

White Heather SHD

South Circular Road

Statement of Response
March 2022





**** GENERAL NOTE: Drawings / maps in this statement are for illustrative purposes. For exact site boundary and architectural details, please refer to the OMP drawing pack.**

DESIGN TEAM:

Applicant:	U+I (White Heather) Ltd
Architect:	O’Mahony Pike
Landscape Architect:	Bernard Seymour
Environmental + Sustainability:	In2
Planning Consultant:	Avison Young
QS:	Mitchell McDermott
Transport:	Systra

Project:	White Heather SHD	Proj. No.:	20016
Location:	Location	Proj. Lead:	MH
Client:	U+I (White Heather) Limited	Created by:	OOK
Doc. Title:	Statement of Response	Doc. Purpose:	PP
Doc. No.:	20016-OMP-XX-XX-RP-A-0002	Revision:	- (16-03-2022)

	architecture urban design	Dublin	Cork
	email: info@omahonypike.com	The Chapel	One South Mall
	Tel: +353 1 202 7400	Mount Saint Anne's	Cork City
	Fax: +353 1 283 0822	Milltown, Dublin 6	Co. Cork
	www.omahonypike.com	D06 XN52 Ireland	T12 CCN3 Ireland
		Tel: +353 1 202 7400	Tel: +353 21 427 2775

Directors: Michael Hussey Dip.Arch., B.Arch.Sc., MRIAI | Conor Kinsella B.Sc.Arch., B.Arch., MRIAI | Derbhile McDonagh Dip.Arch., B.Arch.Sc., M.Sc. Real Estate, MRIAI | Orlaith O’Callaghan Dip.Arch., B.Arch.Sc. | John O’Mahony Dip.Arch., FRIAI, RIBA | James Pike, Dip.Arch., FRIAI, RIBA | Tom Sweetman Dip.Arch., B.Arch.Sc., MRIAI | Alex Schoenmakers Dip.Arch.Tech., RIAI (Arch.Tech.)

O’Mahony Pike Architects Ltd. Registered in Ireland | Reg. No. 187129 VAT Reg. No. IE6587129J

Contents

1. Introduction	4	5. Overlooking & Privacy	40
1.1 Introduction	4	5.1 Summary of Mitigation Measures	40
1.2 ABP Opinion and Design Response	6	5.2 Context Sections 01 & 02	41
1.3 Summary of DCC Opinion and Design Response	8	5.3 Context Sections 03 & 04	42
2. Urban Design and Architectural Strategy	10	5.4 Context Sections 05 & 06	44
2.1 Vision	10	5.5 Context Sections 07 & 08	46
2.2 Design Rationale	14	5.6 Context Sections 09 & 10	48
2.3 Architectural Approach	16	5.7 Context Sections 11 & 12	50
2.4 Proposed Site Layout	18		
2.5 Proposal in Context	19		
3. Scale Heights and Massing Strategy	20	6. Residential Quality & Amenity	52
3.1 Strategic Position	20	6.1 Tenant Amenity	52
3.2 Conceptual Framework	20	6.2 Canalside Environment	59
3.3 Building Heights Rationale	20	6.3 Open Space and Amenity Space Provision	60
3.4 Heights and Massing Strategy	22	6.4 Mix of Unit Types	61
3.5 Assessment Against Building Height Guidelines Criteria	24	6.5 Dual Aspect Unit Types	62
		6.6 Housing Quality Assessment	64
		6.7 Daylight Sunlight & Overshadowing	65
4 Materials and Finishes Strategy	32	7 Visual Impact Study	66
4.1 Material Strategy Responding to Context	32	7.1 Additional Verified Views	66
4.2 Architectural Character Area A	33	7.2 View from South Circular Road	67
4.3 Architectural Character Area B	34	7.3 View from junction between South Circular Rd and Rehoboth Pl	68
4.4 Architectural Character Area C	36	7.4 View from Parnell Road	69
4.5 Material Palette	38		
4.6 Balcony Strategy	39		

1. Introduction

1.1 Introduction

O'Mahony Pike Architects have prepared this statement of response on behalf of our client U and I (White Heather) Limited for a Strategic Housing Development at the White Heather Industrial Estate, South Circular Road, Dolphin's Barn, Dublin 8 and No. 307/307a South Circular Road, Dublin 8 and an industrial building at 12a St James's Terrace. The 1.535ha site is bounded by the Grand Canal to the south; Our Lady of Dolours Church and residential dwellings on the South Circular Road to the north; Priestfield Cottages to the east; and residential dwellings at St James's Terrace to the west.

This report summarises the itemised points made by both ABP and DCC, and demonstrates how the refined design of the proposed development has addressed these.

Permission is sought by U and I (White Heather) Limited for a Strategic Housing Development at the White Heather Industrial Estate, South Circular Road, Dolphin's Barn, Dublin 8 and No. 307/307a South Circular Road, Dublin 8 and an industrial building at 12a St James's Terrace. The 1.535ha site is bounded by the Grand Canal to the south; Our Lady of Dolours Church and residential dwellings on the South Circular Road to the north; Priestfield Cottages to the east; and residential dwellings at St James's Terrace to the west.

A new residential neighbourhood development of 335 no. units is proposed to make efficient use of this residentially zoned site, which benefits from high-quality amenity space along the Grand Canal and access to high-quality transport links. The site benefits from the opportunity to access the existing Dolphins Barn neighbourhood facilities, as well as enhancing the connectivity of the area for the Dublin 8 community as a whole. A core

principle of the proposed residential scheme is to put residential amenity and recreation to the fore, opening up the site and the local area to the Grand Canal.

The proposed development is intended to provide for a vibrant and diverse community, while delivering a connected residential neighbourhood which knits in to both the established and the emerging residential developments in the area. High-quality landscaping and public realm, with a focus on the creation of distinctive character areas is proposed. A new street will run east-west across the north of the site and the creation of a new

public space at the heart of the proposed scheme will connect to a publicly accessible linear park along the canal to the south. Permeability is a key feature of the proposed pedestrian realm, including a mix of dedicated and shared surface areas through the site with a c. 190 m continuous amenity strip along the Grand Canal Linear Park.

The entrance to the scheme will be from the existing junction at the South Circular Road, which will be reconfigured and upgraded. The existing access road at St James's Terrace will provide pedestrian access only to the development. Car parking



Development site location: aerial view in context

is proposed at undercroft and at surface levels, with a number of dedicated car sharing spaces in convenient locations. Covered and secure bicycle storage facilities are located at undercroft and at surface level, adjacent to block entrances. A sustainable travel approach has been adopted, particularly with regards to access to Dublin City Centre, with the Luas (850m) and Dublin Bus stops adjacent to the development site. The City Centre area is also accessible by bicycle and walking, at approximately 10 and 30 minutes respectively.

The proposed residential mix includes a combination of studio units, 1-bedroom apartments, 2-bedroom apartments units within 7 no. blocks and a terrace of 3-bedroom townhouse units. A change of use of an existing residential building at 307/307a South Circular Road to be used as a shared workspace. The proposed Part V social housing requirement is provided at 10% in 2 no. discrete blocks within the proposed scheme. This high-quality Build to Rent scheme will also include 2 no. cafés and a 2-storey creche unit, while the residents will also have access to

residential amenity areas at ground floor level and at fifth floor level with access to a roof terrace area overlooking the canal. A landscaped square will be accessible to the public, with private open space and amenity areas for the residents also provided including children's play areas and roof level terraces. Building heights range from 2 no. to 10 no. storeys, with finger blocks arranged in a north-south direction and height tapering down from the centre of the site to the boundary.



Aerial oblique showing site location in relation to its immediate context

1.2 ABP Opinion and Design Response

1.2.1 ABP Opinion

1. An updated Architectural Design Statement. The statement should include a justification for the proposed development, having regard to, inter alia, urban design considerations, visual impacts, site context, the locational attributes of the area, linkages through the site, pedestrian connections and national and local planning policy. The statement should specifically address finishes of the blocks, the design relationship between the individual blocks within the site, the relationship with adjoining development and the interface along the site boundaries. The statement should be supported by contextual plans and contiguous elevations and sections.

3. A detailed statement, demonstrating how the proposed development will tie in with the Objective 'Z9' strip of OS lands along the Grand Canal Conservation area, specifically with regard to protection of open space zoned lands, buffer required and temporary boundary treatment proposed.

4. A detailed statement, which should provide adequate identification of all such elements and justification as applicable, where / if the proposed development materially contravenes the statutory plan for the area other than in relation to the zoning of the land, indicating why permission should, nonetheless, be granted, having regard to a consideration specified in section 37(2)(b) of the Act of 2000.

5. A Housing Quality Assessment that provides details in respect of the proposed apartments set out as a schedule of accommodation, with the calculations and tables required to demonstrate compliance with the various requirements of the 2020 Guidelines on Design Standards for New Apartments. It is important that the proposal meets and preferably exceeds the minimum standards in terms of dual aspect. In the interests of clarity a clear delineation or colour coding on floor plans should be provided indicating which of the apartments are considered by the applicant as dual or single aspect, and which would be north facing single aspect apartments.

10. A Daylight and Shadow Impact Assessment of the proposed development, specifically with regard to:

(i) Impact upon adequate daylight and sunlight for individual units, public open space, courtyards, communal areas, private amenity spaces and balconies.

(ii) A Shadow Impact Assessment of the proposed development on the wider area.

11. A report that addresses issues of residential amenity (both existing residents of adjoining development and future occupants), specifically with regards to potential overlooking, overshadowing and overbearing. The report shall include full and complete drawings including levels and cross-sections showing the relationship between the proposed development and adjacent residential development.

12. A response to matters raised within the LA Opinion submitted to ABP on the 07th of October 2021 in particular, section 2.9 'Building a community', in relation to quantum of resident services and amenities.

19. A site layout plan indicating what areas, if any, are to be taken in charge by the planning authority.'

1.2.2 Summary of Response to Architectural Items in ABP Opinion

An updated Architectural Design Statement is included with this submission, which details the analysis of the site context and observed attributes of the local area, which forms the basis for the design. It outlines the principles behind the relationship between the blocks, the linkages and pedestrian connections through the site and the relationship to adjoining development, having particular regard to aspects listed in Item 1.

The proposed height strategy for the development is explained and detailed justification provided in Section 3 of this report, and a separate material contravention statement is included with the application submission. The planning report places the proposed development within the contexts of national and local planning policy.

The response to Item 3 is included in Section 2 of this report, which demonstrates how no development is proposed on the canalside Z9 lands.

A specific boundaries study is also included, in Section 5 of this report, which identifies each particular boundary condition and the proposed measures to mitigate any potential impact on privacy and amenity.



Appended to the Design Statement is an assessment of the proposed development within the 12 criteria for good urban design, as set out in the Urban Design Manual, A Best Practice Guide.

Detailed justification for the proposed materials and finishes is illustrated in Section 6 of the Design Statement, and also shown in Section 4 (Elevations and Materials Strategy) of this report.

The visual impact of the proposed development is demonstrated in the appended Verified Views and in Section 8 of the Design Statement.

Contextual plans and contiguous elevation and section drawings are included in the application submission and illustrate various sections of these reports.

A study to address issues of amenity for existing residents in adjacent dwellings and future occupants of the proposed development has been undertaken, with specific focus on potential overlooking, overshadowing and overbearing. Contiguous elevation drawings showing the relationship between the proposed development and adjacent dwellings on all sides have been included with the application submission, and highlighted within Section 5 (Overlooking & Privacy) of this report.

