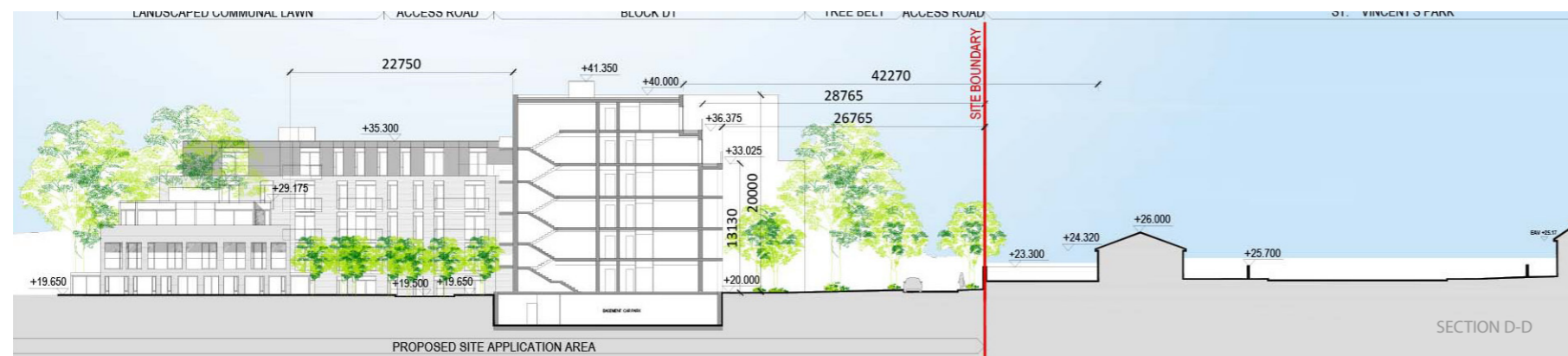
Block D1 is located in the eastern part of the site. The building form is a long building that is cranked at both ends. The main body of the building runs parallel to the tree lined avenue leading to Dunardagh and to the eastern site boundary.

The nearest residential properties are those in St Vincent's Park which back onto the eastern site boundary. The separation distance between houses in St Vincent's Park and the east elevation of Block D1 is between 39.7 m and 41.9 m. Standing between the houses and Block D is an existing belt of mature trees forming part of the woodland that occupies the east of the site. The access road is also to be planted with additional trees alongside the boundary wall. We consider that the separation distance and transition in scale is appropriate at this location.

On review of Block D, we considered that it would be beneficial to modify the 5th floor level along the east side of the building in order to improve the appearance when viewed from the public road in St Vincent's Park. Photomontages prepared for the tri-partite discussion show that the roofscape of Block D along the east side is visible from the public street and we consider that the building would benefit from being more varied in profile.

We propose to modify the 5th floor to include a set back along the east side of the building and to treat this section of the elevation in a similar manner to other set back penthouse volumes in the development. The facade of the set back units will have curtain walling with clear glass windows and doors and black coloured glass infill panels. The roof edge detail will also be similar to other penthouses in the development. The brick cladding and brick parapet is omitted for this section of the south-east elevation at upper levels. The resulting building form has a lighter appearance, is set back from the main facade of the building and has a lesser volume than in the previous iteration. The private balconies of the 5th floor apartments along the south-east elevation are therefore set back from the main building line. The proposed Block D1 with its reduced 5th floor volume and set back terraces will have an improved appearance and will lessen the possibility of direct overlooking of residential amenity of existing houses in St Vincent's Park.

This re-design results in a loss of 1 no. apartment and in a change to the mix of unit types.



DLRCC Opinion

ITEM 3

Block D1

Block D1 - Proposed 5th floor set back penthouse on south-east elevation.



Block D1 - Previously proposed (pre-application stage) 5th floor without set back on south-east elevation.



DLRCC Opinion

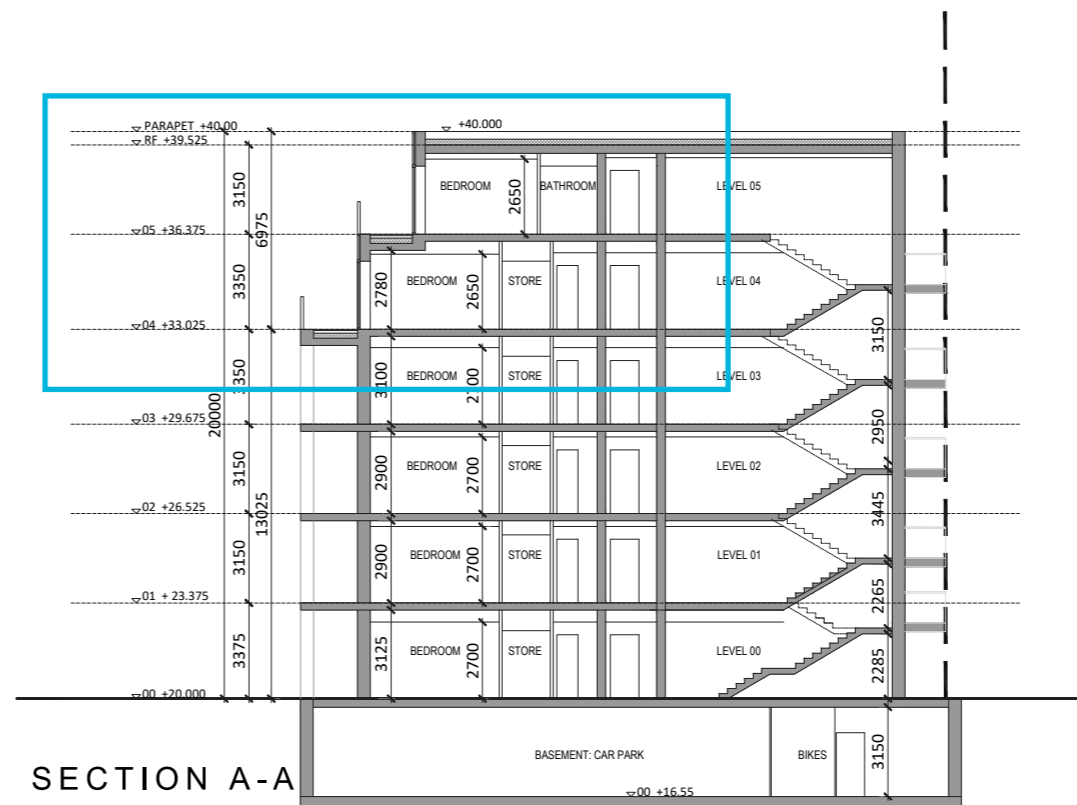
ITEM 3

Block D1

Block D1 - Proposed set back penthouse on east elevation.



Block D1 - Section showing proposed set back penthouse on east elevation.



DLRCC Opinion

ITEM 3

Block E1

Key Design Considerations

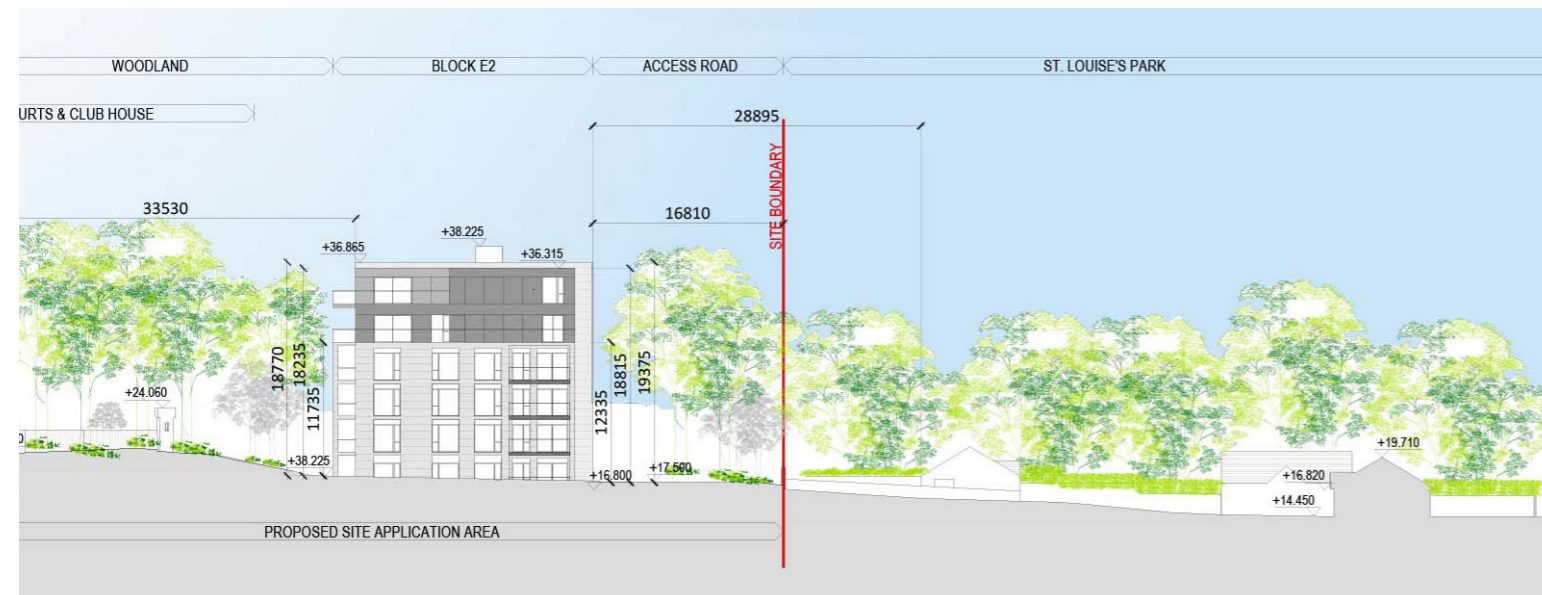
Block E1 is situated in the south west of the site . Located to the west of the subject site , St Louise's Park is a small cul-de-sac development of 6 dwellings . 2 of the dwellings have back gardens that extend to the site boundary wall. The existing topography of the subject site means that the building sits in a more elevated position relative to existing houses in St. Louise's Park.

The previously proposed Block E1 had 3 apartments on each floor level whose living/ dining/ kitchen spaces and their private balconies faced towards the site boundary. It was considered that this plan arrangement had potential to compromise the residential amenity of houses in St. Louise's Park.

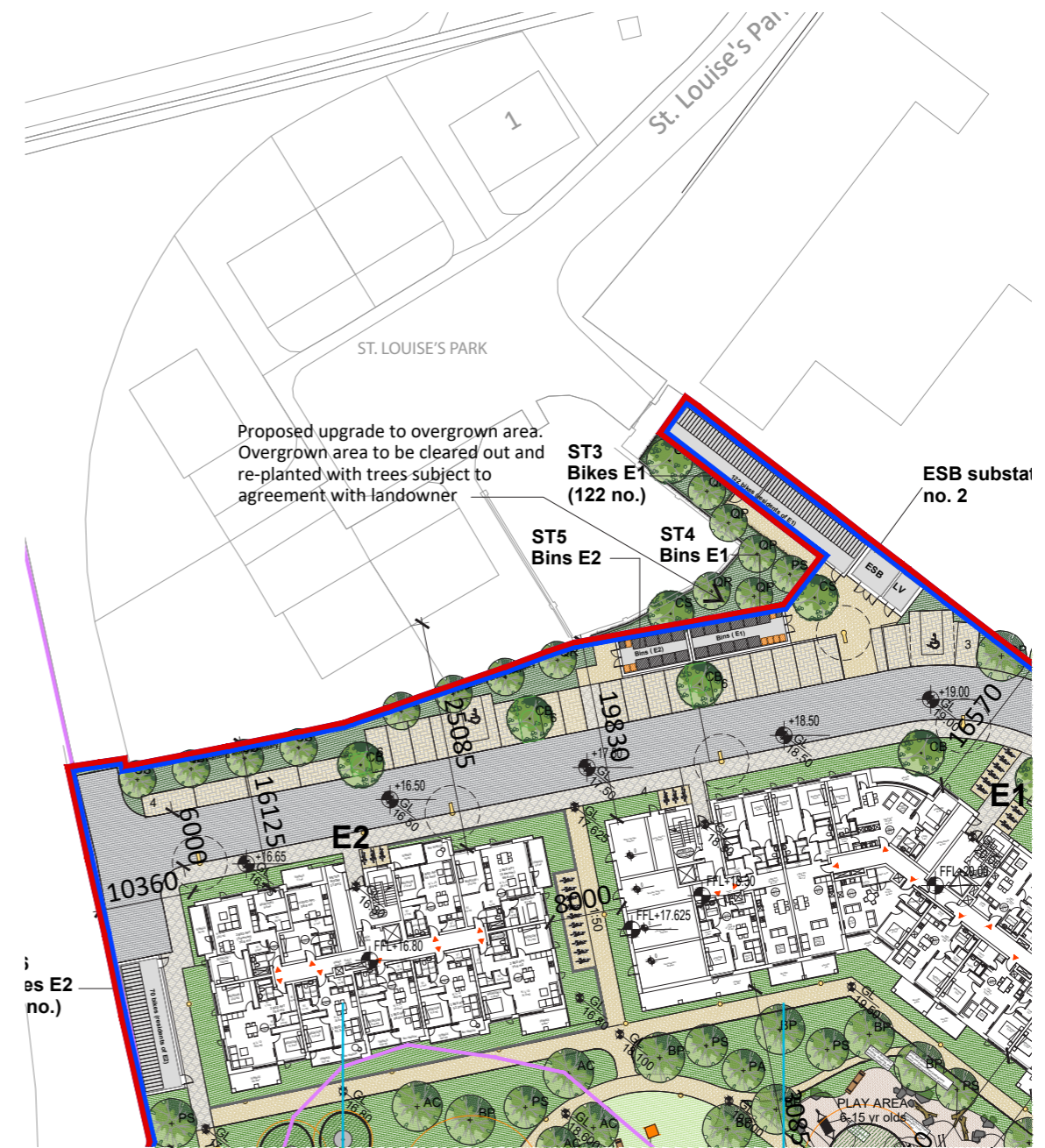
A re-design of Block E1 is proposed in order to avoid direct overlooking of residential amenity in St. Louise's Park .

The floor plans of Block E1 have been modified so that there are no apartments with living/ dining/ kitchen spaces or private balconies facing towards the south-west boundary. This re-design mitigates direct overlooking of properties in St. Louise's Park.

This re-design results in a loss of 1 no. apartment and in a change to the mix of unit types .



SECTION C-C



BLOCK E2

BLOCK E1

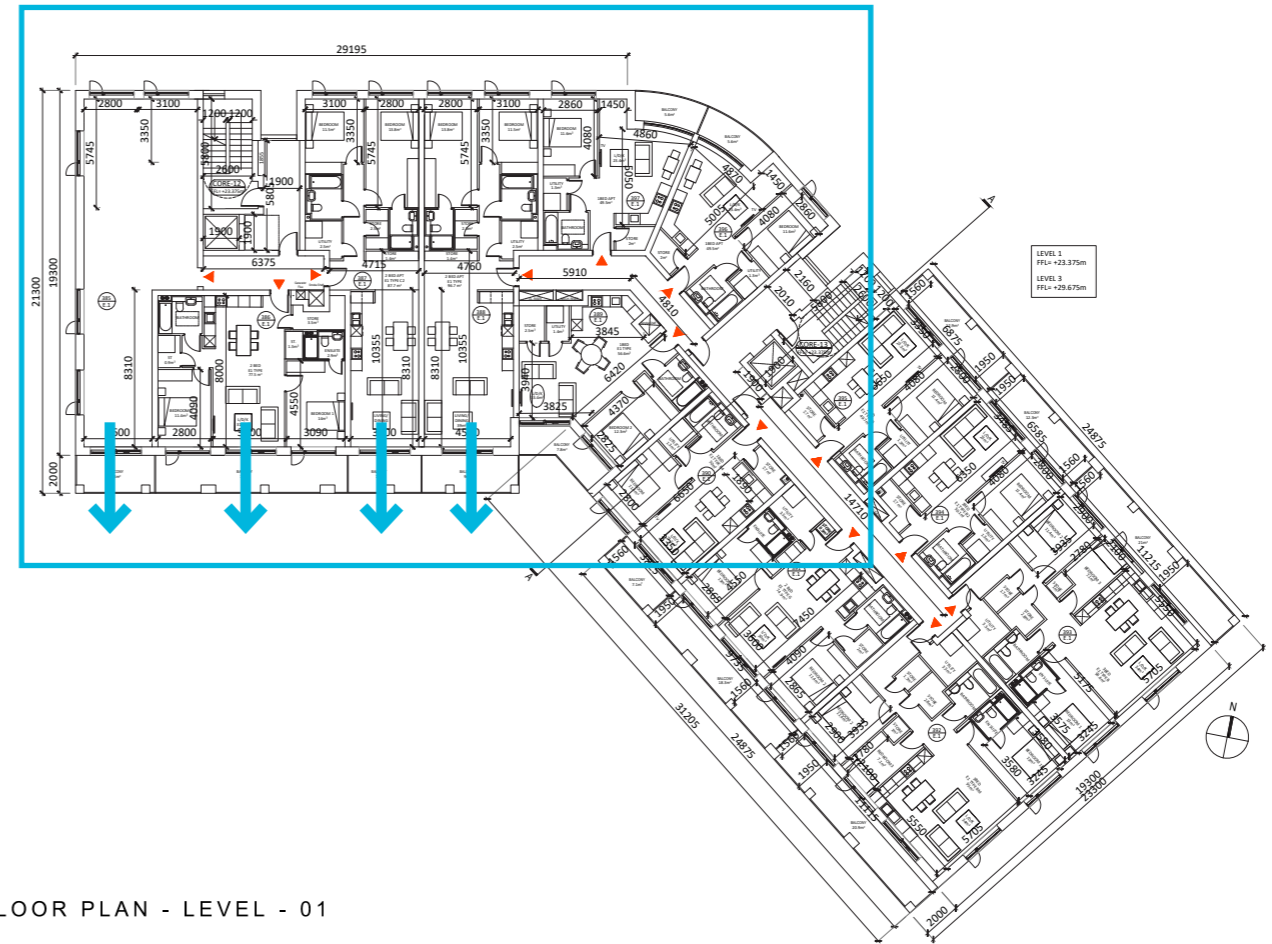
DLRCC Opinion

ITEM 3

Block E1

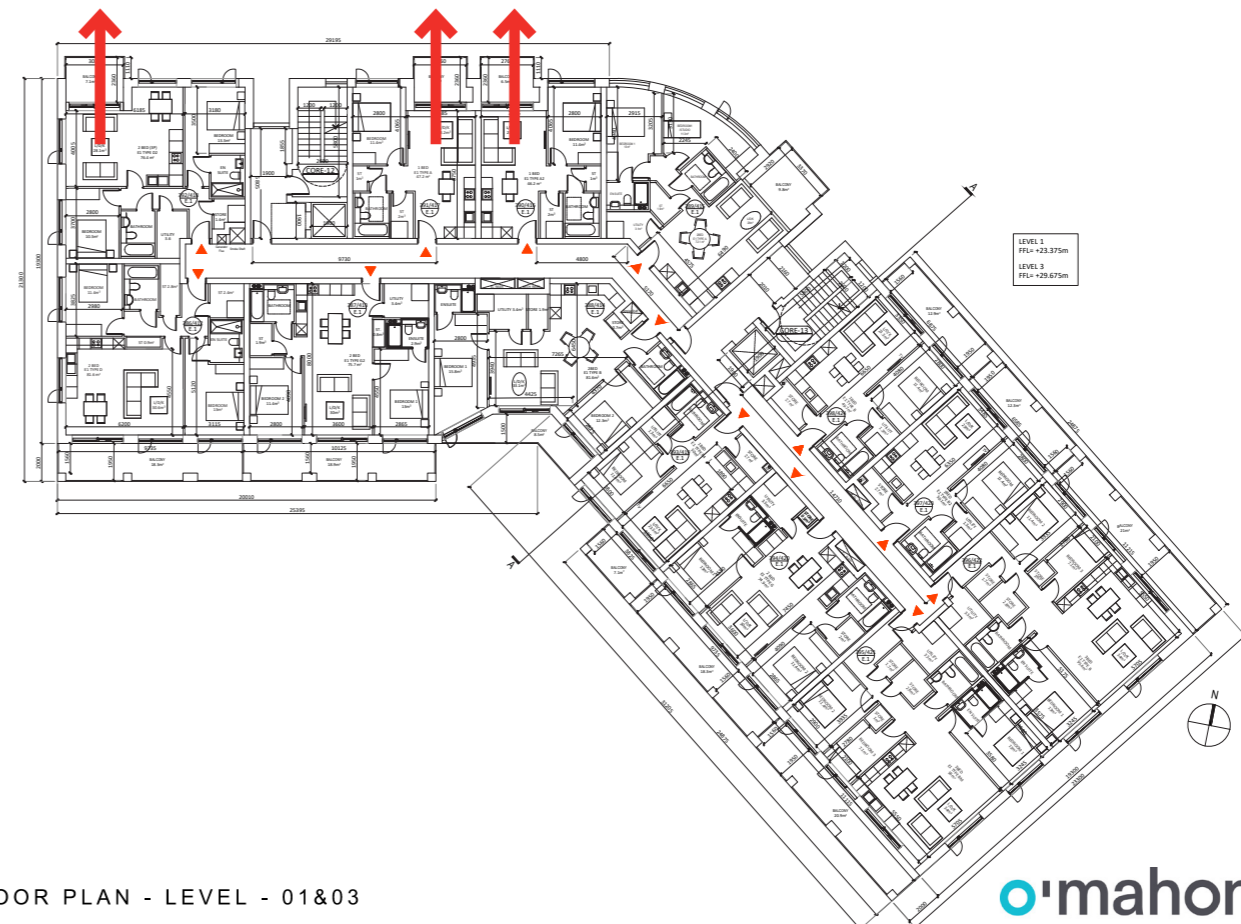
Block E1 - Proposed re-designed block removes living / dining/ kitchens and balconies from north-west elevation facing towards St.Louise's Park and orientates them towards the Woodland Park (south)

Principal changes occur on elevation 5 (north-west facing)



FLOOR PLAN - LEVEL - 01

Block E1 - Previously proposed (pre-application stage) typical floor plan with living / dining/ kitchens and balconies facing towards St.Louise's Park.



FLOOR PLAN - LEVEL - 01&03

DLRCC Opinion

ITEM 3

Block E1

Block E1 - Proposed re-designed block removes living / dining / kitchens and balconies from north-west elevation facing towards St.Louise's Park.

Principal changes occur on elevation 5 (north-west facing)



Block E1 - Previously proposed (pre-application stage) typical floor plan with living / dining / kitchens and balconies facing towards St.Louise's Park.



DLRCC Opinion

ITEM 3

Block E2

Key Design Considerations

Block E2 is situated in the south west of the site . Located to the west of the subject site , St Louise's Park is a small cul-de-sac development of 6 dwellings . 2 of the dwellings have back gardens that extend to the site boundary wall. The existing topography of the subject site means that the building sits in a slightly elevated position relative to existing houses in St. Louise's Park.

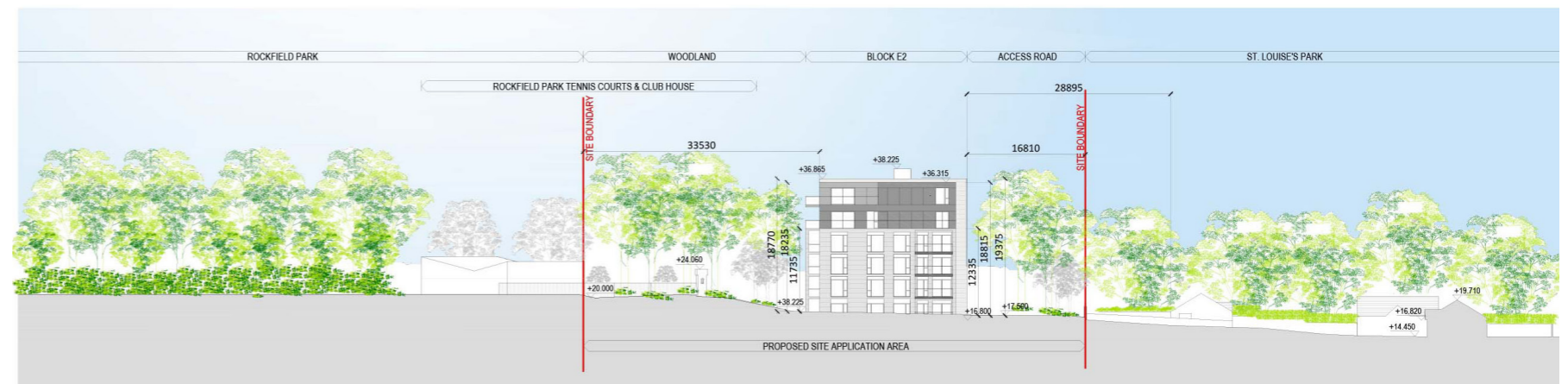
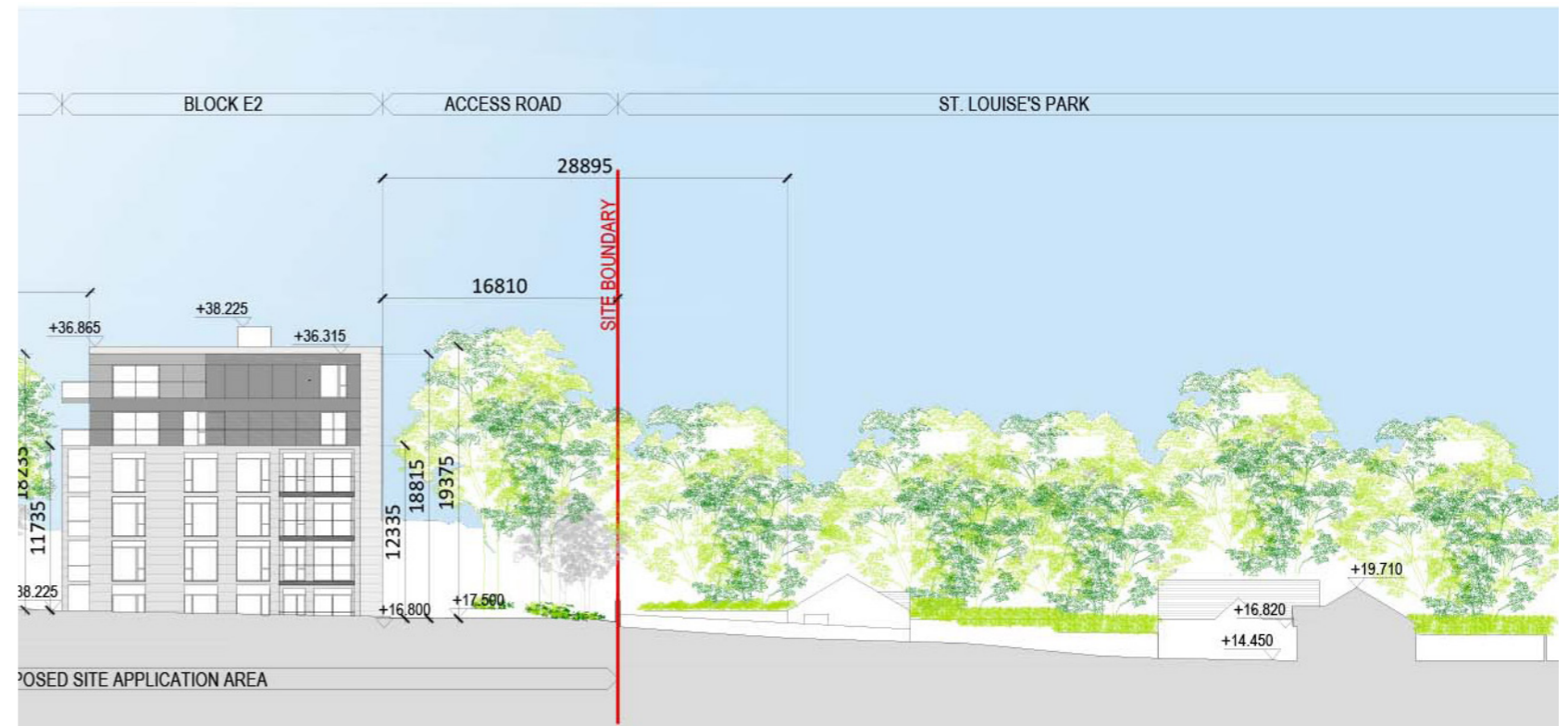
The previously proposed Block E2 had 4 apartments on each floor level whose living/ dining/ kitchen spaces and their private balconies faced towards the site boundary. It was considered that this plan arrangement had potential to compromise the residential amenity of houses in St. Louise's Park.