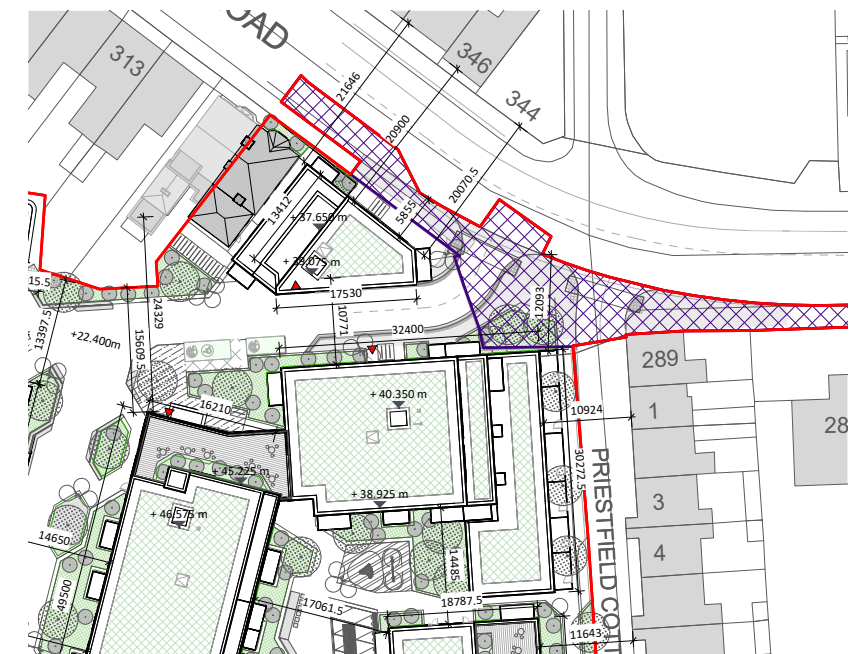
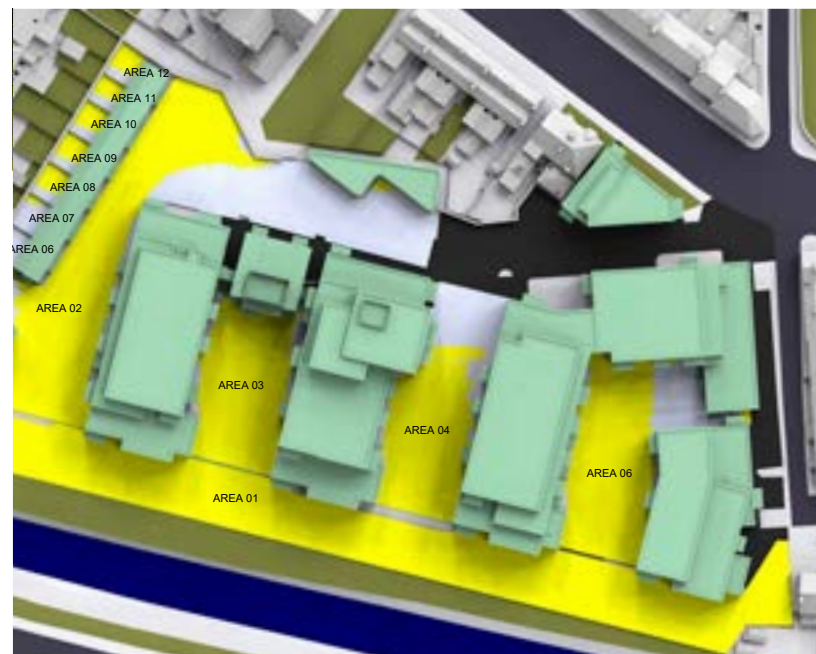
A detailed Daylight Sunlight Analysis report is also included with this application submission.

Justification of layout, location and hierarchy and quantum of open space provision, both communal and public open space (POS) included in Section 2 & 6 of this report.

A Housing Quality Assessment is included within the Technical Report submitted with this application, confirming compliance of all apartments with the requirements of the Design Standards.

Floorplans showing the dual aspect units, and those which exceed the floor area by 10%, are included with the submission, and highlighted in Section 6 (*Residential Quality*) of this report.

A drawing showing the areas to be taken in charge by the Local Authority is included in the application submission.



1.3 DCC Opinion and Design Response

1.3.1 DCC Opinion

1. The Planning Authority have serious concerns regarding the visual impact of the proposal on the visual amenities of the area due to the height and scale of the proposed development. The site is situated just north of the Grand Canal and comprises a backland site, which is not considered suitable for the provision of a 10-storey landmark type building. The proposed development is also of a significantly greater height, scale and mass than existing development in the vicinity which is predominantly residential in nature, made up of two storey terraced dwellings. The height, scale and mass of the proposed development, particularly the 10-storey Block B03, should be reconsidered having regard to the urban context.

2. There are concerns regarding the wide use of external glazed frames as balconies throughout the development which is not considered appropriate to the Grand Canal Conservation area or its setting. It is considered that balconies should be redesigned in order to reduce their visual impact.

3. Given that the proposal adjoins the Grand Canal Conservation Area to the north and is directly adjacent to existing residential along the South Circular Road, the scope of the CGI/photomontages should be extended to include additional viewpoints from

- Parnell Road.
- South Circular Road and
- Junction of South Circular Road and Rehoboth Place

4. The following comments should be addressed:

a) Further details regarding the potential for any overlooking from balconies to Block B01 facing the dwellings at 1-3 and 13 St James's Terrace should be provided in order to assess potential overlooking concerns.

b) The site layout plans should be updated to include the dwellings at 1-3 St James's Terrace (approved under DCC Ref: 2833/17) in order to allow for potential conflicts to be considered.

c) The separation distance between the proposed residential terrace and the common boundary with the dwellings along St James's Terrace should be confirmed.

d) The scope of the overshadowing analysis should be extended to include the eastern part of the site and Priestfield Cottages.

5. The Planning Authority would have concerns regarding the loss of sunlight and daylight and overshadowing impacts on 1-7 Priestfield Cottages and the properties along South Circular Road. It is considered that the location and scale of the development should be reconsidered to mitigate these impacts on adjoining residential amenities.

6. It is recommended that the applicant clearly categorises and states the quantum and location of the resident support facilities, resident services & amenities as per SPPR 7.

7. The applicant should ensure that the amenities of grounds floor apartments are protected from impacts from adjoining uses .i.e. parking spaces, communal areas.

8. The provision of private amenity terraces to the front of the proposed townhouses within Block 06 does not accord with Section: 16.10.2 Residential Quality Standards – Houses, of the City Development Plan.

9. Several public amenity spaces proposed as part of the development would experience excessive overshadowing during March and April. The applicant should ensure that these spaces can be used throughout the year.

1.3.2 Summary of Response to Architectural Items in DCC Opinion

The concerns raised by DCC have been addressed, and clarifications are provided, by way of:

Visual Impact due to scale and heights

As per Item 4 of the ABP Opinion, Item 1 of DCCs report is addressed in Section 3 of this report, outlining a justification and rationale for the proposed height, scale, mass of the proposed blocks within the overall composition of the proposed development, in particular the 10 storey marker building, having regard for the urban context.

A visual impact study with verified views is also included, and additional CGIs/ photomontages provided with this application, as per Item 3.



Potential Overlooking and Balcony Study

To address Item 4, in Section 5 of this report all instances of potential overlooking have been identified and the proposed mitigation measures categorised and clarified in order to address concerns regarding privacy potential overlooking concerns. This includes proximity analysis that confirms all separation distances. Details of the proposed balcony details have also been provided in Section 4 of this report, taking regard of their visual impact.



Amenity

As detailed in Section 6 of this report, the location and quantum of the resident support facilities, resident services and amenities as per SPPR 7 is categorised and clarified. Section 6 of this report includes a Private Amenity Space analysis of all proposed dwelling and amenity provision types, in particular those at ground level with adjoining uses nearby, and the proposed townhouses.



Daylight Sunlight & Overshadowing

The scope of the overshadowing analysis has been extended to include the eastern part of the site and Priestfield Cottages. An updated daylight sunlight report has been included with the submission that demonstrates the impact on Priestfield Cottages and the properties along South Circular Road. Overshadowing on public spaces during March and April for public spaces has also been assessed and included.



2. Architectural & Urban Design Strategy

2.1 Vision

Items 1,3,19 of ABP Opinion

1. An updated Architectural Design Statement. The statement should include a justification for the proposed development, having regard to, inter alia, urban design considerations, visual impacts, site context, the locational attributes of the area, linkages through the site, pedestrian connections and national and local planning policy. The statement should specifically address finishes of the blocks, the design relationship between the individual blocks within the site, the relationship with adjoining development and the interface along the site boundaries. The statement should be supported by contextual plans and contiguous elevations and sections.

3. A detailed statement, demonstrating how the proposed development will tie in with the Objective 'Z9' strip of OS lands along the Grand Canal Conservation area, specifically with regard to protection of open space zoned lands, buffer required and temporary boundary treatment proposed.

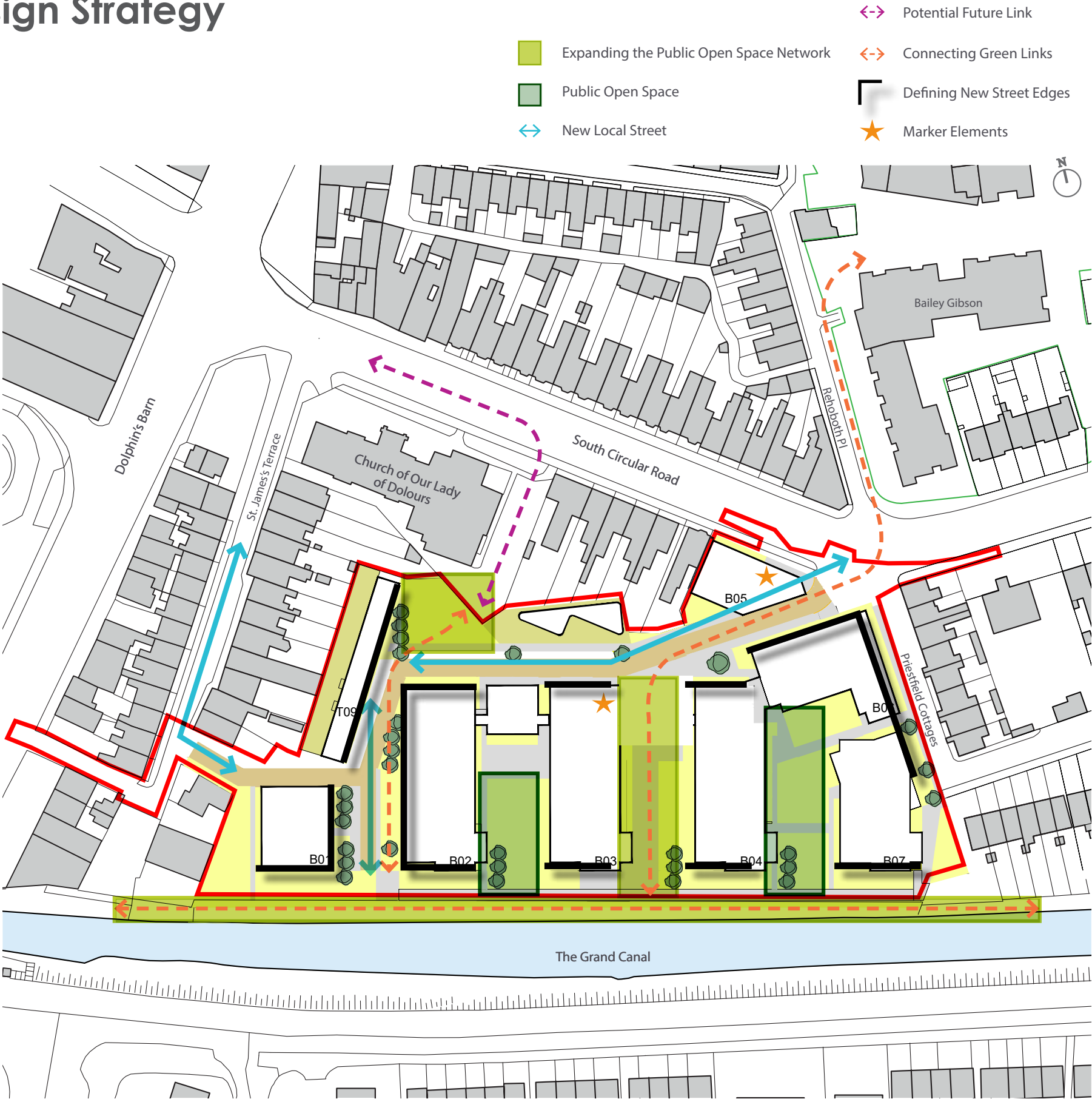
19. A site layout plan indicating what areas, if any, are to be taken in charge by the planning authority.

2.1.1 Placemaking

The scheme describes a new residential neighbourhood, which unlocks access to the Canal through a connective public realm. It takes advantage of the southern aspect and views and provides tenant amenity at the heart of the scheme. Public Amenity is provided along the Primary amenity route from the entrance to South Circular Road through to the Canal Linear Park.

There is an opportunity to generate placemaking by responding to certain site characteristics;

- Long 'open' southern perimeter
- South facing orientation and views
- Potential for integration of the public linear park/ canal



amenity into site

- Borrowing from the heritage of neighbouring church and area of architectural conservation
- Integration with the expanding residential community of Dublin 8
- Connection of the wider community to the Canal Linear Park, by connective public realm
- Potential connection through the church land to the canal, with a public open space at the interchange subject to agreement with the church
- Efficient use of the lands through additional height, supported by the site's proximity to public transport connections

2.1.2 Connecting the Public Realm

White Heather will offer a permeable streetscape with the potential for two clear routes for pedestrians and cyclists, to the south facing Canal Park. It will allow the integration of the residents of the Bailey Gibson lands.

Primary access to the development will be taken from its existing location off South Circular Road. This existing access junction will be improved to provide a segregated bellmouth to the site and Priestfield Cottages. The proposed reconfiguration will improve access for both pedestrians and cyclists while also retaining the existing bus lanes on South Circular Road.

This access will lead to undercroft parking and surface parking bays serving both the proposed residential and crèche land uses. A secondary pedestrian access may be promoted via St James's Terrace.



2.1.3 Creating an Active Ground Floor

The new neighbourhood is animated by a varied ground plane, contributing to supervised public realm and clear wayfinding. A sequence of public facing “doors” include;

- The café at the entrance building
- tenant amenities in the central block, opposite the crèche
- own door access to terraced houses
- Shared access to apartment buildings and a central concierge

The public space is overlooked by meeting rooms and gyms and the southern edge addresses the linear park with the cafe, which designates the entrance to the neighbourhood from the canal.

Placemaking is established by;

- A variety of ground floor entrances and accesses.
- A clear hierarchy of public, semi private and private open space.
- An animated set of uses, articulated by distinguishing the architecture in form and materials.



Café at Entrance off Streetscape



Café overlooking Canal Linear Park



Apartment Entrances

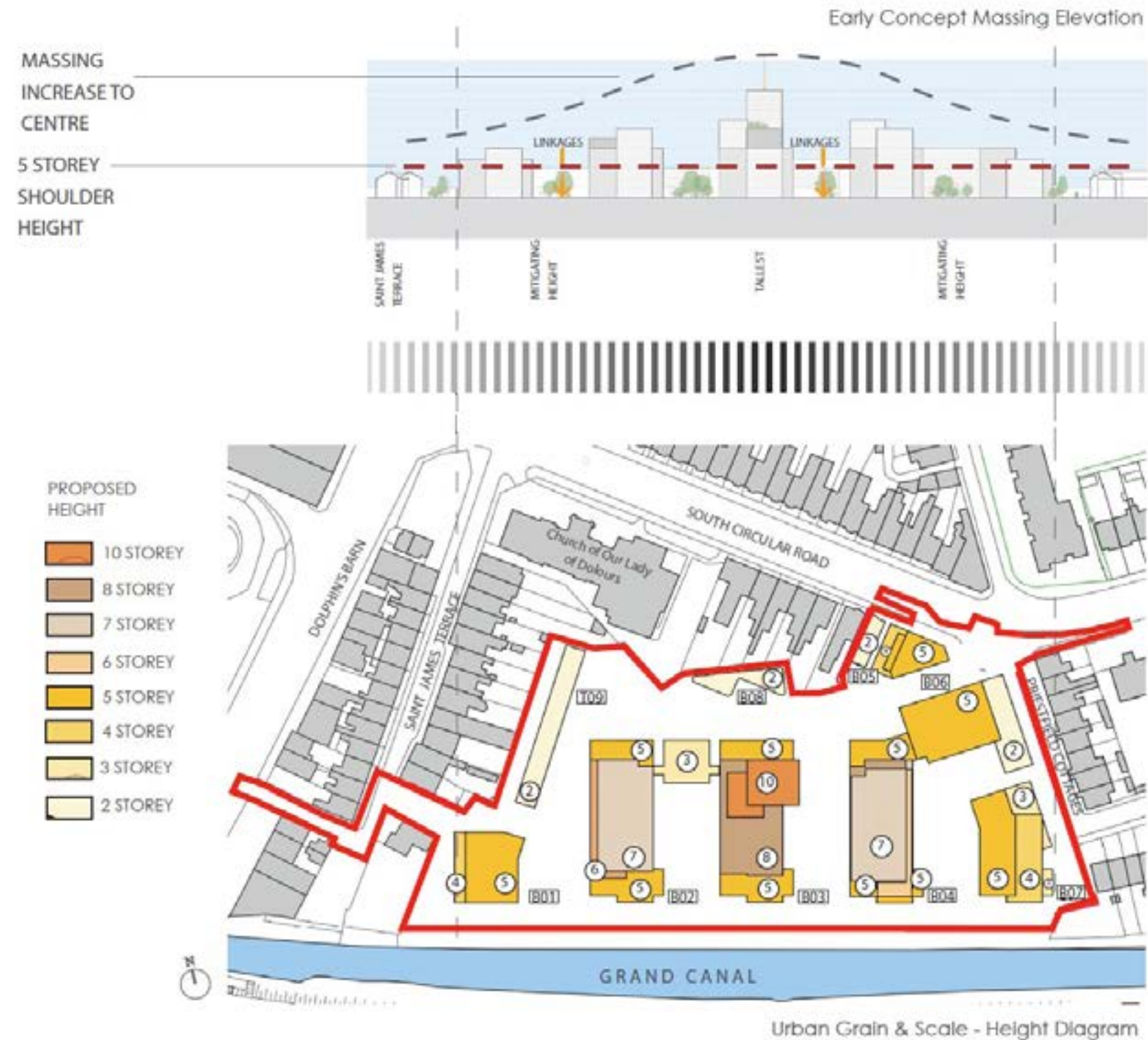
2.1.4 Pattern of Development - Evolving Urban Grain & Block Scale

The Pattern of development is derived from the grain and scale of the surrounding existing residential context. Buildings of 2 and 3 storey complete the exposed northern and western edges. The eastern edge provides a new 2 storey street edge with a set-back of 5 storeys.

The north south apartment blocks at the heart of the scheme have a general shoulder height of 5 storeys. There are set backs that climb to 7 and 8, with a marker element of 10 storeys at the end of the axial route from South Circular Road, with the intention of aiding legibility. The elevation to the Canal presents a 5 storey parapet, with a step down to 4 storeys at the eastern and western edges.



5 Storey Shoulder to 10 Storey Marker



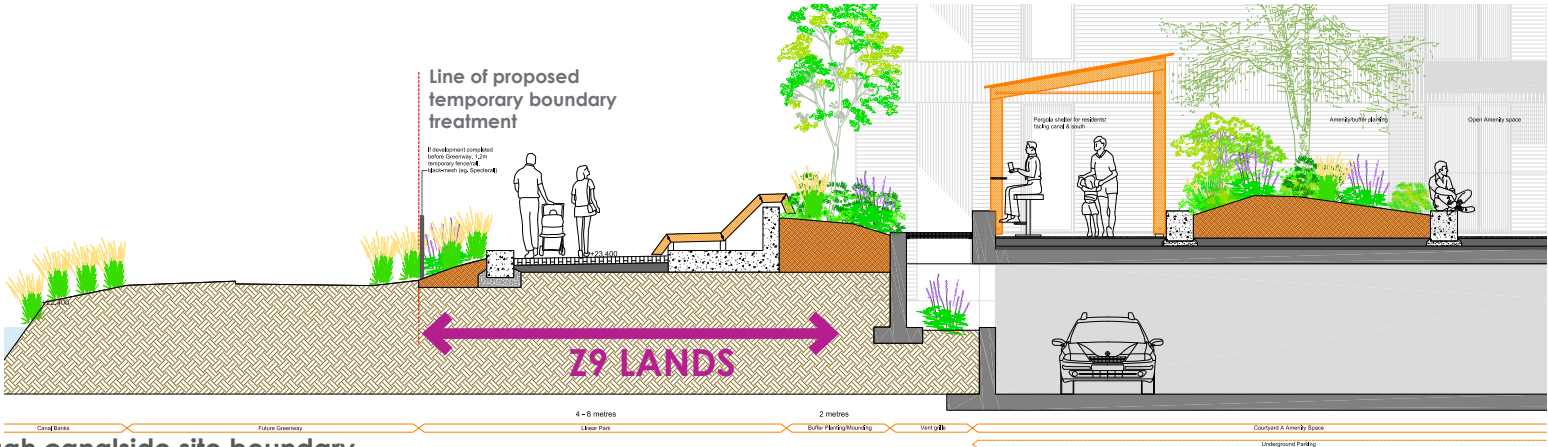
2.1.5 Boundary with Z9 Open Space Lands along Grand Canal Conservation Area

To protect the open space lands along the Grand Canal Conservation area, no development is proposed on Z9 lands. All building lines have been set-back accordingly to facilitate.

A linear park provides a buffer between the proposed development and the canalside towpath, incorporating seating, planting and new surfacing, as detailed in the Landscape



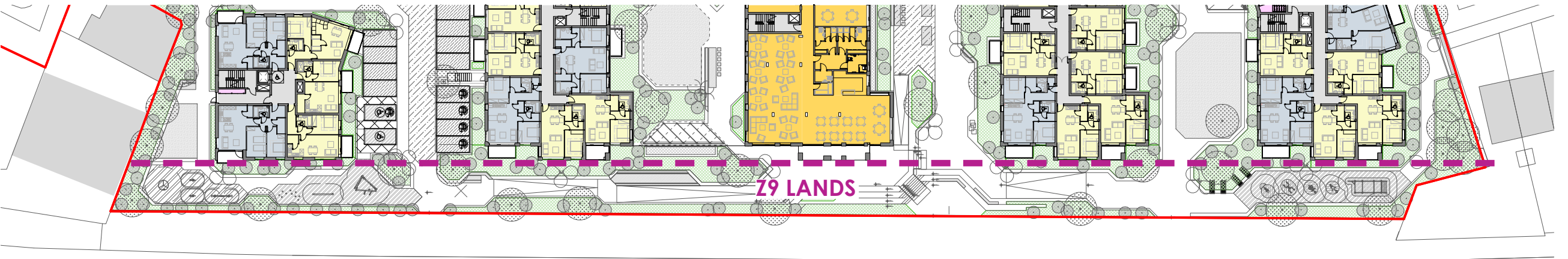
Extract from zoning Map



Section through canalside site boundary



Section through Z9 & Z1 Lands



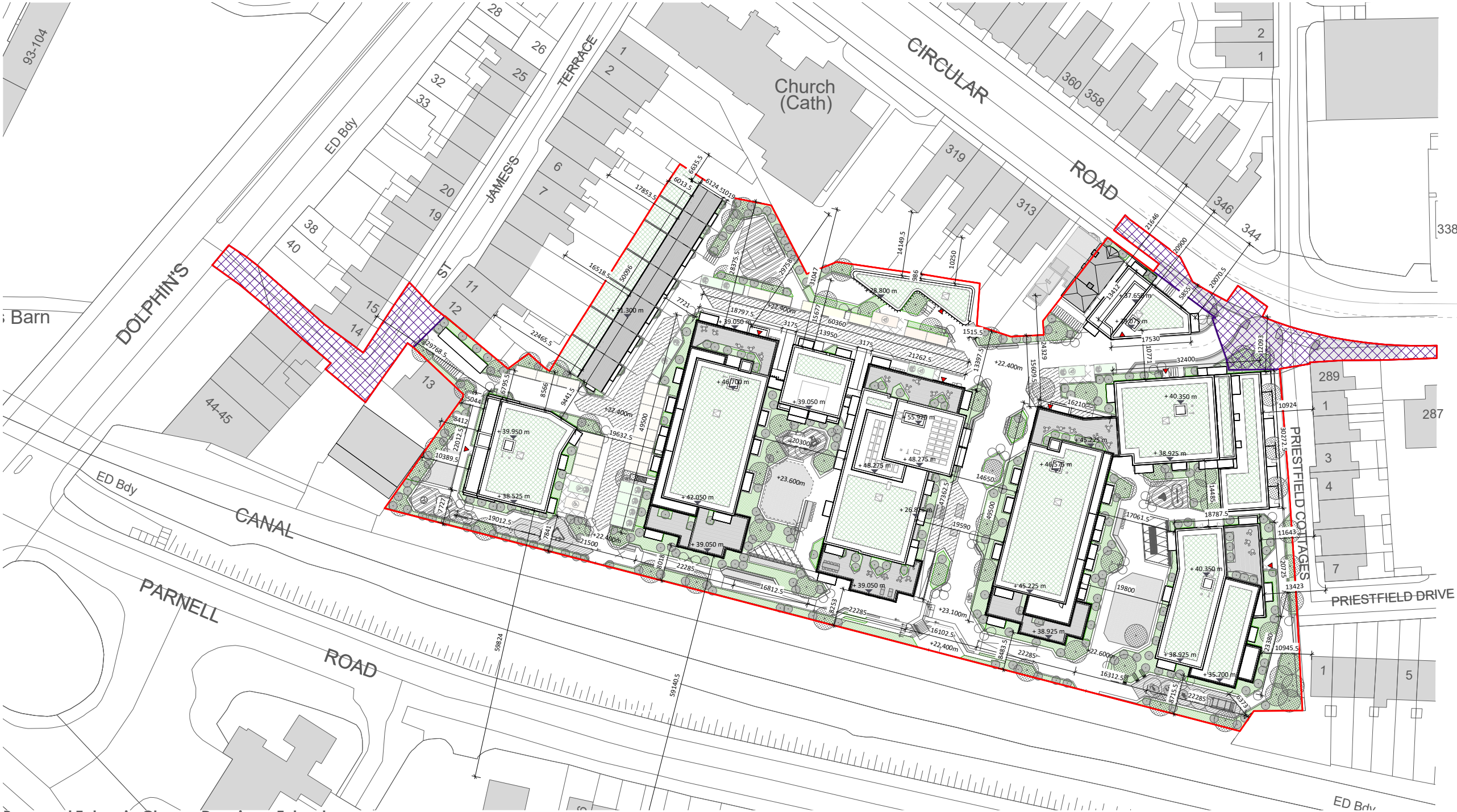
Partial Site Plan

2.1.6 Areas to be Taken in Charge

A drawing showing the areas within the red-line application boundary that are to be taken in charge by the council has been included with the application.