The floor plans of Block E2 have been modified so as to mitigate direct overlooking of properties in St. Louise's Park.

Apartments at the north-east and north-west corners of the building have been re-arranged so that the principal windows in their living/ dining/ kitchens and associated balconies face west and east and no longer look directly towards existing houses in St. Louise's Park.

2 no. 1 bed apartments on each floor level have been re-designed so that the principal windows in their living/ dining/ kitchens and associated balconies face west and no longer look directly towards existing houses in St. Louise's Park. As these are single aspect apartments it is not possible to re-orientate the units.

The apartments have been re-designed with their balconies positioned in front of bedrooms instead of being directly in front of living/ kitchen/ dining spaces. Access to the balconies is from the living space and from bedrooms. As a further measure to mitigate direct overlooking of properties in St. Louise's Park , the north-west facing guardings on balconies are raised to 1500 mm above floor level and are provided with opaque glass infill panels. The west facing balcony guardings are 1100 mm high with clear glass infill panels. The north-west facing part of the bay windows are provided with opaque glazing. The west facing sections of the bay windows are clear glazed.



SECTION C-C

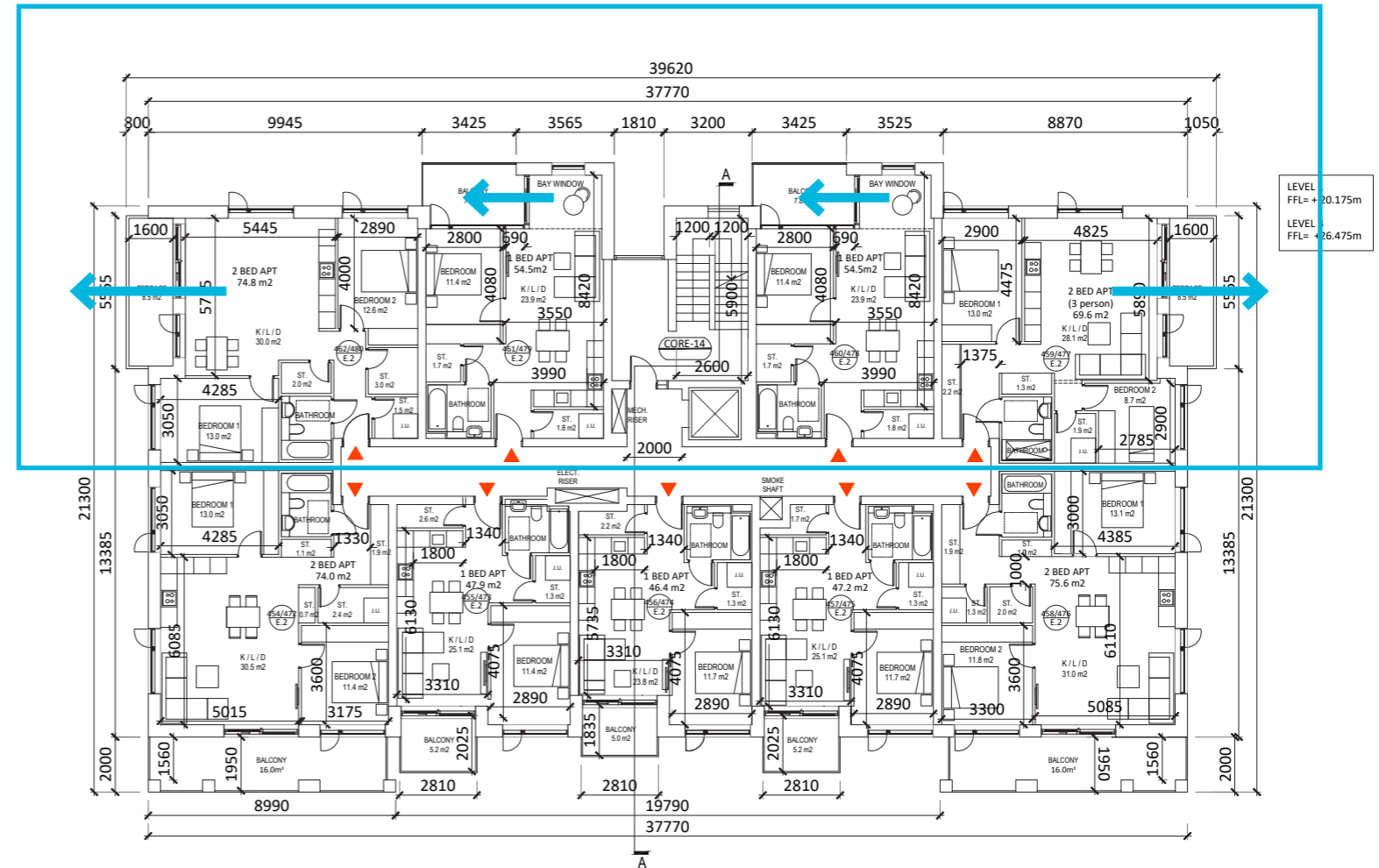
DLRCC Opinion

ITEM 3

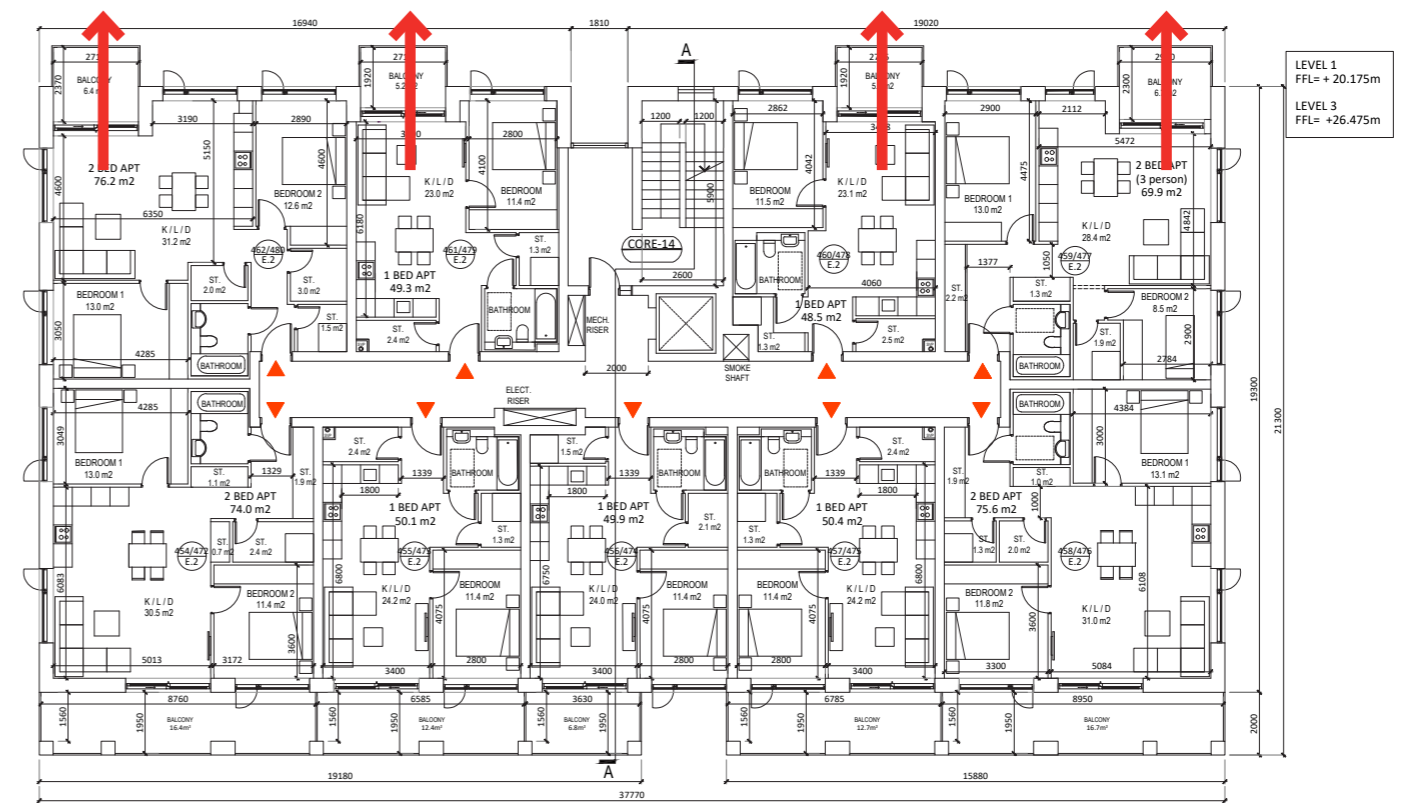
Block E2

Block E2 - Proposed re-designed block. Corner apartments re-arranged with living / kitchen / dining spaces and balconies moved onto end gables. 1 bed units re-designed so that principal windows and balconies are orientated west, away from existing houses in St. Louise's Park.

Proposed modifications to Block E2 mitigate direct overlooking of residential amenity of properties in St. Louise's park.



Block E2 - Previously proposed (pre-application stage) typical floor plan with living / dining / kitchens and balconies facing towards St.Louise's Park.



FLOOR PLAN - LEVELS -01 + 03

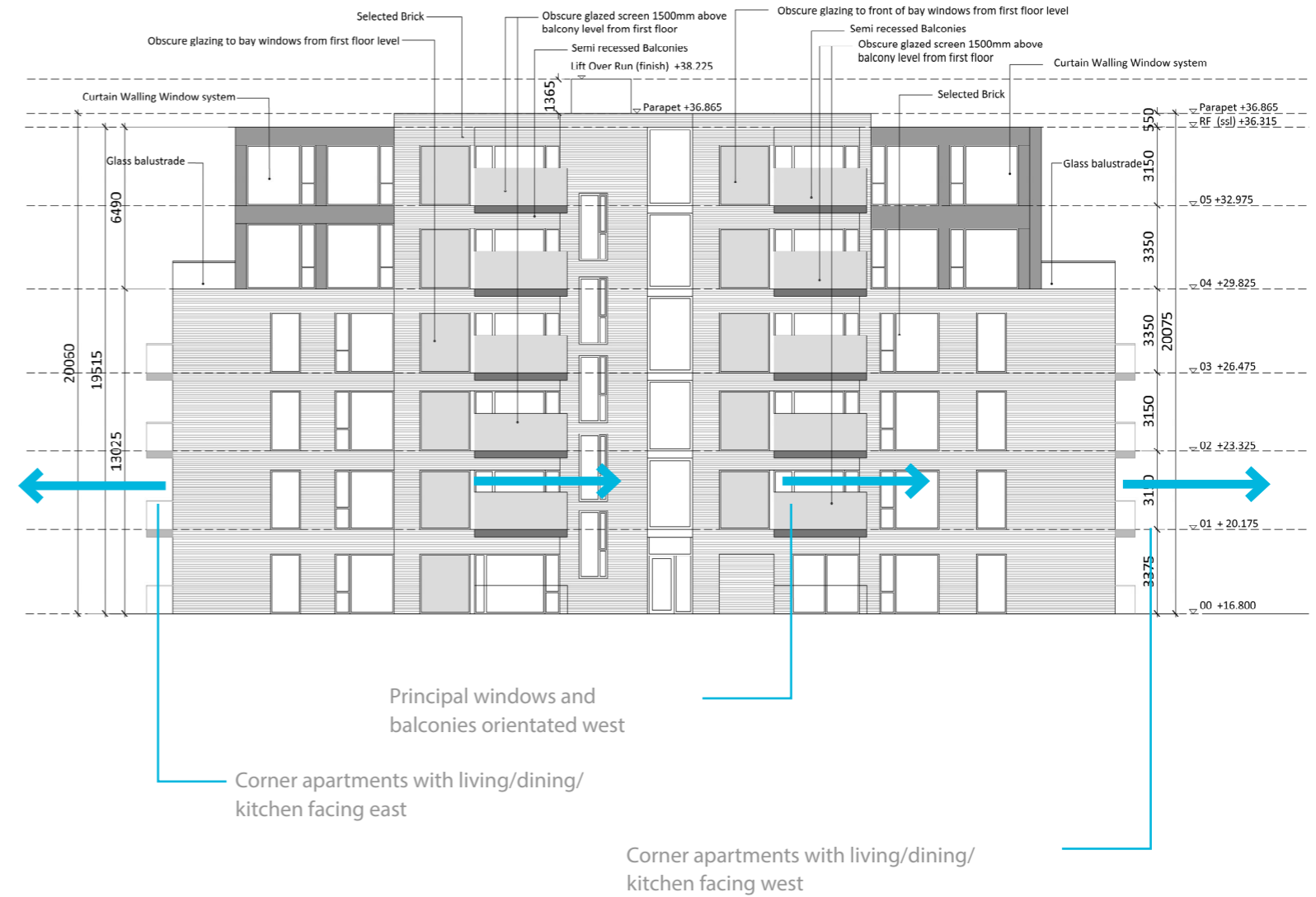
Residential Development at St. Teresa's, Temple Hill, Monkstown, Blackrock, Co. Dublin | SHD Application Submission

ITEM 3

Block E2

Block E2 - Proposed re-designed block. Corner apartments re-arranged with living / kitchen / dining spaces and balconies moved onto end gables. 1 bed units re-designed so that principal windows and balconies are orientated west, away from existing houses in St. Louise's Park.

Proposed modifications to Block E2 mitigate direct overlooking of residential amenity of properties in St. Louise's park.