These areas, identified by blue cross hatch on the drawing and the extract shown below, are those for which the council has provided consent to carry out works to utility services and improvements to the public realm.

AREAS OF WORKS TO BE TAKEN IN CHARGE BY LOCAL AUTHORITY SUBJECT TO AGREEMENT



Proposed Taken in Charge Drawing - Extract

2.2 Design Rationale

2.2.1 Response to Context

Opening up the Canal

The public route culminates at a 'congregation space', a place for cyclists to dwell beside the canal, and activated by a proposed cafe. This should facilitate views of the water, outdoor tables, free seating, greenery and potential for public sculpture

Adding to the Public Realm

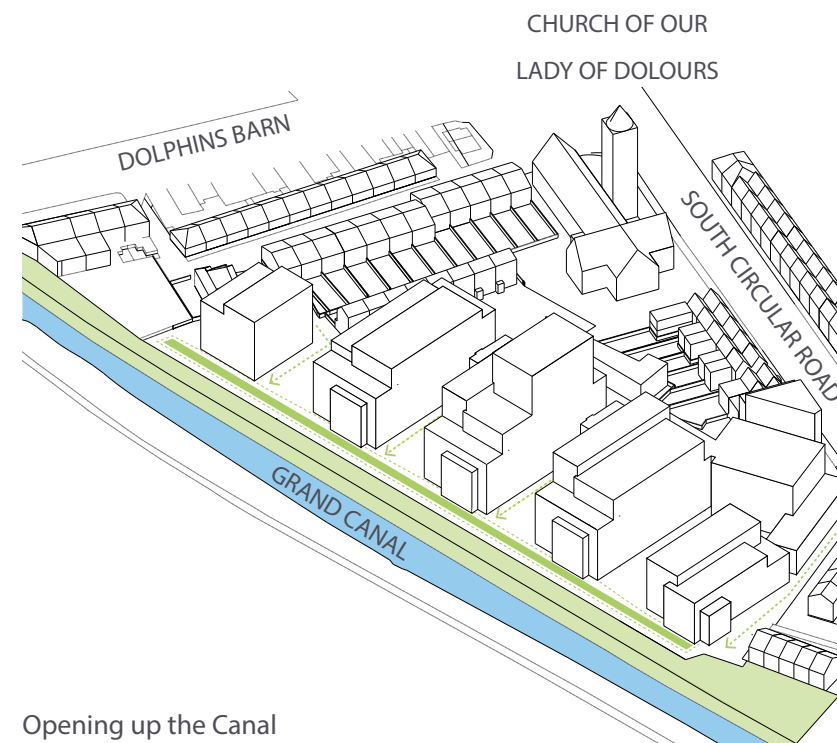
This network of streets, mews and spaces add to the public realm and complete the city block with a legible hierarchy of public semi public and shared spaces of varied form and scale.

Repairing Edges

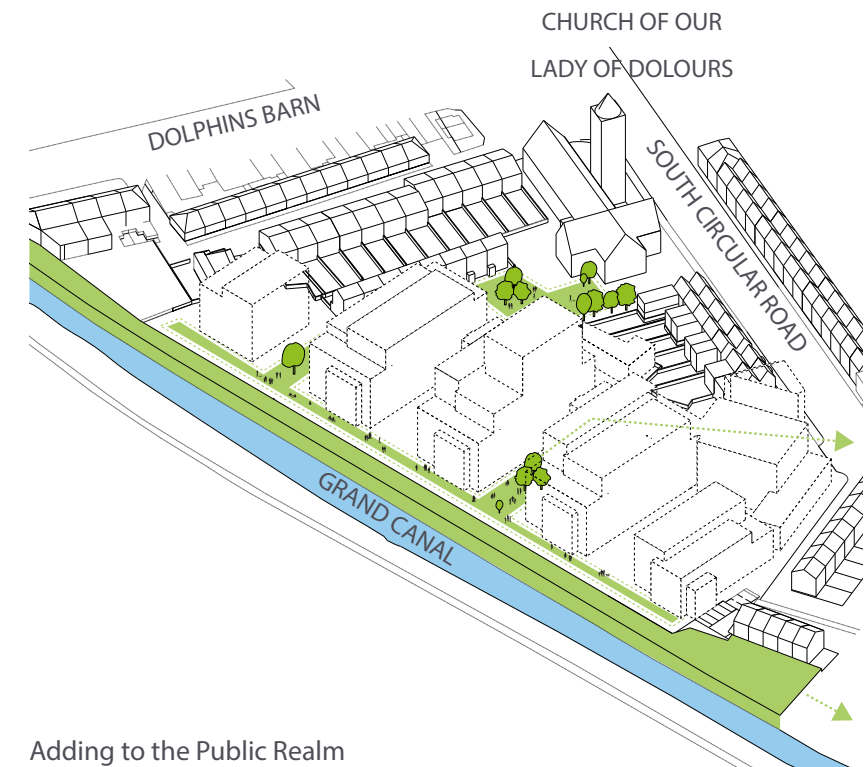
The surrounding residential streets fold into the site to generate a hierarchy of mews and streets that respond to the receiving environment and renew the damaged urban grain.

Connecting to Context

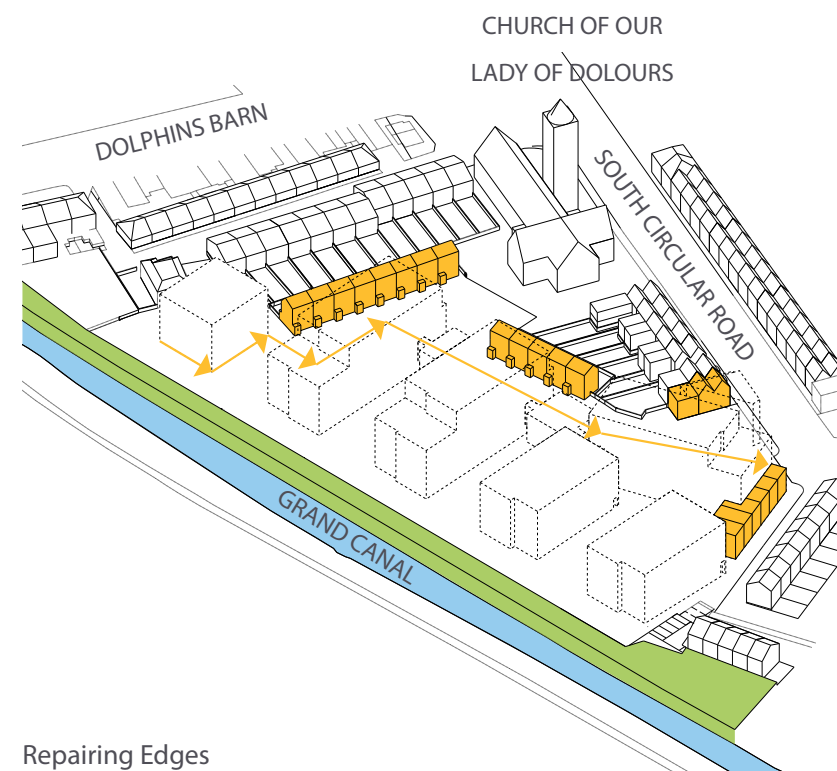
The opening up of this backland site creates a chance to elongate the axial street view from South Circular Road. Views can also be established from the South Circular Road, through the Church grounds, to connect the new residential quarter both visually and physically.



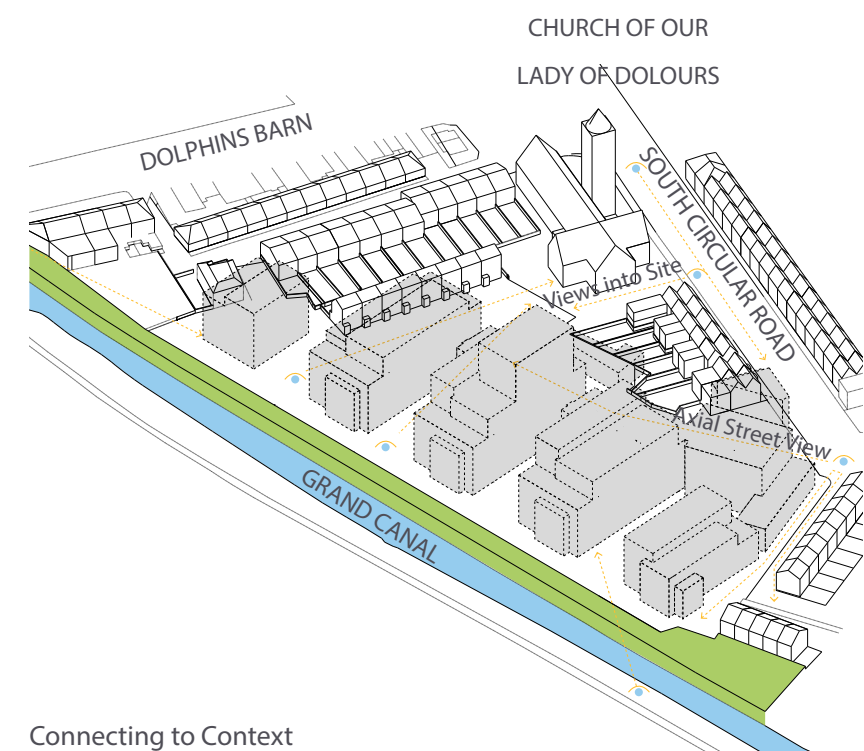
Opening up the Canal
EARLY CONCEPT MASSING DIAGRAM



Adding to the Public Realm
EARLY CONCEPT MASSING DIAGRAM



Repairing Edges
EARLY CONCEPT MASSING DIAGRAM



Connecting to Context
EARLY CONCEPT MASSING DIAGRAM

2.2.2 Architecture and Form

Finger Blocks

The point block building forms provide height at the centre of the scheme to minimise impact on the surrounding residents. They also generate a rhythm and legibility.

Focal Points

The entrance from South Circular Road provides the opportunity for a 'marker' building to indicate the entrance at the existing bend in the road.

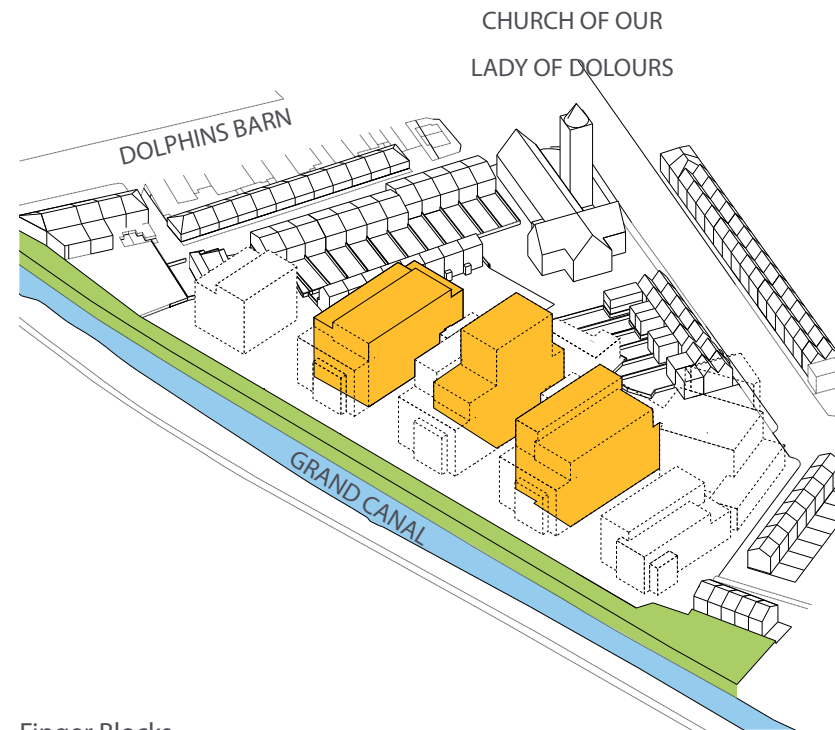
The church while requiring a sensitive urban design response, also gives us something to root the scheme by and borrow from the space surrounding it.

Finger Blocks and Garden Spaces

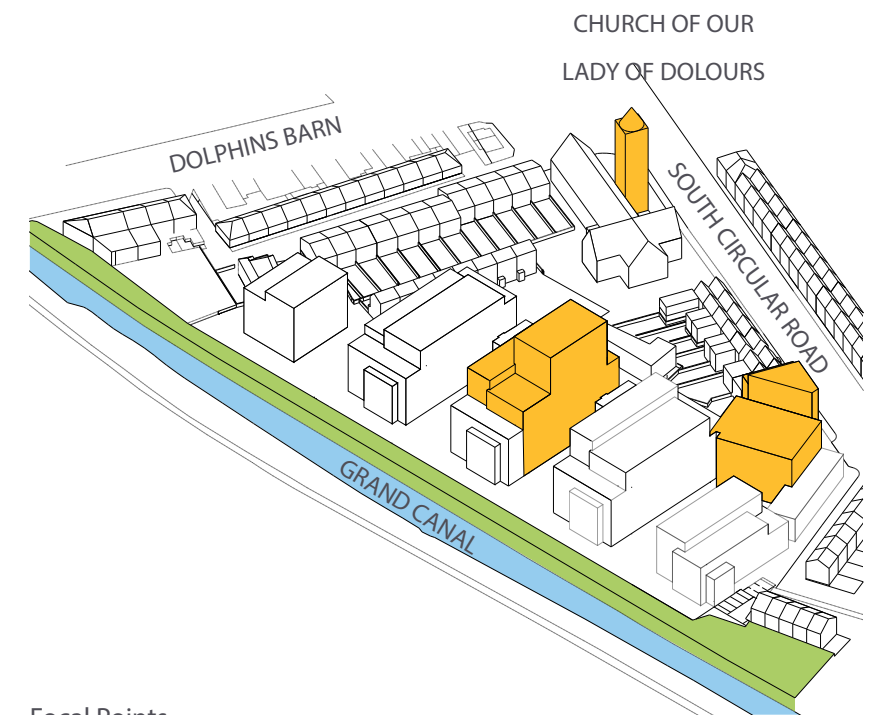
The layout creates new focal points, through the use of finger blocks, along the Grand Canal that are distinct and recognisable, bringing a sense of place and character to the development.

Taking Advantage of North-South Orientation

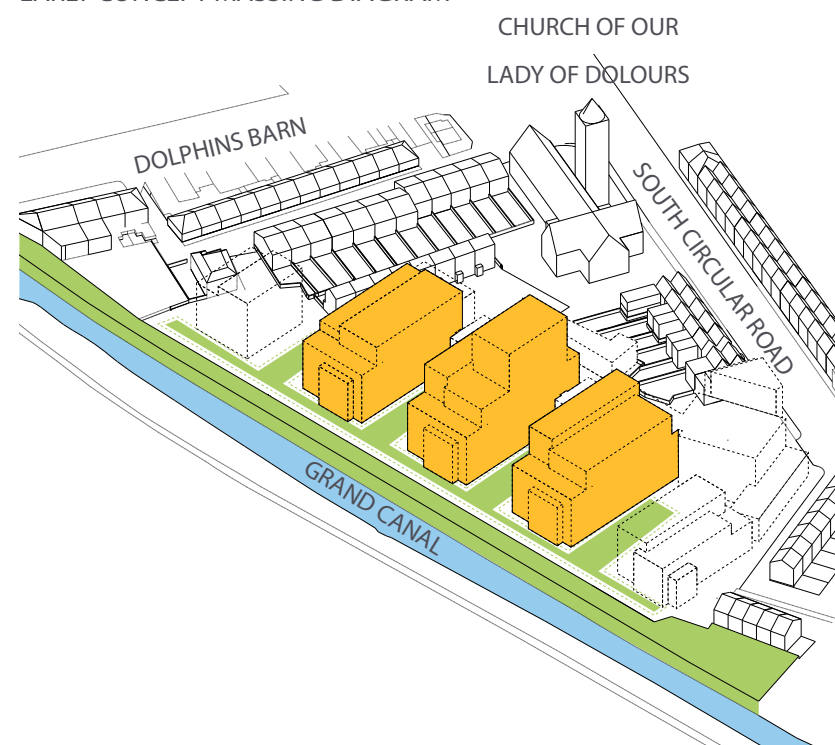
The finger blocks, perpendicular to the canal, optimize the number of residents enjoying sunshine and views.



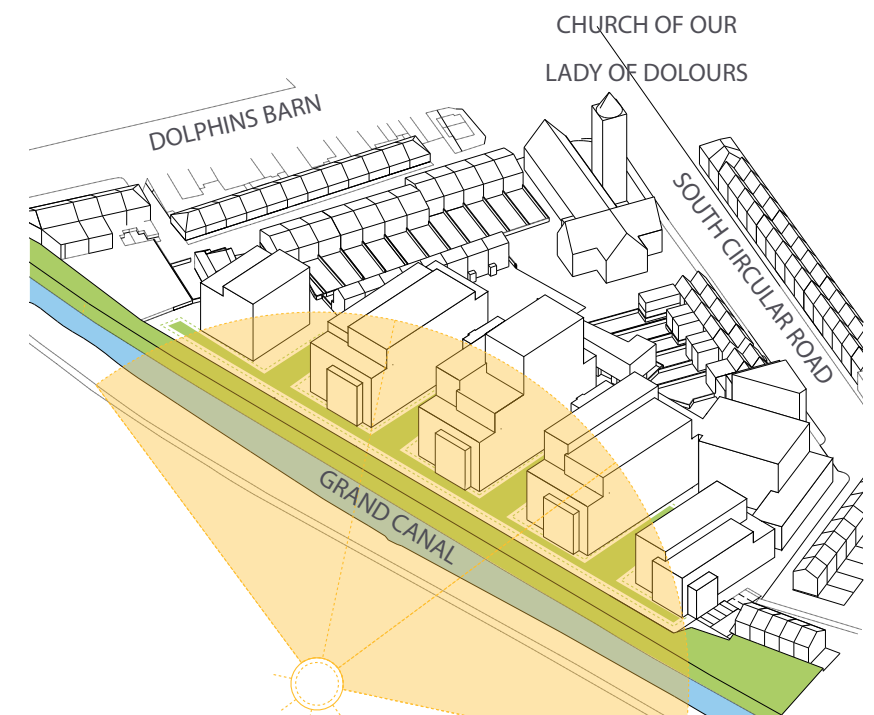
Finger Blocks
EARLY CONCEPT MASSING DIAGRAM



Focal Points
EARLY CONCEPT MASSING DIAGRAM



Finger Blocks & Garden Spaces
EARLY CONCEPT MASSING DIAGRAM



Taking advantage of North-South Orientation
EARLY CONCEPT MASSING DIAGRAM

2.3 Architectural Approach

2.3.1 Design Principles

Repairing Edges

The 'Design Rationale' starts by repairing the edges of the existing urban block. The Victorian Streetscape folds into the site, as a two storey red brick datum and repairs the damaged boundary conditions.

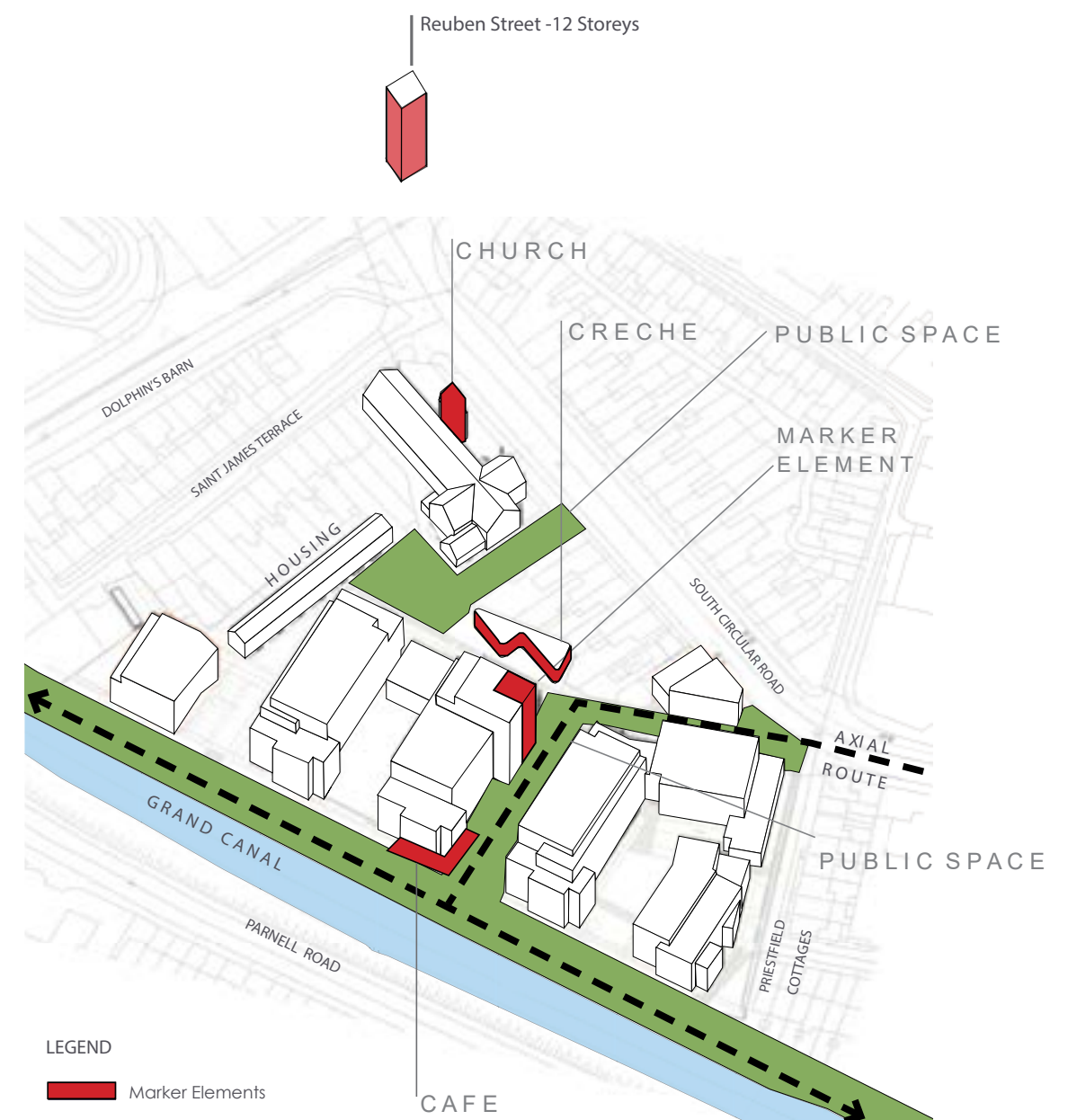
This brick 'envelope' sets up a completed context for the newer, larger, lighter elements that address the south facing Canal.