DLRCC Opinion

ITEM 4: DLRCC COMMENT

4. The Planning Authority acknowledge the Applicant's analysis of the proposal against the various development management standards of the Building Height Guidelines. Notwithstanding this, the Planning Authority is not satisfied that the proposal can meet each of the applicable development management criteria. Although the Planning Authority is satisfied with the number and location of the verified photomontages, it is noted that they are all taken during the summer months. Therefore, it is requested that verified photomontages are provided with a 'no-leaf' scenario to allow for a full evaluation of the application to be undertaken. In addition, photomontages should be provided from The Alzheimer Society of Ireland given the additional height proposed at this location and the sensitive nature of the adjoining facility.

ITEM 4: DESIGN RESPONSE

Building Height Guidelines.

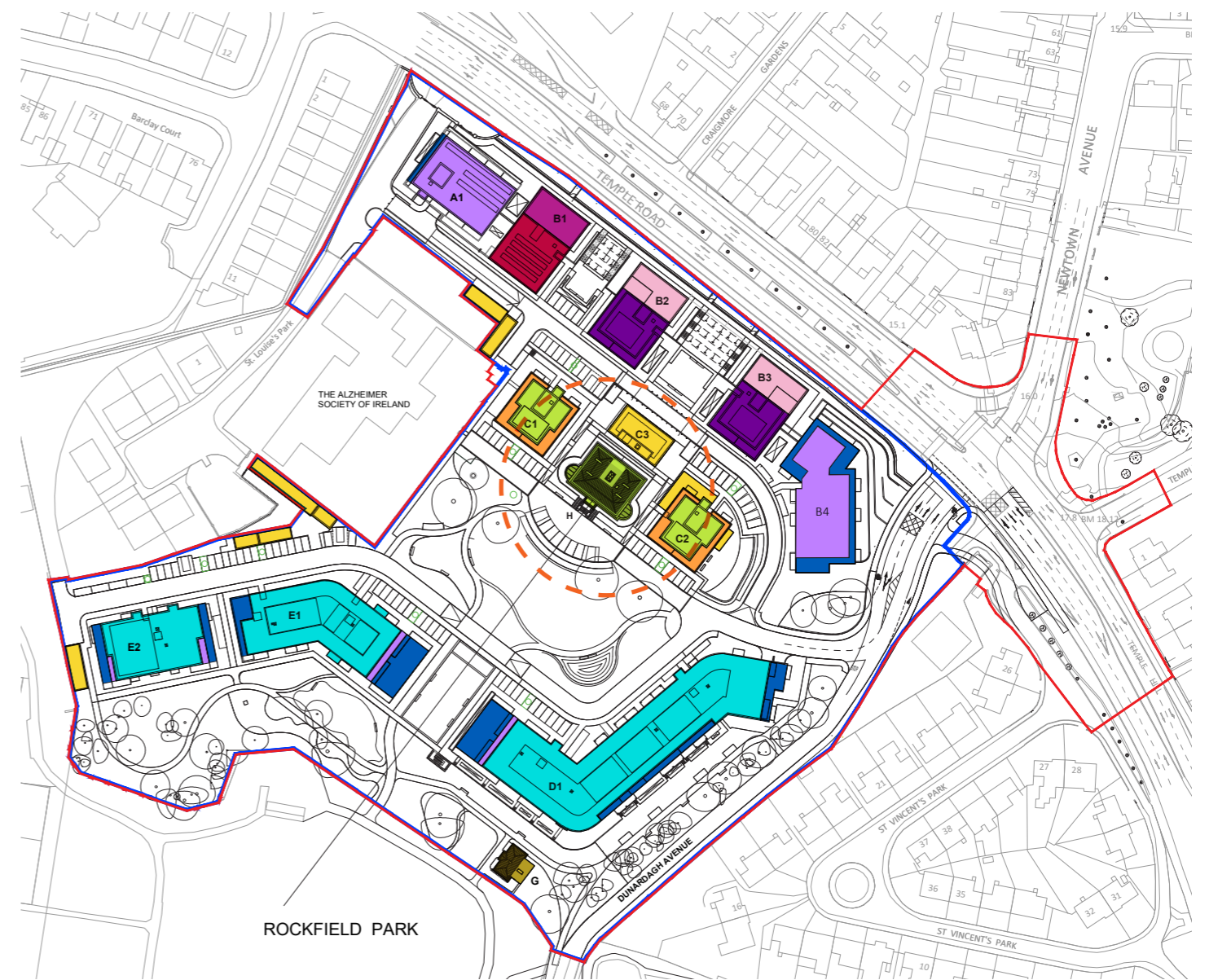
Proposed building heights are shown on the plan below. This diagram more accurately reflects the heights of the blocks and shows where stepping of the blocks occurs. We set out on the following pages a Building Height Strategy, offering a rationale for the increased heights.

Verified photomontages with a "no-leaf" scenario are provided. Additional verified photomontage, Views O is provided capturing the Alzheimer Society of Ireland. Refer to map in Appendix for location of views.

Please refer to the comprehensive Photomontages booklet prepared by Modelworks and submitted separately to this document.

- 10 storeys
- 9 storeys
- 8 storeys
- 7 storeys
- 6 storeys
- 5 storeys
- 4 storeys
- 3 storeys
- 2 storeys
- 1storey

height sensitive area



Proposed Height + Massing (Proposed Layout Plan)

ITEM 4

Key Principles for Increased Height

Under Grant of Permission ABP - 303804-19 for 291 residential units, the ABP inspectors report had commented on the potential for additional density and height on this site as follows:

12.2.3 - "While the site constraints are noted, a greater density may have been achievable on the overall site, in particular towards the southern end of the site overlooking the public park and the area fronting onto Temple Hill Road. This is a dual-carriageway which, in my opinion would have capacity to accommodate a greater height".

It is in this context, that the design team have been requested by our client to further analysis opportunities for increased height and density. Our approach to increased height and intensification of development on the site has been carefully analysed, identifying the following key design opportunities and our rationale for the selection of these locations and potential additional height in light of the existing context, wider urban framework, receiving environment and the key master plan design principles established in the original, approved application.

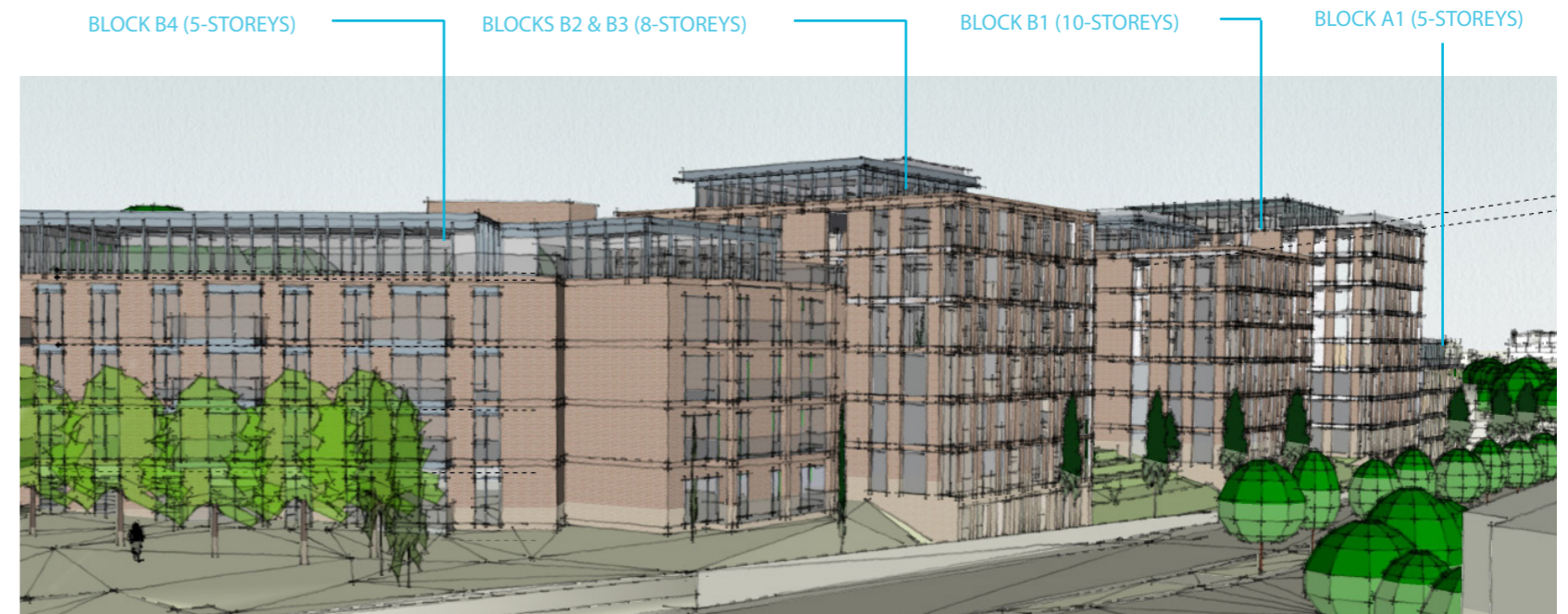
The key deviations in height compared to the approved application, are concentrated around the buildings fronting onto Rockfield Park to the Southern end, the existing avenue to the East and the frontage onto Temple Hill Road. The key proposed changes are listed below on a block per block basis as follows:

BLOCK A1

Key Design Considerations:

- It is proposed to increase the height of Block A1 by 1 additional floor. This building would become 5 storeys in height and its located at the North-West corner opposite the wide junction between Temple Hill road, Frascati Road and Temple Road would not represent any perceptible impact on the existing residential amenity of the area.
- The additional increase in height would allow for an alignment of the building with Block B4 at the opposite end of Temple Hill Road to the East thereby providing a complimentary composition or 'book-end' to the overall proposed frontage and assembly of buildings along Temple Hill Road.

Building Height Strategy / Design Strategy and Rationale



Streetscape - Massing Studies

DLRCC Opinion

BLOCK B1

Key Design Considerations:

- It is proposed to increase the height of Block B1 by 2 additional floors. This building would become 10 storeys in height and the tallest building within the proposed development.
- The Blackrock Local Area Plan (LAP) identifies this location as having potential for increased height above all other locations within the subject site area.
- Our interpretation of this opportunity is due to its potential relationship to the wider urban structure and its specific location in relationship to Blackrock village given the emergence of the commercial buildings at the junction with Frascati Road and Temple Road opposite. This signifies the entrance proper into Blackrock village arriving from the East along the N31 and down Temple Hill Road. Its location therefore signals the 'Gateway' into Blackrock village core.
- It provides an opportunity for a sense of arrival and to mark 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.
- It is therefore proposed to provide a visual marker building in this location of modest height as a 10 storey mid-rise element.



Block B1- visual marker signalling gateway to Blackrock village along national road N31.

DLRCC Opinion

BLOCK B2 + B3

Key Design Considerations:

- It is proposed to increase the height of Block B2 and B3 by 2 additional floors. These buildings would become 8 storeys in height (7 plus penthouse setback level).
- Block B2 and B3 are the centre piece of the array of proposed buildings along the Temple Hill road frontage. They are complimentary to Block B1 in terms of their architectural form and aesthetic language / expression. The two elements act together to frame the central stepped lawns and proposed pedestrian access way off Temple Hill road into the proposed development thereby activating the streetscape and providing clear views and permeability into the site.
- Block B2 and B3 are positioned in alignment of the existing protected structure, St Teresa's House which sits atop of the raised hill, within the gap framed between the two buildings. This anchors St. Teresa's House and the plaza with the resident amenity building at the centre of the new development, reinstating its importance within the overall composition and connecting it back into the wider urban structure and streetscape along Temple Hill Road.
- Given the wide dual-carriageway condition along the N31 and respective change in level from the lower Temple Hill Road to the upper level around the centre of the development and St. Teresa's House, the proposed additional 2 floors in this location would not provide any perceptible impact on the existing residential amenities or the setting of St. Teresa's House. This increase in height can strengthen the proposed streetscape and built form along Temple Hill Road while enhancing the framed views through the development towards St. Teresa's House.



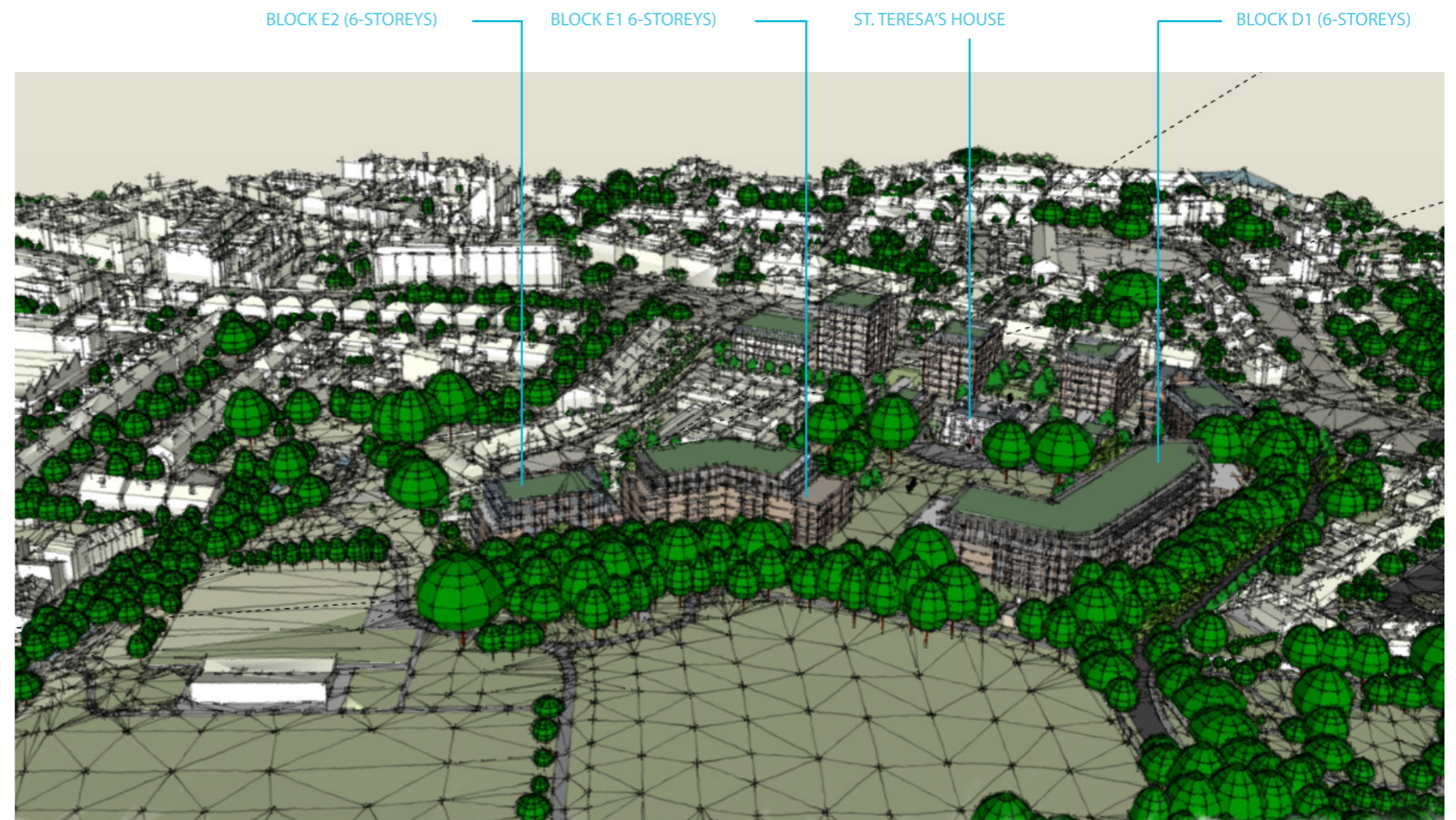
Streetscape - Massing Studies

DLRCC Opinion

BLOCK D1, BLOCKS E1 + E2

Key Design Considerations:

- It is proposed to increase the height of Blocks D1, E1, and E2 by 1 additional floor. These buildings would become 6 storeys in height.
- Blocks D1 and E1 form the remaining key buildings around the central open space and are located to the southern end of the development site.
- Blocks D1, E1 and E2 complete the overall masterplan composition by providing the following key design principles:
 1. Provide a sense of enclosure to the central Parkland space in front of St. Teresa's House.
 2. Frame the view and vista from St. Teresa's House looking south into Rockfield Park and out towards the Dublin mountains.
 3. Provide a backdrop to Rockfield Park by forming a strong edge to this park and enhancing overlooking and passive surveillance of this space and the associated Woodland park within the subject site.
- The key design principles as embodied in the approved masterplan and planning permission are retained. The building configuration has been slightly modified to provide a stronger continuous building form and edge, the geometry of which responds to the park and immediate edge/ context conditions, as the Woodland park connects to the tree belt along the avenue to the east.
- The large gap is retained between blocks D1 and E1 and the building form provides a setback on either side to frame this view while retaining a strong 4 storey emphasis. St. Teresa's House therefore remains as the centre piece as viewed from Rockfield Park providing the sense of continuity between Rockfield Park to the south and Temple Hill Road to the north.
- The above modifications and additional height provide for a stronger relationship to Rockfield public park while enhancing the overall legibility and sense of containment to the park edge as per the design principles of the approved masterplan.



View from South and Rockfield Park

DLRCC Opinion

ITEM 5: DLRCC COMMENT

- 5. The design and configuration of Blocks A1-B4 has not adopted a non-orthogonal approach to Temple Hill Road as envisaged in the Site Framework Strategy. Although it is acknowledged in the Blackrock LAP that the layout and guidance contained within the Site Framework Strategies should not be viewed as the only definitive development solution for the sites in question, the Planning Authority has significant concerns regarding the form, massing and scale of Block B4. The current scheme represents a significant departure from what was previously permitted, and the overall visual impact of the proposal is compounded by the loss of previously proposed landscaping within the north-eastern portion of the site.

ITEM 5: DESIGN RESPONSE

- In response to the observation in relation to the design and configuration of Blocks A1 to B4, a re-designed Block B4 is proposed. It is considered that the proposed height, scale and form of the re-designed Block B4 is appropriate at this location. The building responds to the geometry of the road at this intersection and to the key junction at the top of Temple Hill. It announces the entrance to the development and enhances 'placemaking' and the wider urban structure.
- The proposed redesign of Block B4, since pre-application stage, has been undertaken in order to reduce the volume and massing and to improve the open space around the entrance into the development. The footprint of B4 has changed in form and has been significantly reduced. The separation distance between Block B3 and Block B4 has been increased to 7.5 m. The building form is broken down into two rectilinear volumes, one that is set parallel to Temple Hill and the other that is turned to address the site entrance road.
- The volume of the building is further reduced by the omission of continuous balconies and their support structure along the facade. Balconies are separated from one another which lessens the volume of the block and which also improves the amount of daylight and sunlight in the apartments. The set back penthouse is also revised, providing large apartments with generous terraces. The change to the footprint, form and general massing result in a modified profile that will have an improved appearance.

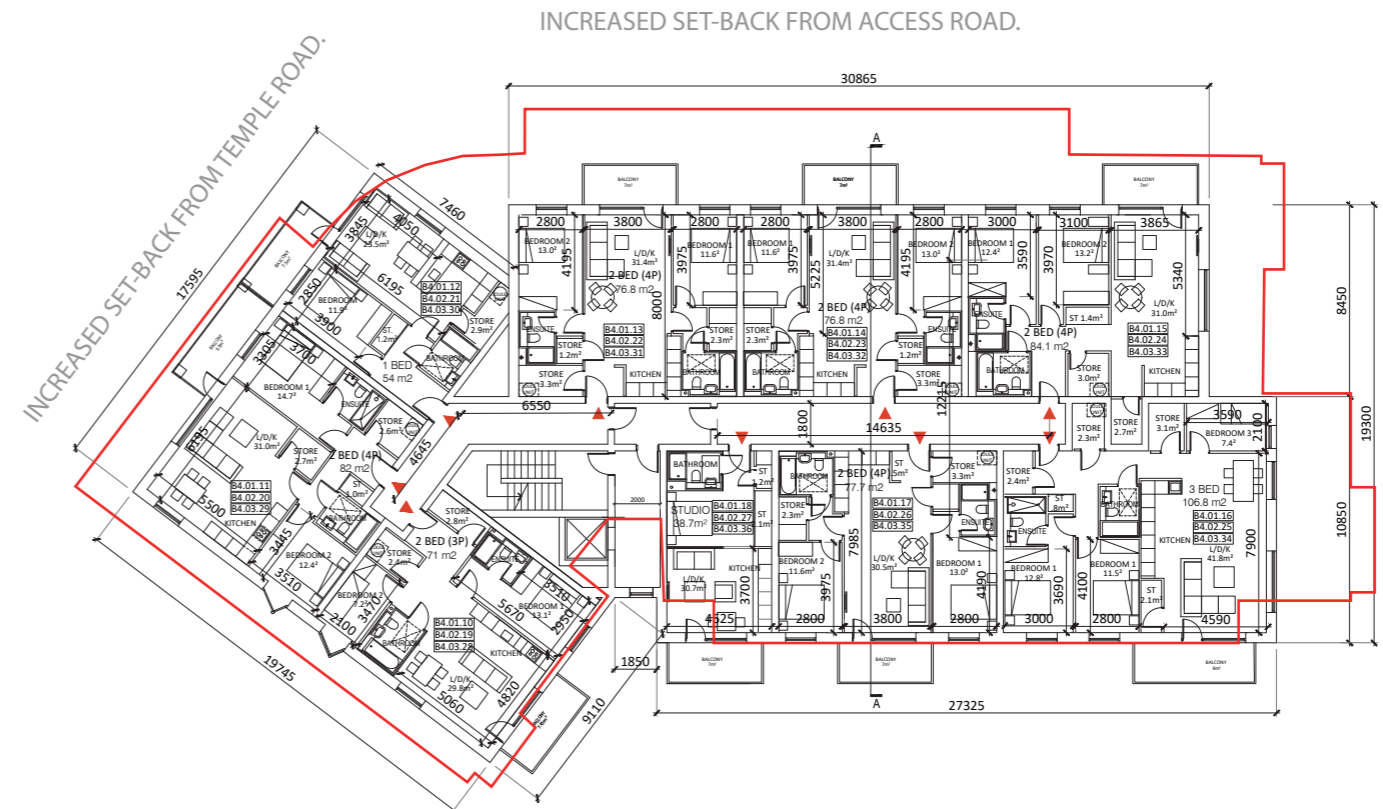


Site Plan - Block B4

DLRCC Opinion

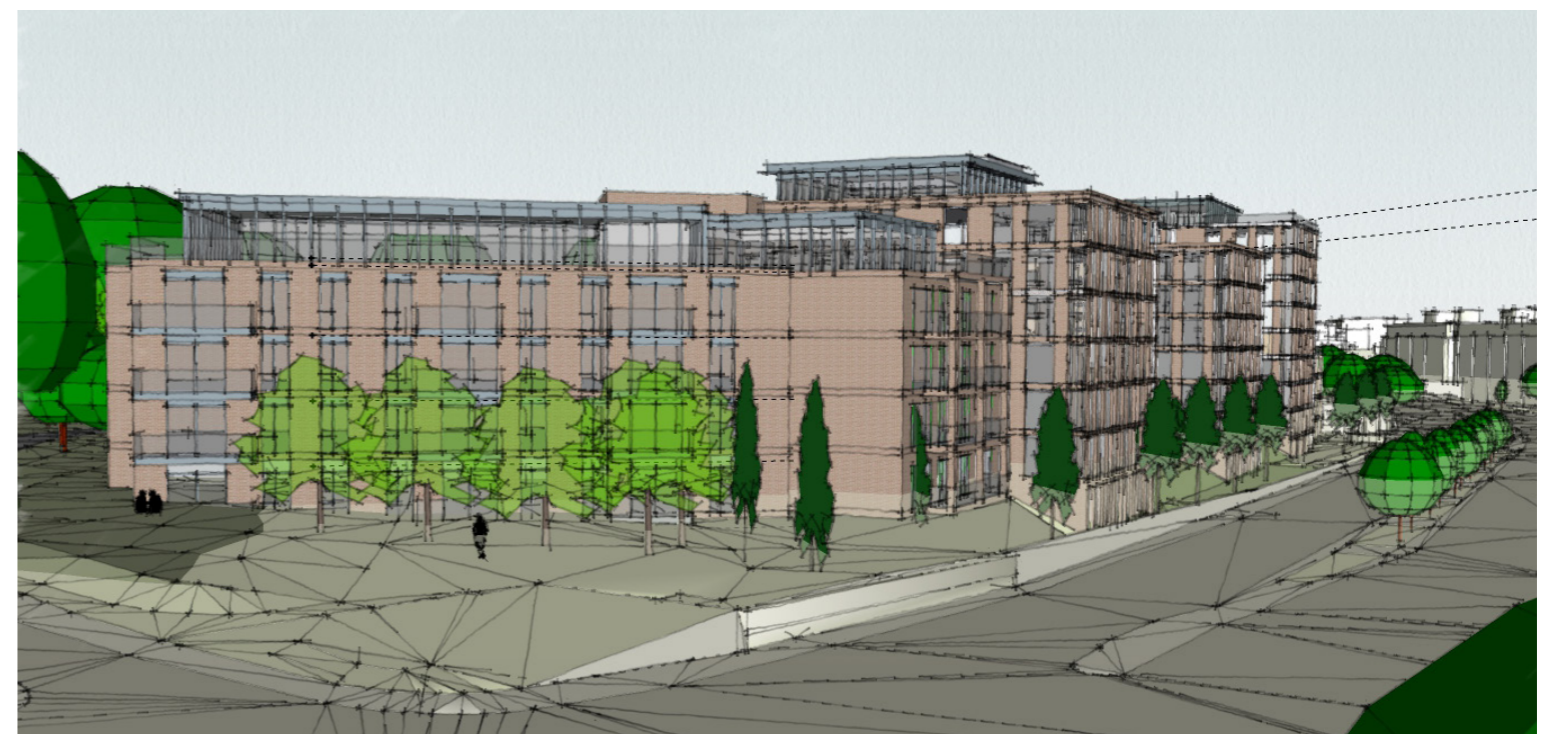
ITEM 5

- The separation distance of Block B4 from the existing houses on the opposite side of Temple Hill Road is c. 44m which is appropriate . The reduced footprint and set back at penthouse level will improve the appearance of this building and lessen its visual impact
- Given the buildings' setback from the corner and its orientation to address the new entrance off Temple Hill, it is required to be elevated relative to the road levels when compared to Blocks B2 and B3, by virtue of the existing natural topograpghy in this location. The building has a strong 4-storey brick emphasis with a set back provided to the upper penthouse level .
- Block B4 has a separation distance of circa 44 m to the existing residences along Temple Hill Road and a separation distance of circa 31 m to the nearest dwelling , Carmond House, which is considered significant and appropriate. It is noted that there is a significant cluster of existing mature trees located immediately south of Block B4 which will be retained as part of the proposals thereby providing a natural 'green screening' edge along this interface.
- We are of the opinion that a 4 storey plus setback penthouse level as a key 'gateway' building at this corner is completely appropriate and have demonstrated that all necessary measures to mitigate against potential impact on the properties to the southeast have been considered such as building form, orientation, separation distances, shadow impact and taking into account all existing landscape features and existing trees.



FLOOR PLAN - LEVELS 01 to 03

Block B4 - Proposed typical floor plan with outline of previously proposed building shown in red.