EARLY CONCEPT MASSING DIAGRAM

A Legible Neighborhood

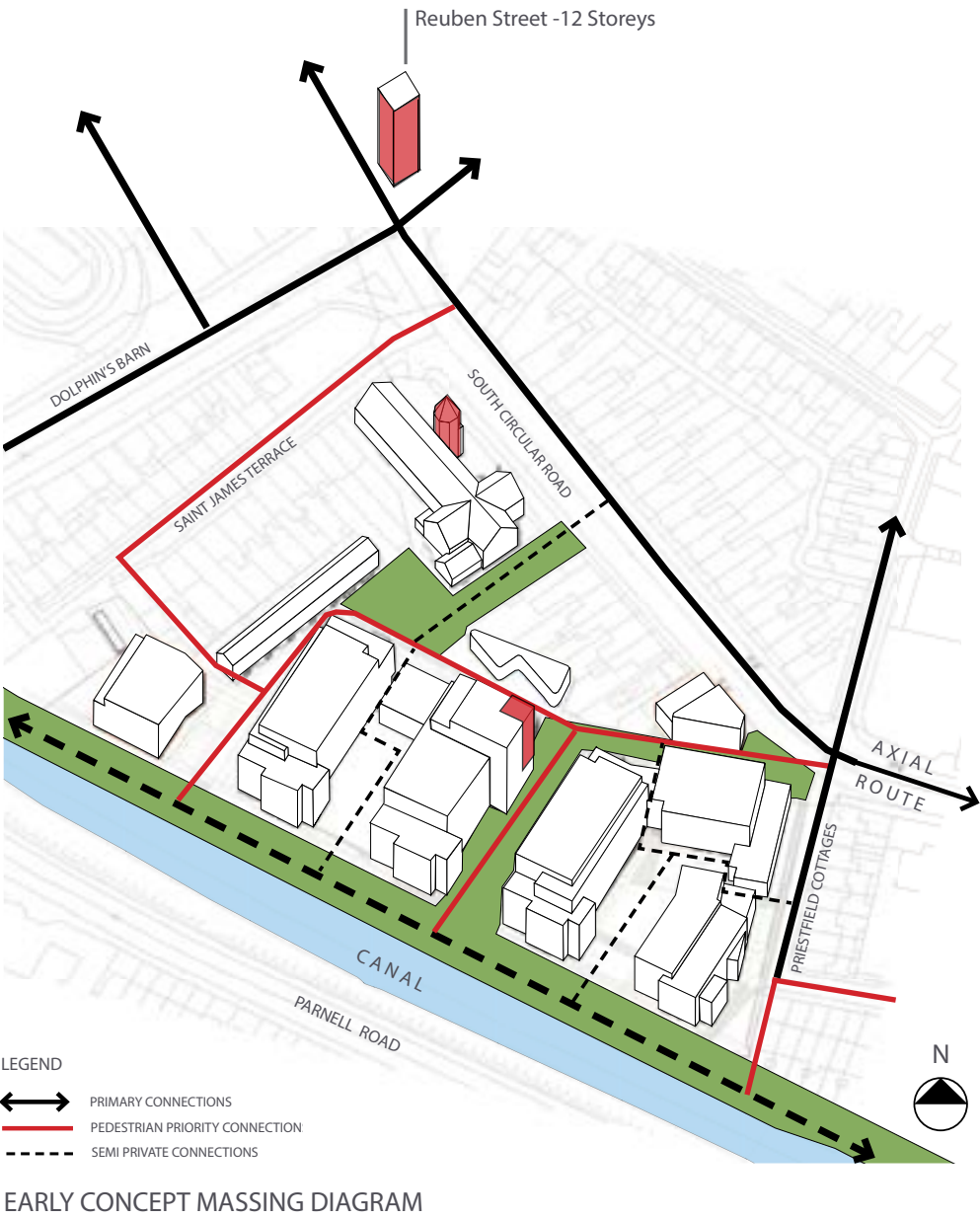
The height strategy responds to a series of markers in the surrounding neighbourhood by creating new markers within the site. The Primary Route through the scheme is denoted by the Marker elements which culminates in the Cafe on the Canal as a destination.



EARLY CONCEPT MASSING DIAGRAM

Facilitating Connections

To create a safe and vibrant Neighbourhood, the people movements have been put first.
Having established a series of markers, the pattern of development facilitates a clear hierarchy of connections.

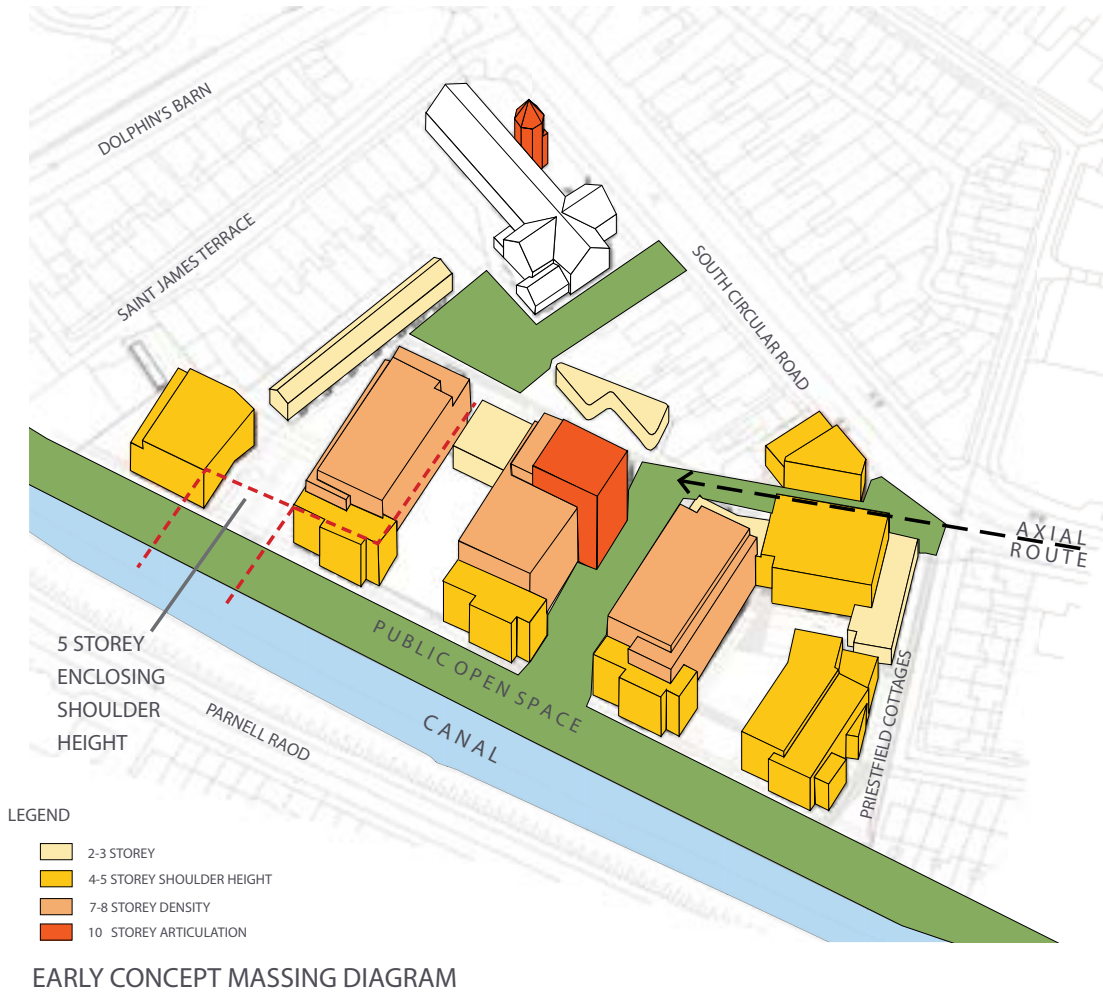


Proposed Massing In Context

The well connected location of the site requires a response that

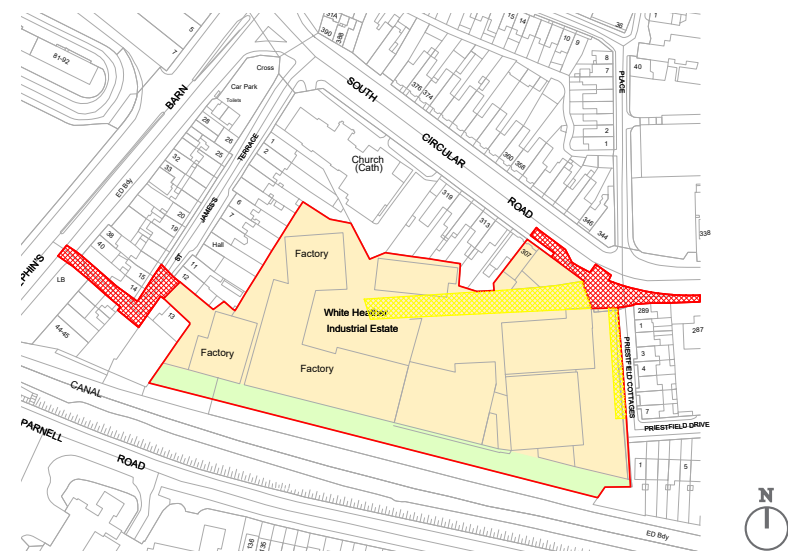
- efficiently redevelops the former brownfield use and
- Benefits from the south facing amenity of the Canal and expansive corridor of Parnell road.

The objective is to have a safe, bright, Canal side amenity, passively supervised that welcomes visitors back to the South Circular Road through a connected public realm.

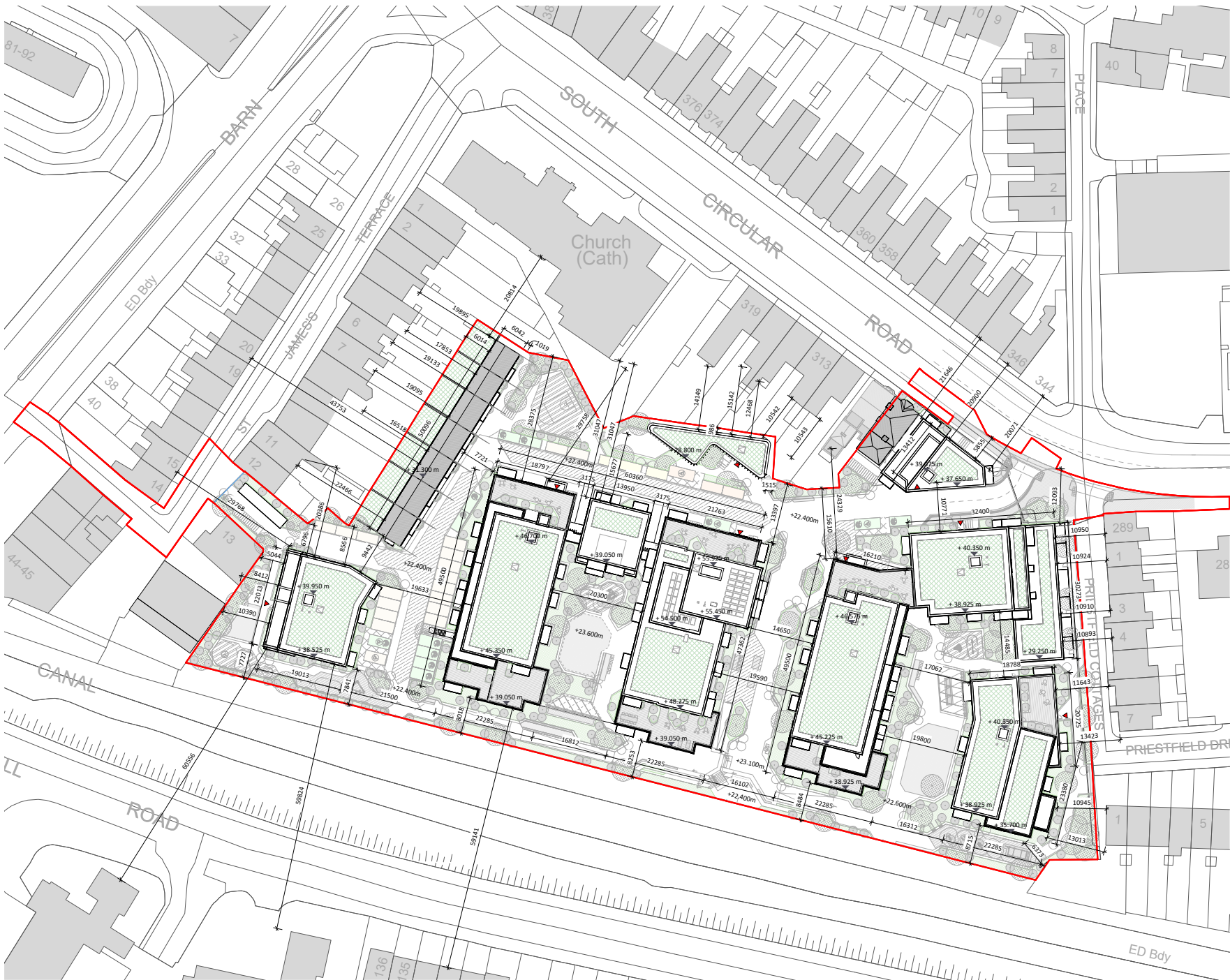


2.4 Proposed Site Layout

- TOTAL SITE AREA: 1.535Ha
- AREA OF DEVELOPMENT: 1.277Ha
(Z1 Zoned Residential Lands, excluding Z9 Zoned Recreational Lands)
- Z9 LANDS: 0.166Ha
(Recreational Amenity outside Area of Development)
- OWNERSHIP SITE (Z1 & Z9): 1.443Ha
- NUMBER OF UNITS: 335 no.
- NET DENSITY: 262 units per Ha



Existing Site Layout Plan



Proposed Site Layout Plan

2.5 Proposal in Context



3. Scale Heights & Massing Strategy

Response To:

Item 4 of ABP Opinion

4. A detailed statement, which should provide adequate identification of all such elements and justification as applicable, where / if the proposed development materially contravenes the statutory plan for the area other than in relation to the zoning of the land, indicating why permission should, nonetheless, be granted, having regard to a consideration specified in section 37(2)(b) of the Act of 2000.