DLRCC Opinion

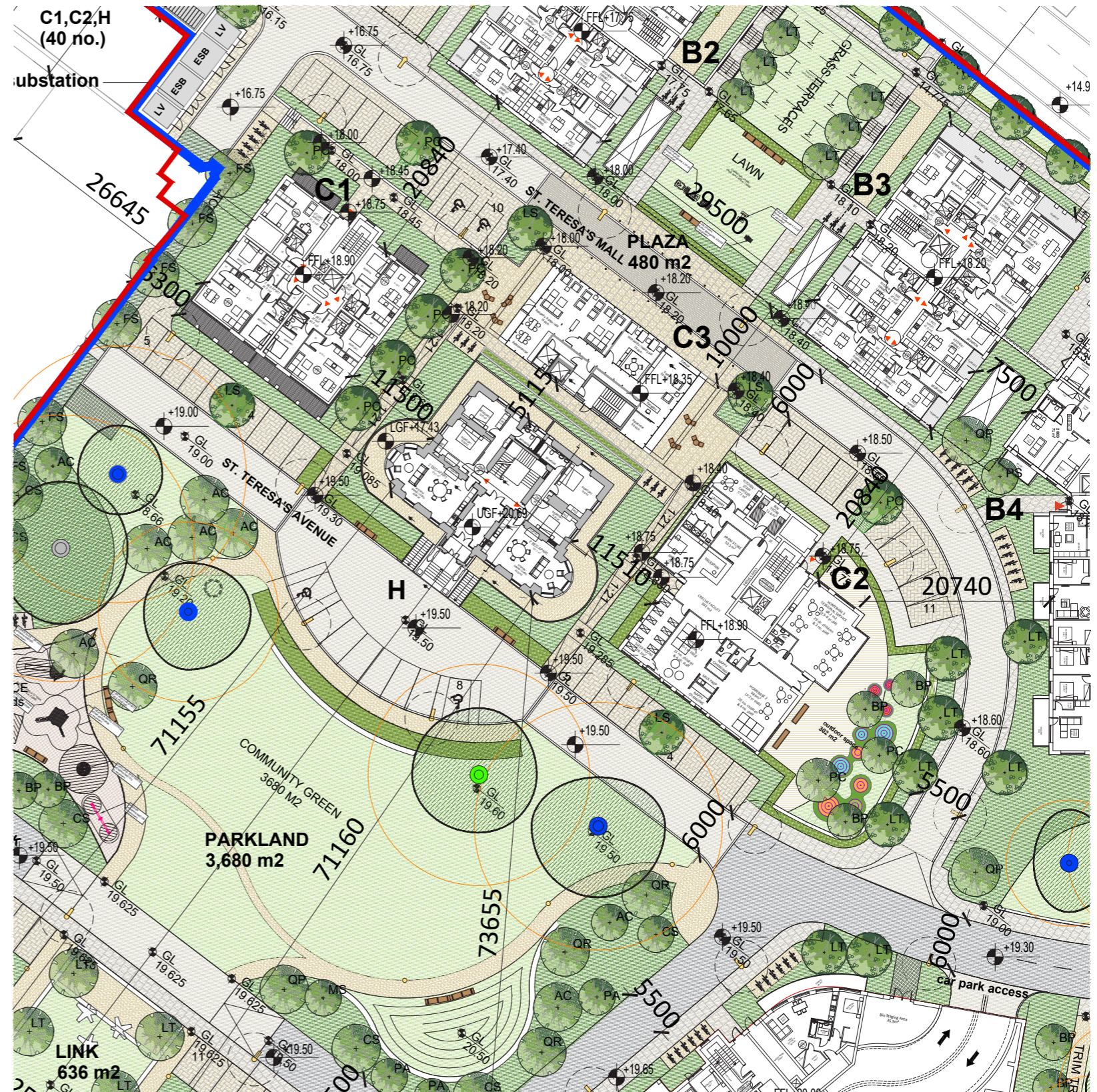
ITEM 6: DLRCC COMMENT

6. The Planning Authority has significant concerns regarding the potential impact of the proposal on the architectural significance and character of the site and surrounds

including the Protected Structures on site and the Newtown Villas Architectural Conservation Area located to the site's north. Please refer to the foregoing report and the commentary from the Planning Authority's Conservation Officer for further details. Should the proposed development be assessed as a standalone application, the Applicant will need to again provide a robust rationale for the dismantling of the Gate Lodge and its relocation within the site.

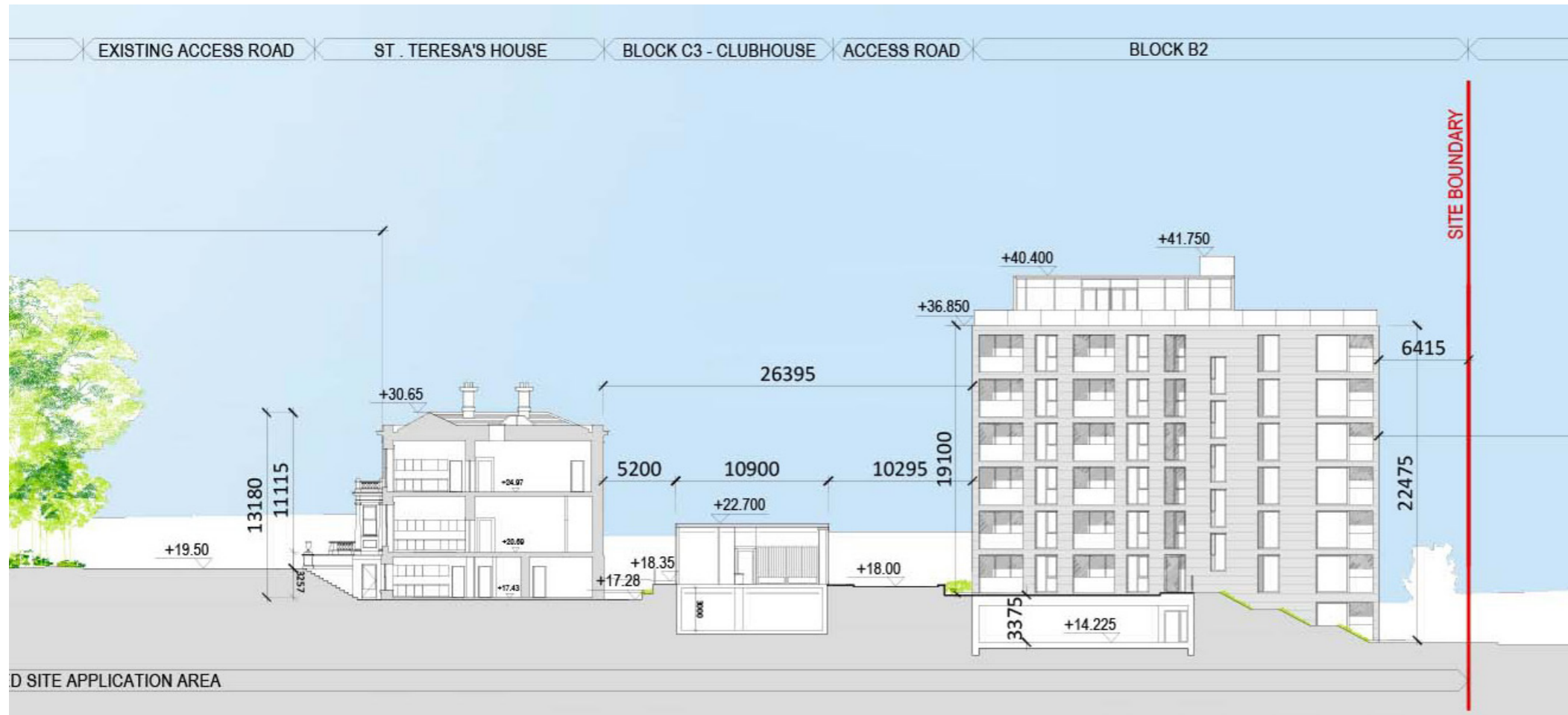
ITEM 6: DESIGN RESPONSE

- The setting of St Teresa's House (a Protected Structure) within the proposed development remains similar to that of the perviously permitted development. The buildings (Blocks C1 and C2) flanking the house have undergone relatively little modification and their relationship in terms of footprint , volume and mass is only marginally different. In the proposed scheme we still seek to locate a building at the north side of St. Teresa's House. This building contains the resident amenity for the development. The design of this buiding, Block C3, is significantly different to that of the original scheme. Block C3 , of the original application was not granted planning permission . In that application Block C3 was a 3 storey mixed use building (residential and resident amenity use) with a greater footprint and greater volume.
- Block C3 has been re-designed in the current application and is now presented as a single storey building with a basement level. This building is positioned further away from the rear elevation of St Teresa's House than the C3 of the original application. The building will be a glass clad rectilinear form that reads as being distinctly contrasting to the strong , solid brick clad buildings throughout the rest of the development. Its overall form and its architectural expression is significantly different to the original Block C3.
- We also note the commentary of the Conservation Officer in relation to the construction of a building to the rear of the protected structure, however we do not consider that it fails to accord with Blackrock LAP, Objectives; PSI" to safeguard the character and setting of a Protected Structure through appropriate control of the design of new development in the vicinity", PS2 "The principal elevations of a Protected Structure should not be impacted upon or obscured by new development that may compromise its amenity", and D 11 "to ensure that any development within Character Area 5 shall include the creation of an improved setting for St. Teresa's Protected Structure."
- The front elevation and the two side elevations with their protruding semi-circular bays are principal elevations. The rear elevation of St Teresa's House is now and was always a rear elevation. We are of the opinion that the rear is not a principal elevation. It is likely that because the rear was not a principal elevation , it was thought appropriate in the past to construct a range of incongruous buildings and other structures to the rear of the house , some of which abutted the Protected Structure. There is no evidence historically that there was ever an intent for the rear elevation to be viewed from any point outside the site.
- The proposed Block C3 , being only single storey and having a degree of transparency, will not obscure St. Teresa's House nor will it compromise its amenity.

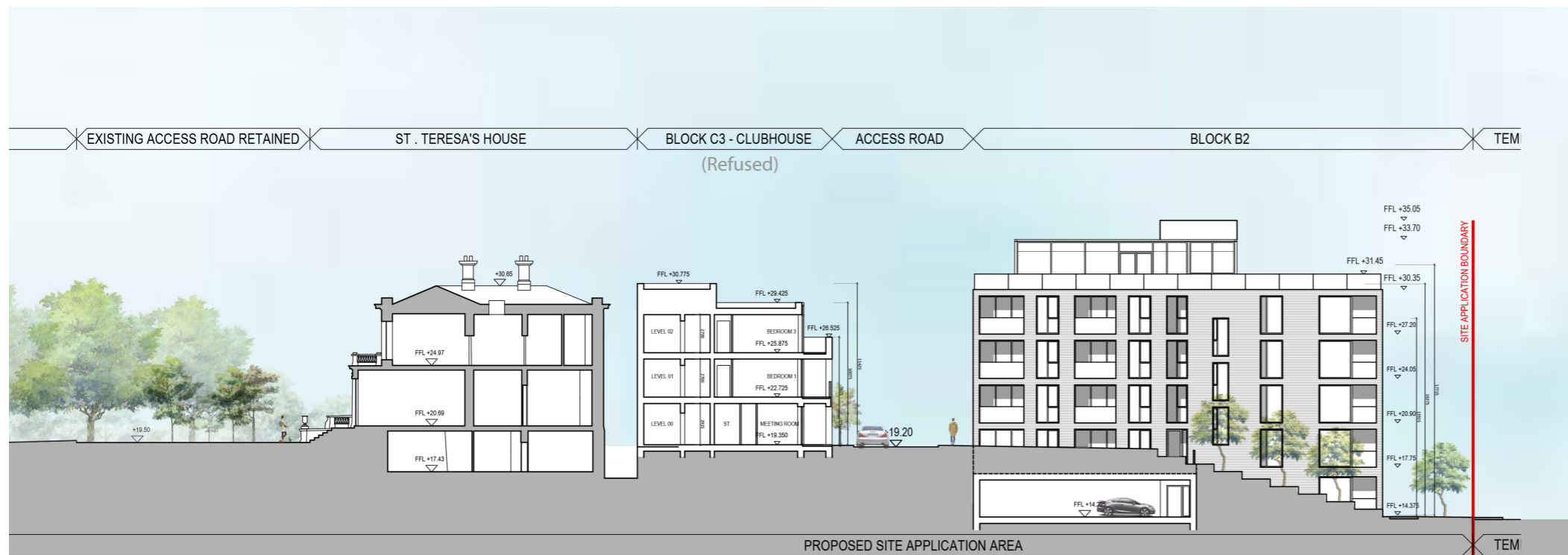


Site Plan - showing proposed context of St Teresa's House

DLRCC Opinion



Site section showing St. Teresa's House and resident amenity Block C3. (proposed)



Site section showing St. Teresa's House and three storey resident amenity and apartment Block C3. (refused permission)

DLRCC Opinion

ITEM 6

- It is proposed to dismantle and relocate the Gatelodge building to a position at the southern boundary of the site. The proposed location is to the south of Block D1, within the area of land that becomes part of Rockfield Park once the existing boundary wall is removed. The Gatelodge will be reconstructed and a new extension will replace the existing lean-to extension. It is proposed that the Gatelodge will be converted into a café that will be accessible to the public.
- A rationale for the dismantling of the Gatelodge and its relocation within the site is given in the accompanying Gatelodge Conservation Strategy report prepared by Cathal O'Neill Architects.



Proposed relocated Gatelodge (Protected Structure) at southern boundary with Rockfield Park.

DLRCC Opinion

ITEM 6

- The potential impact of the proposal on the architectural significance and character of the site and surrounds including the Protected Structures on site and the Newtown Villas Architectural Conservation Area is assessed in the accompanying Environmental Impact Assessment Report.
- Please refer to Chapter 11 - Landscape and Visual Impact Assessment and in to Chapter 15 - Architectural and Built Heritage.



project: St. Teresa's, Temple Road, Blackrock. photography: 19-07-2018 15:07 Canon 5D Mark II 24 mm Lens location: Rockfield Park, north end of Avondale Court viewpoint: View 04 Proposed MODEL WORKS issued: 06-10-2021



project: St. Teresa's, Temple Road, Blackrock. photography: 25-07-2018 10:19 Canon 5D Mark II 24 mm Lens location: Newtown Avenue looking into Newtown Villas viewpoint: View 14 Proposed MODEL WORKS issued: 06-10-2021

DLRCC Opinion

ITEM 7: DLRCC COMMENT

7. The current proposal provides for the removal of the existing boundary wall to Rockfield Park which will allow for connectivity and permeability through the site providing a beneficial link to the adjacent park. Objective DS6 requires the provision of an appropriate low boundary treatment to be erected between the tree belts and any proposed residential development within the St Teresa's and Dunardagh landholding. The extant planning permission included a boundary railing with a height of c. 1.2m between the woodland park and Blocks E1-E5 which acted as the informal boundary between Rockfield Park and the proposed scheme. The Applicant should therefore modify the proposal to reinstate the parkland railing in accordance with the extant permission.

ITEM 7: DESIGN RESPONSE

- The proposal provides an appropriate low boundary treatment in accordance with Objective DS6. The proposed parkland railing is detailed on the site plan and in drawings prepared by Mitchell and Associates, Landscape Architects. The proposed railing is in accordance with the extant permission.



Proposed parkland railing indicated thus ●●●●●●●●

DLRCC Opinion

ITEM 8: DLRCC COMMENT

- 8. The proposal has been modified, whereby, all own door duplex apartments within the scheme have now been omitted. The Planning Authority strongly recommended revisions to Blocks E1-E2 and D1 so that all south and east facing ground floor apartments have direct access to the communal open space areas.

ITEM 8: DESIGN RESPONSE

- This revised proposal includes direct access to the communal open space from all south-east and south-west facing ground floor apartments in Block D1. Ground floor terraces will be enclosed with a guardrail that will have an openable section (gate) allowing residents to step out into the communal landscaped areas.
- Individual pathways (stepping stones) are provided from each terrace in order to traverse the planted buffer zone that runs parallel to the facades and lead to the open space.
- Block E1 and Block E2 apartments buildings are located in the south-west of the site. The existing topography of the site in this area is an uneven, undulating ground plane that extends throughout the woodland area. Ground floor levels in the separate cores of these buildings have been set in relation to the proposed road and footpath levels that are required to access these buildings on their northern sides . As the existing site ground level also varies across the south facing elevations of Blocks E1 and E2 it is not possible to provide own door access to apartments in the ground floors of Blocks E1 and E2.



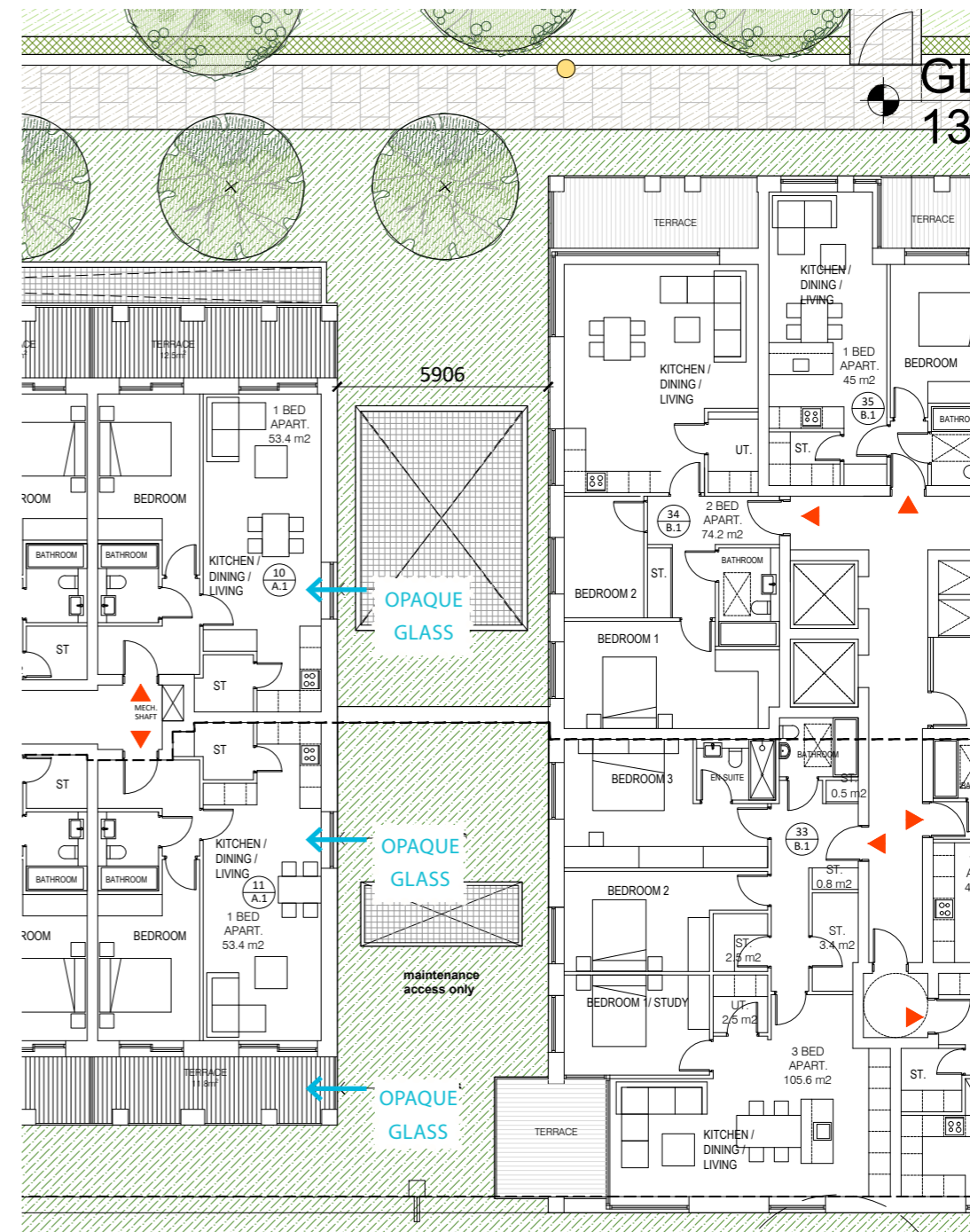
Access provided from ground floor apartments in Block D1 to communal open space.

ITEM 9: DLRCC COMMENT

9. The Planning Authority has significant concerns regarding the separation distances between a number of blocks within the scheme. This is particularly relevant in the context of the separation distances between Block B3 and B4, Block A1 and B1 and Block E1 and E2, whereby the buildings are separated by distances of between c. 6m to 8m. This is an unacceptable arrangement, particularly in instances where balconies within the blocks directly face habitable rooms (i.e. bedrooms and living rooms) within the directly opposing apartments. This will result in a substandard level of amenity for future occupants and will not be supported by the Planning Authority. Given the heights of the buildings and the minimal separation distances provided, the Planning Authority has also concerns that the rooms within the apartments of these blocks would not achieve the recommended Average Daylight Factor (ADF), particularly on the lower levels. A more detailed analysis should therefore be provided within the Daylight, Sunlight and Overshadowing Study.

ITEM 9: DESIGN RESPONSE

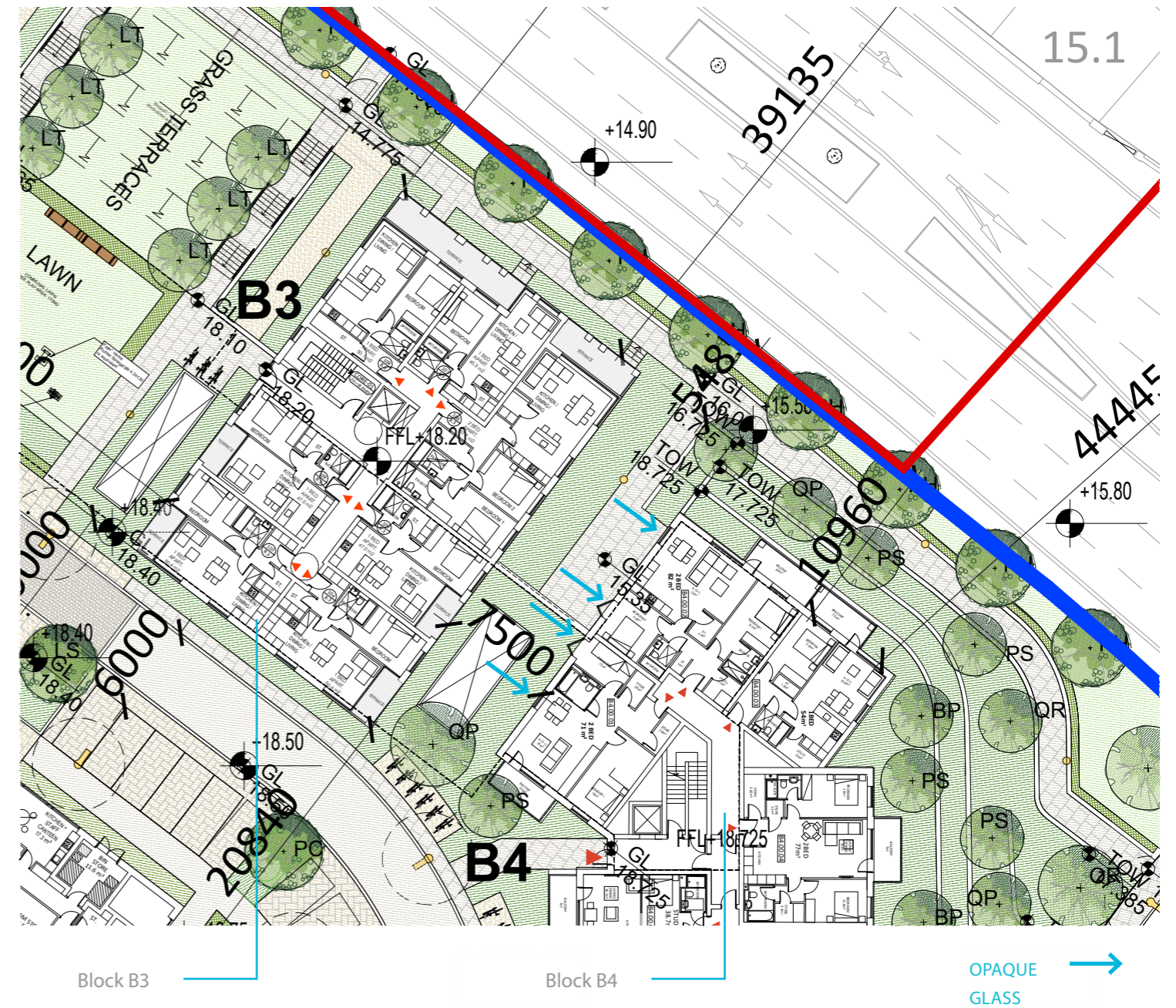
- The separation distance between proposed Blocks A1 and B1 remains the same as in the permitted development at 5.9 m.
- The windows (2 no. per floor) in the south-east elevation of Block A1 are secondary windows to bring additional daylighting into the living / dining / kitchens of the end apartments and to provide improved ventilation. These windows are provided with opaque glass, so as to protect the amenity of the occupants of apartments in Block B1 opposite.
- The rooms in Block B1 located opposite the south-west gable of Block A1 are all provided with clear glass.
- This arrangement is as per the permitted scheme.



DLRCC Opinion

ITEM 9

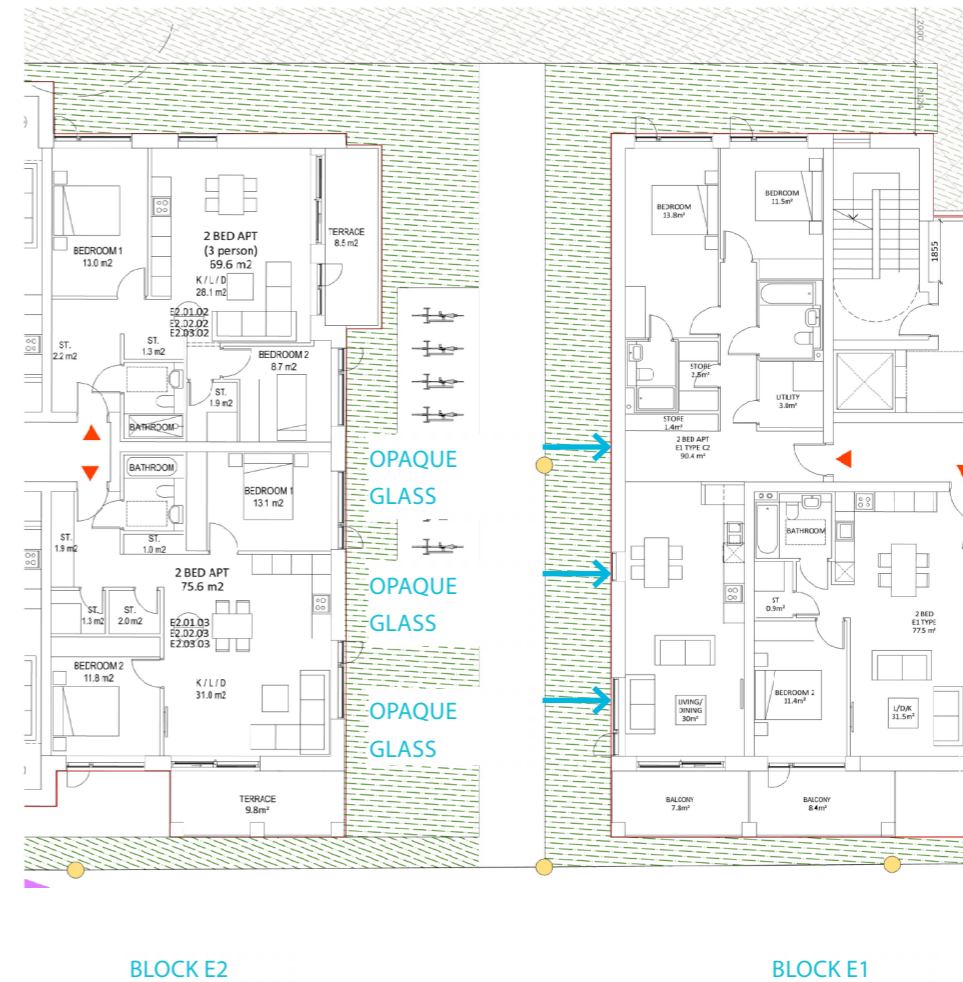
- The separation distance between proposed Blocks B3 and B4 has been increased to 7.5 m.
- Block B4 has been re-designed and windows in the gable facing towards Block B3 have been reduced in dimension.
- There are 2 no. bedroom windows per floor that will have clear glass .
- There are 2 no. secondary windows per floor to the living / dining / kitchens.
- These secondary windows are provided with opaque glass so as to protect the amenity of the occupants of apartments in Block B3 opposite.