Item 1 of DCC Opinion

1. The Planning Authority have serious concerns regarding the visual impact of the proposal on the visual amenities of the area due to the height and scale of the proposed development. The site is situated just north of the Grand Canal and comprises a backland site, which is not considered suitable for the provision of a 10-storey landmark type building. The proposed development is also of a significantly greater height, scale and mass than existing development in the vicinity which is predominantly residential in nature, made up of two storey terraced dwellings. The height, scale and mass of the proposed development, particularly the 10-storey Block B03, should be reconsidered having regard to the urban context.



3.1 Strategic Position

The following section details the applicants response to ABP Opinion: Item 4 and DCC Opinion: Item 1, as quoted on the left.

The height strategy has been developed having regard to the following:

- Delivering an appropriate scale and density of development and efficient use of land.
- Reflecting the evolving densification and urban character of the wider local area, utilising a variety of heights that respond to specific site conditions to create a pleasing variety of form and character.
- Responding to existing and new thoroughfares and the increased connectivity through the site to position higher elements sensitively and deliberately.

The re-orientation of 'backland site'.

Reorientation to the canal - presenting a new south facing frontage to the public towpaths and Parnell Road on the opposite bank - The new edge here reflects its more outward aspect, while the fragmented edges of the historic Victorian block are solidified by new lower elements along the other boundaries.

Appropriate separation distances and set-backs, density, massing and scale further ensure that the visual amenity of the surrounding dwellings is not unduly impacted by the proposed development.

3.2 Conceptual Framework

URBAN DEVELOPMENT & BUILDING HEIGHTS, GUIDELINES FOR PLANNING AUTHORITIES, DECEMBER 2018

The Building Height Guidelines express a presumption in favour of buildings of increased height in urban locations with good public transport accessibility, which secure NPF objectives to deliver compact growth of new homes, economic growth and regeneration. Taller buildings can serve to bring much needed additional housing and economic development to well-located urban areas, and to assist in contributing to and reinforcing a sense of place within a city.

SPPR 3 (A) of the Guidelines states:

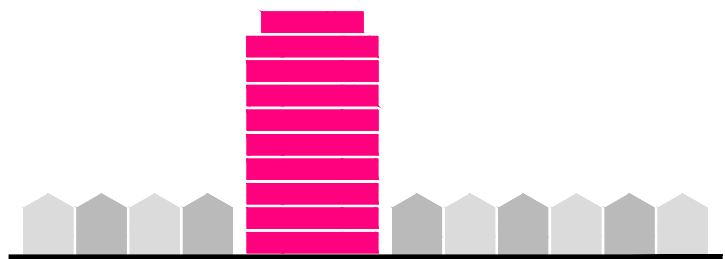
"It is a specific planning policy requirement that where; (A) 1. an applicant for planning permission sets out how a development proposal complies with the criteria above; and 2. the assessment of the planning authority concurs, taking account of the wider strategic and national policy parameters set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

The 'criteria' are those set out in Section 3.2 of the Guidelines, and compliance with same is outlined in the Applicant's response on the following pages.

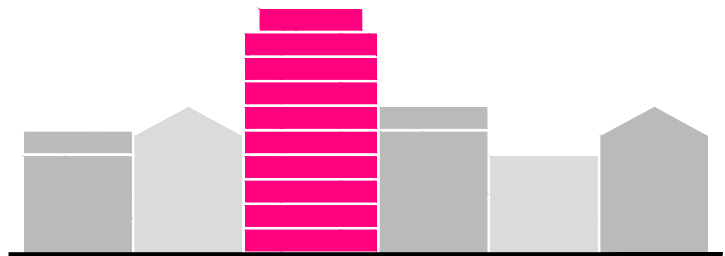
The proposed development is consistent with the various Ministerial Guidelines that promote increased residential density, for sustainable use of finite land resources and investment in strategic infrastructure, through various mechanisms including development location, unit mix, design and building height. The proposed apartment buildings, with 2.5 to 10 storeys building elements, exceed the prevailing established height of existing neighbouring housing. Architectural design studies demonstrate compliance with the relevant residential design standards for development. Environmental and design studies demonstrate that residential, visual, built and natural amenity is suitably respected and protected.

3.2.1 Tall Building Definition

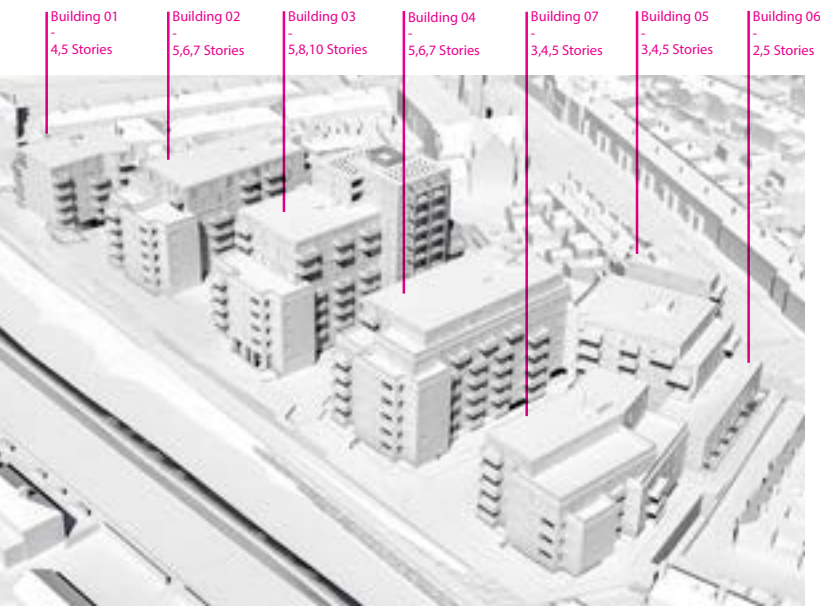
Tall buildings are tall relative to their context.



Context: 2 Storeys / 10 Storeys = Tall Building



Context: 5-6 Storeys / 10 Storeys = Local High Point



3.2.2 Context Height Ratio

Height ratio expressed as a multiplying factor of context height.



1.5 X CH



2 X CH



3 X CH



4 X CH



5 X CH



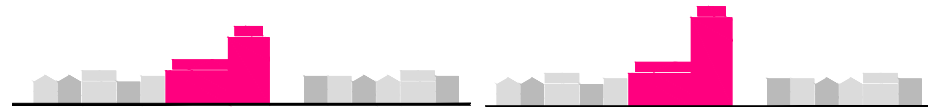
7 X CH

3.2.3 Proportionality

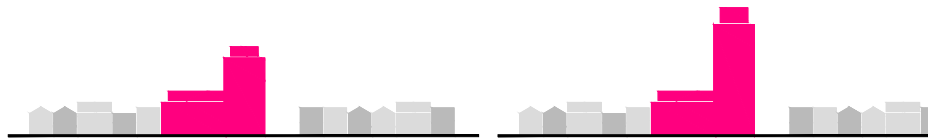
Height should be proportionate to the role and function of the buildings and the scale of its impact in the city.

Context height ratio is a means to classify tall buildings into:

- Local landmarks
- District landmarks
- City or Metropolitan Landmarks



Tall Building: Local Landmark, above 2x context height and up to 3x context height



Tall Building: District Landmark, above 3x context height and up to 5x context height



Tall Building: Metropolitan Landmark, above 5x context height

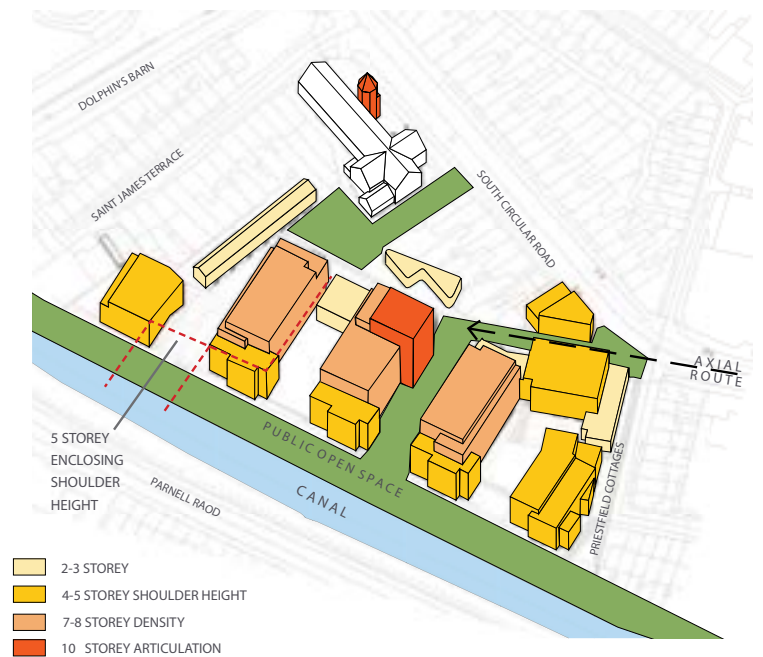
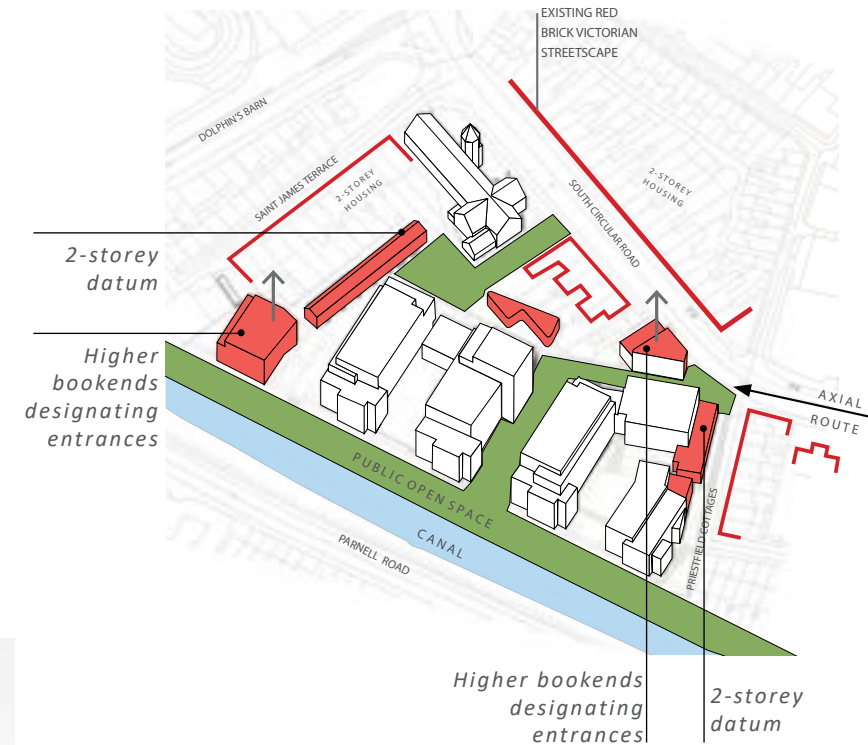
3.3 Building Heights Rationale

The new 5-7 storey shoulder datum - the mediating transition from the 2/3 storey edge condition of the urban block - provides a new context within which the 10 storey marker element rises. The height remains in proportion to its immediate context, while also responding to other similarly scaled markers in the immediate local vicinity, integrating the new development into the neighbourhood.