DLRCC Opinion

ITEM 9

- The separation distance between proposed Block E1 and E2 has been increased to 8.0 m.
- Blocks E1 and E2 have both been re-designed.
- Balconies and main living room windows on the end apartments in Block E2 have been brought around onto the gable elevations.
- Secondary windows in Block E1 west gable have been modified and are provided with opaque glass to avoid direct overlooking on typical floors.
- At 4th and 5th floor levels, windows have been repositioned and modified to avoid direct overlooking between apartments.



DLRCC Opinion

ITEM 9

I.E.S. have carried out an analysis of the Average Daylight Factor achieved in each apartment in the development.

Their analysis sought to identify apartments in the proposed scheme where the recommended ADF was not achieved. A model was constructed and an accurate assessment of ADF in each room was produced.

In locations where the ADF was below the recommendations of the BRE Guidance document, we were able to make modifications to the design in order to improve the ADF.

At a number of locations in the development a modification was required solely at ground floor level to an individual window; for example, a window size was increased to improve the ADF.

At a number of locations in the development modifications were required to several units on ground and first floor levels. In these instances it was deemed more appropriate to apply the change to the design to all similar units and to those units positioned directly above one another; for example, long continuous balconies spanning across several apartments were modified to become separated elements, shorter in length. Many balconies were re-positioned so that they were no longer directly in front of living rooms. This modification was effective in improving the ADF into living / dining / kitchen spaces.

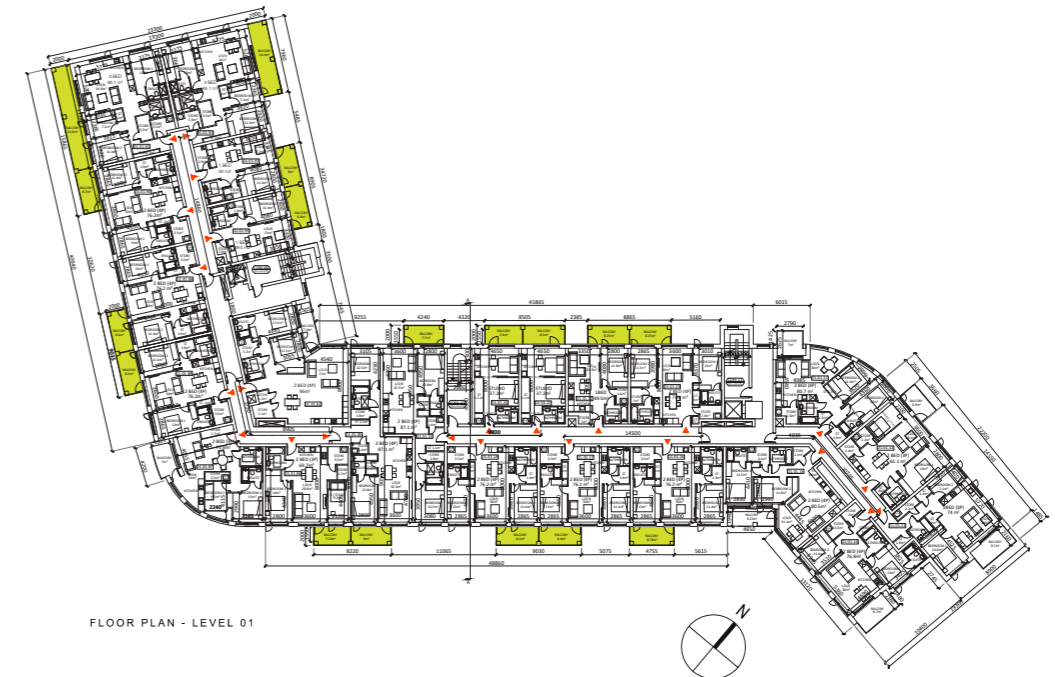
The details of the analysis are available in the accompanying Daylight, Sunlight and Overshadowing Study report prepared by I.E.S. Please refer to Chapter 16 of EIAR.

This report details the analysis undertaken to quantify the Sunlight and Daylight performance of the proposed St. Teresa's, Temple Hill, Monkstown, Blackrock, Co. Dublin development. The report focuses on measuring the daylight impact to the surrounding dwellings when compared to the existing situation. It also considers the impact to daylight and sunlight when considering the proposed design itself. The following can be concluded based on the preliminary studies undertaken:

- Sunlight to the Existing Neighbouring & Proposed Amenity Spaces – via sunlight hours simulation on the 21st of March.
- Daylight Analysis of Existing Buildings - via consideration of Vertical Sky Component (VSC).
- Annual Probable Sunlight Hours - via consideration of sunlight received to existing properties. (where required)
- Shadow Analysis - A visual representation analysing any potential changes that may arise from the proposed development on to the neighbouring existing developments.
- Average Daylight Factors: via consideration of the Average Daylight Factor (ADF) for the proposed development.



Block D - Typical floor plan - previously proposed (pre-application stage)



Block D - Typical floor plan - Current proposal with revised balconies

DLRCC Opinion

ITEM 10: DLRCC COMMENT

10. It is noted that the size of the creche has increased from what was previously permitted under the extant planning permission (286sq.m.). From a review of the submitted documentation, it is unclear how many children can be accommodated within the amended creche facility. The Applicant is therefore requested to clearly demonstrate that the proposed creche is of an appropriate size to cater for the increase in population as a consequence of the amendments to the extant planning permission. The Applicant shall have regard Section 7.1.3.6 of the current County Development Plan and consider the demand for creche facilities within the surrounds of the subject site.

ITEM 10: DESIGN RESPONSE

Creche facility : Block C2 - Ground Floor

Creche calculation

Number of units requiring childcare facilities :

(number of 2 bed units) + (number of 3 bed units) = 215 + 45 = 260 units

260 x 50% = 130 units. (based on the assumption that 50% of the housing area will require childcare)

1 childcare facility required for every 75 units = 130 / 75 = 1.73

20 childcare spaces required for every 75 units = 20 x 1.76 = 34.66 spaces required

35 childcare spaces to be provided for the proposed development.

The proposed creche facility has a gross floor area of 392 sq.m.

35 child care spaces can be readily provided in 392 sq.m.

Clear floor area in "homebase" rooms has been calculated as per the recommendation in Appendix 1- General Standards of Childcare Facilities - Guidelines for Local Authorities, to exclude kitchen, bathroom and hall, furniture or permanent fixtures. Extraneous areas such as kitchens, toilets, sleeping and other ancillary areas are deemed to be separate.

If we allow for tables, chairs, a sink and worktop and toy and book storage units in each "homebase" room, we estimate that this might occupy up to 40% of the floor space.



On this basis, the clear floor space in the "home base" room areas will be 24.48 m² + 35.15 m² + 40.80 m² = 100.44 m²

Taking the minimum 2.32 m² clear floor space per child, there is adequate clear floor space for 43 children.

Taking an average of 2.8 m² per child, there is adequate clear floor space for 36 children.

The proposed creche has sufficient clear floor space for at least 35 children.

Outdoor play space.

342 m² of outdoor space is provided. This equates to 9.77 m² per child.

Parking.

There are 8 parking spaces provided on surface near the creche (7 regular spaces + 1 accessible space)

DLR dev plan : 1 space per staff member (including set down)

Estimated number of staff :

Homebase 1 : 3 staff for 8 children (under 1 year)

Homebase 2 : 2 staff for 12 children (1 to 2 years)

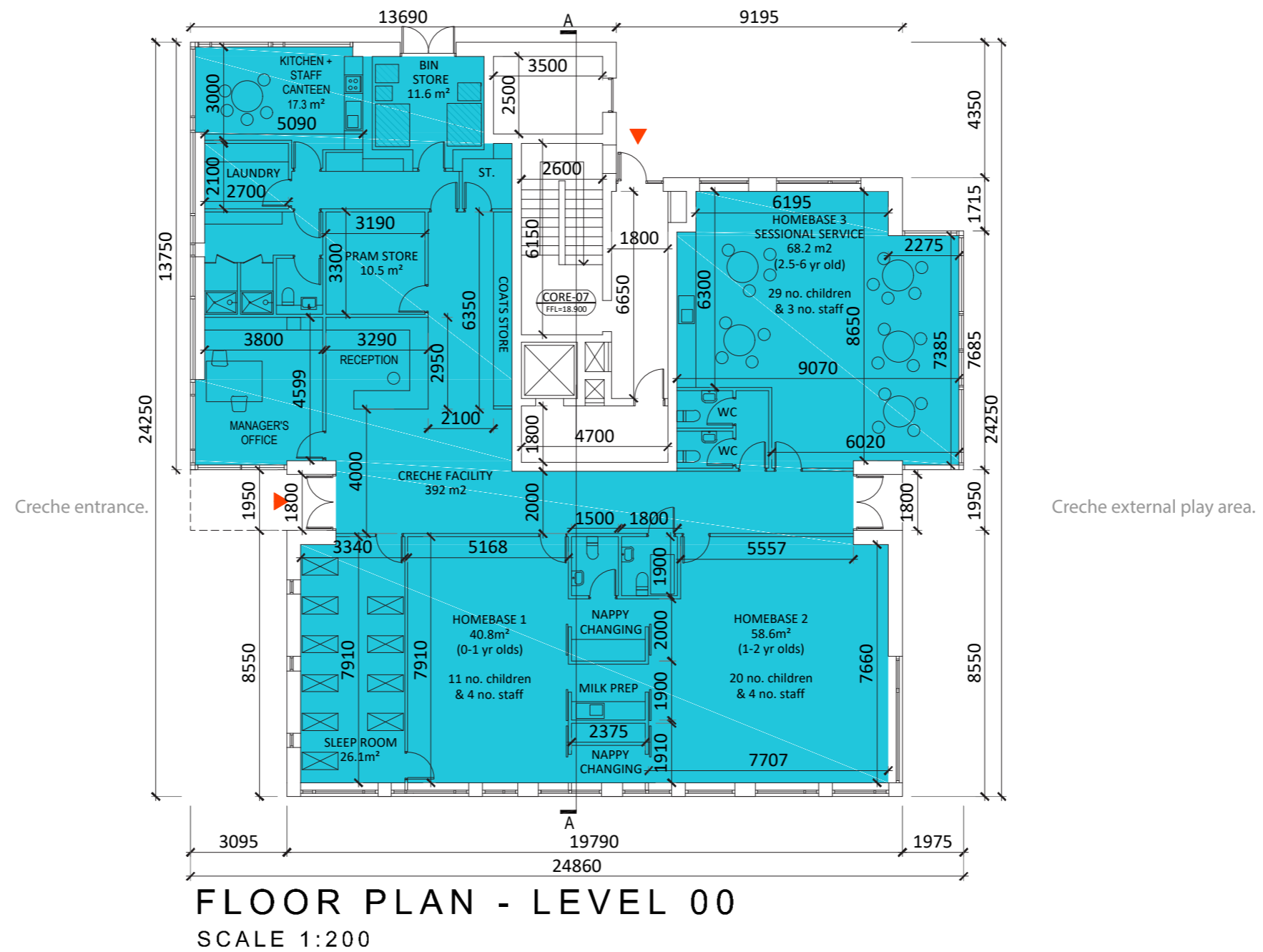
Homebase 3 : 2 staff for 15 children (2 to 6 years)

Total staff = 7 min. (depending on mix of children's ages)

Provision has been made for 8 staff.

DLRCC Opinion

ITEM 10



Block C2 - Ground floor plan - Creche facility

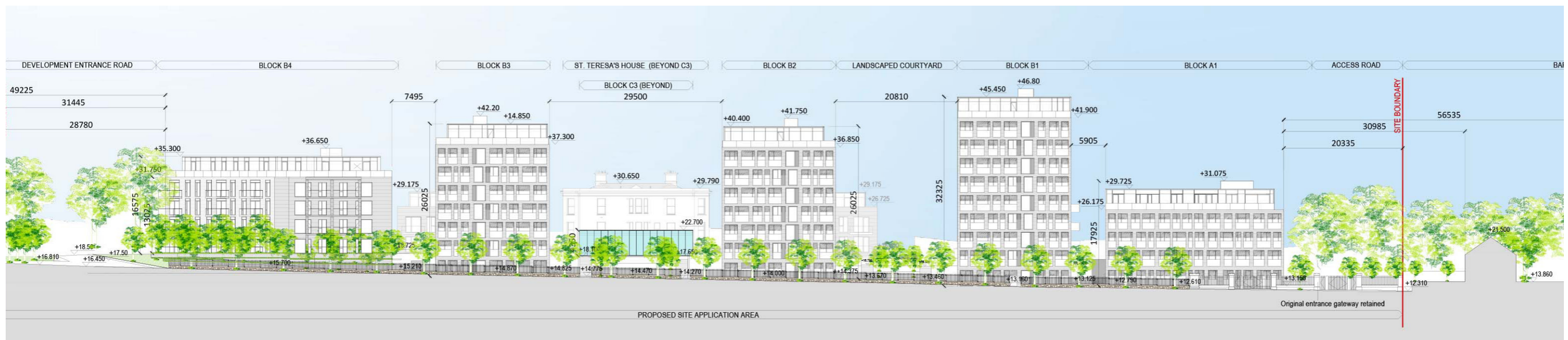
DLRCC Opinion

ITEM 11: DLRCC COMMENT

11. Within the extant permission, housing for the elderly was considered through the provision of own door ground floor and smaller units within the scheme. The Planning Authority has concerns that the revised proposal fails to have regard to Objective DS4 of the Blackrock LAP, given the omission of the own door residents which formed an integral element of the extant permission. The Applicant is therefore requested to demonstrate how they can comply with his policy.

ITEM 11: DESIGN RESPONSE

- A number of units including smaller units located at ground floor around the development are suitable apartments that could be considered to have "own door" access. Certain units at ground floor level in blocks A1, B1, B2, B3, D1 can be accessed directly from the exterior and yet they also can have access via lift & stair cores.
- These types of units could be considered more suitable for elderly residents. These units can also offer a different tenure mix in the development as "step-down" retirement units which if taken up then release some existing larger house stock in the area for first time buyers and families.



Appendix



project: St. Teresa's, Temple Road, Blackrock.

viewpoint: CGI Location Map

issued: 04-03-2021





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

viewpoint: View Location Map

issued: 03-12-2021



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