3.4 Heights and Massing Strategy

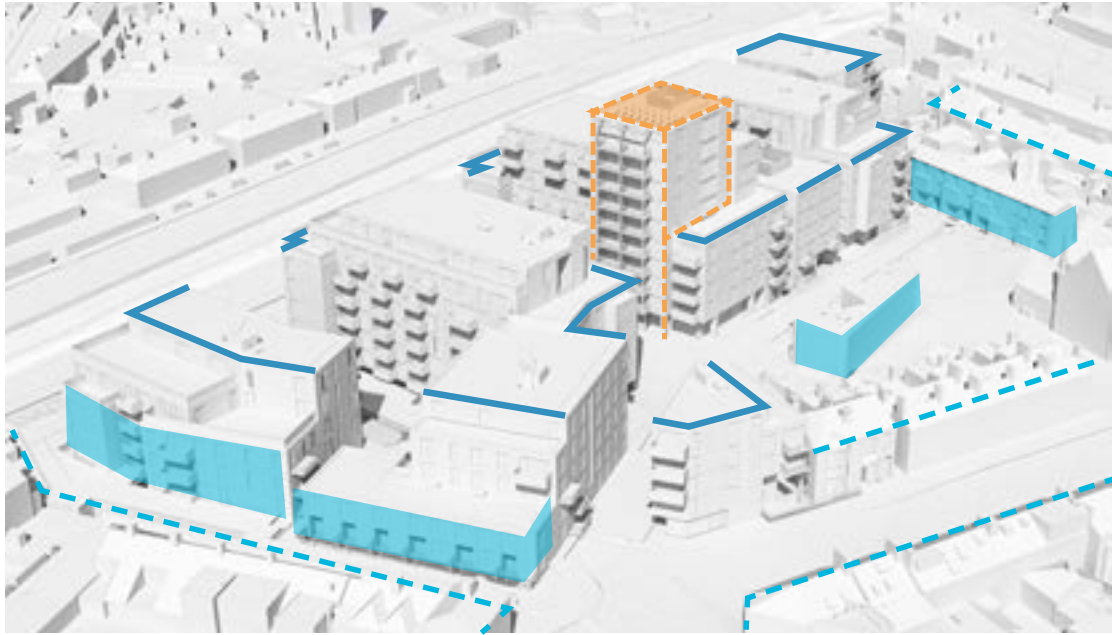
3.4.1 Strategic Principles

- 1. Consolidate the edges of the historic urban block with elements of a similar scale and material character, creating a two storey datum to integrate the proposed development into the existing context.
- 2. Establish a shoulder datum of 5 storeys orientated to the south-facing canalside public open space, offset from the surrounding dwellings by separation distances and the two storey datum elements.
- 3. Position higher elements in the most optimum location with respect to distance from the surrounding context and views along the key axial route of South Circular Road, to create a marker identifying the new canalside destination and connecting route through the extended public open space network.

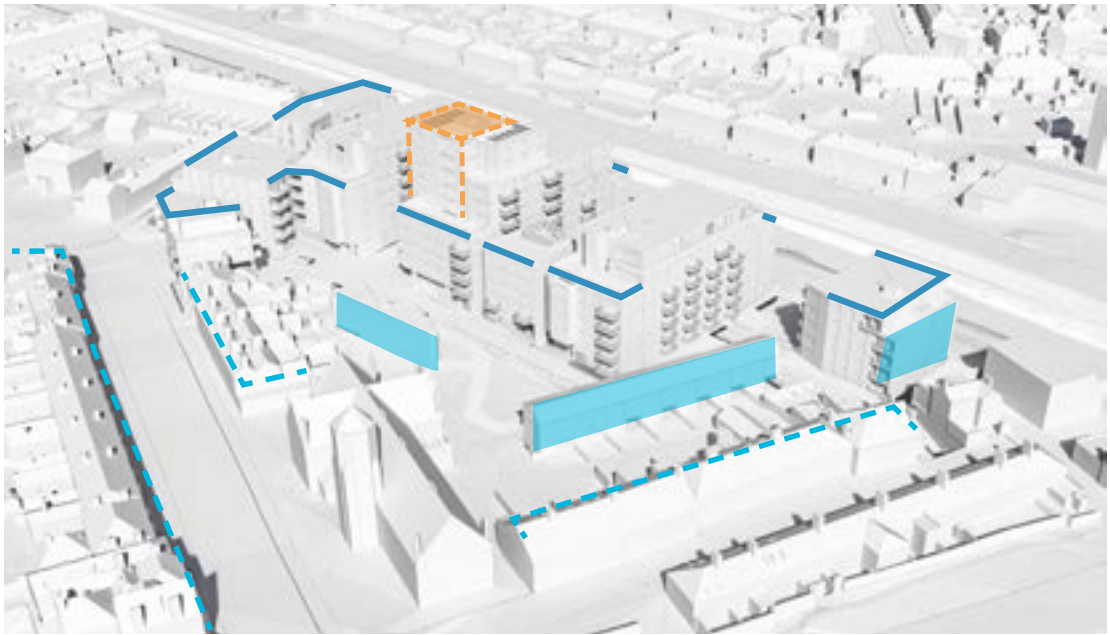


3.4.2 Datums

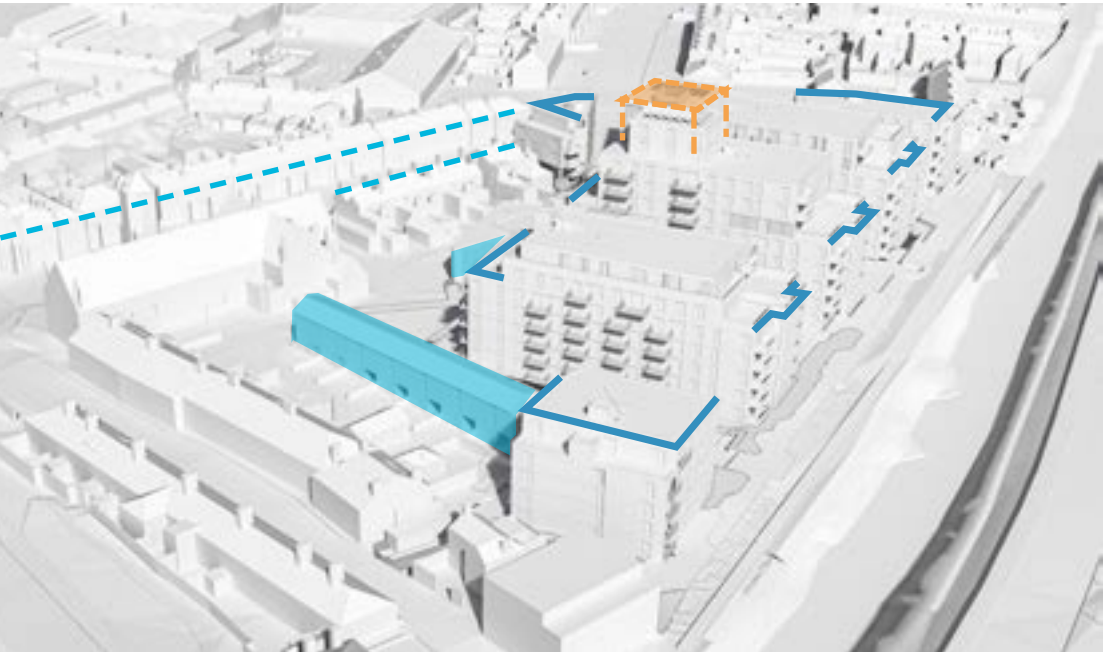
- 10 - Storey Marker 
- 5 - Storey Shoulder 
- 2-3 Storey Perimeter 
- 2-3 Storey Victorian terraces 



View of Model from the North East



View of Model from the North West



View of Model from the South West



View of Model from the South East

3.5 Assessment Against Building Height Guidelines Criteria

3.5.1 Assessment - At the scale of the relevant city/ town:

At the scale of the relevant city/town:

The site is well served by public transport with high capacity frequent services and good links to other modes of public transport. The subject site is located within walking distance of a variety of high capacity and/or high frequency public transport options, as discussed above in this report. This includes a variety of Dublin Bus routes serving the Dublin area, and Luas services.

‘Development proposals incorporating increased building height, including proposals within architecturally sensitive areas, should successfully integrate into/ enhance the character and public realm of the area, having regard to topography, its cultural context, setting of key landmarks, protection of key views. Such development proposals shall undertake a landscape and visual assessment, by a suitably qualified practitioner such as a chartered landscape architect.’

The proposed development successfully integrates into and enhances the character of the surrounding area, as demonstrated throughout the accompanying Architectural Design Statement, prepared by O'Mahony Pike Architects. The proposal represents a high quality design response to the site's location. The provision of a variety of distinctive public realm areas further enhance the character of the area, and will open up and provide access to a previously landlocked and under-utilised section of the Grand Canal, with new public spaces and linkages.

The elements of the proposed development at the perimeter of the site are inkeeping with the character, scale, and material of their immediate context, enhancing the existing streetscapes and public realm. The setting and views of existing identifiable landmarks - eg the church spire - are improved as well as new vistas and views into and through the site adding to the

character and quality of South Circular Road and along the Canal corridor.

Block 03 is the taller (8-10 storey) element of the proposed development. Located at the centre of the site, the block has been designed to be a distinctive marker at the end of the axis from South Circular Road, in terms of its design, layout and material finishes. Further details in relation to the design of this building are provided in the accompanying Architectural Design Statement.

An accompanying Landscape Report has been prepared by Bernard Seymour Landscape Architects, included with this submission. Significant negative visual impacts are not anticipated to arise as a result of the proposed development. This is demonstrated in the verified views commissioned for the purpose of this submission. Additional new public amenities and



Verified View 08

open public access to the Canal are incorporated into the landscape and new proposed street network.

'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.'

The proposed development significantly enhances the place-making of this site, proposing an integrated and connective public realm around a well-designed development of architectural quality. The proposed development incorporates an extension/upgrades to existing public roads and a new internal, permeable street and public open space network. These create a connected environment for pedestrians, cycle and vehicle. Local community facilities and usable public open space areas are within easy access of all residents.

The long 'open' southern perimeter provides south-facing orientation and views and enhances the amenity of the Z9 canalside towpaths. The strong integration of this linear public space into the site - through visual and physical connections integrate the proposed development into the expanding residential community of Dublin 8 and provide attractive connections to the wider community along the linear park.

Built attributes include the design of attractive house types and apartment buildings of varied height and form, active ground level frontages, amenity spaces and good selection of finishing materials, enhance the visual interest of new and existing streetscapes.

A variety of building typologies and heights are proposed, including 2-3 storey houses and apartment blocks ranging in height from 4-7 storeys with the tallest part of Block 03 rising to 8 and 10 storeys. The taller element (Block 03) includes elements of varying heights from 5 to 8 to 10 storeys, to provide distinction to this proposed marker element. Its location at the centre of

the site - at the end of the axis of South Circular Road, provides a new focal point that responds to the existing streetscape but positioned to minimise any potential impact on the rear of the surrounding properties . Further details on the positive contribution of the proposed development to place-making are provided in the Architectural Design Statement.



Verified View 09

3.5.2 Assessment - At the scale of the district/ neighbourhood/ street:

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.

Through the permeable - pedestrian focused - connections through the site and opening up and linking to the active frontage along the linear canalside park the development creates new connections between within the existing neighbourhood between the axial routes of the street and the canal. The hierarchy of open space provision expands the public open space network, offering visual and physical connections while providing high-quality landscaped elements. We refer to the Landscape Report, prepared by Bernard Seymour Landscape Architects.

The development responds to similar elements in the immediate surrounding neighbourhood using corresponding marker elements along new proposed axial routes that culminate in the public cafe on the canal as a new destination and congregation space. The edges, to St James Terrace to the west and to Priesfield Cottages to the east, broken by the previous

industrial use, are repaired with the 2-3 storey red brick datum, that stitches the scheme into the existing context and is offset against the new lighter taller elements that face the canal. The scheme consolidates the residential quality and character of the existing historic context while offering a positive contribution to the expanding urban neighbourhood.

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 variety of building typologies, the massing strategy and overall architectural expression ensures that the proposed development does not present any monolithic buildings or long uninterrupted walls of building or slab blocks. The terraced townhouses and apartment blocks of different scales are grouped around public and private open spaces providing direct and oblique views through to the canalside amenity and to the existing surrounding neighbourhoods, resulting in high levels of permeability, visibility and connectivity. Active frontages and the composition of the fenestration further contribute to

breaking down the solidity of block forms. The development is characterised by a varied mix of buildings of reasonably modest height, mannered architecture, and subtle material palettes. As illustrated in the accompanying architectural drawings, the taller Block 03 contains some unique features to identify it as a feature at the end of the axis of South Circular Road, marking the turning point of the new public route and space linking southward to the canal and new canalside space.

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).

Whilst originally considered to be a backland site, the reorientation of the development toward the long ‘open’

Location of Taller Block 03 as a Reference/Marker of Public Realm/ Canal Route within Context of District Neighbourhood.

Verified View 18



southern perimeter provides south-facing orientation and views and enhances the amenity of the Z9 canalside towpaths. The new frontage at 5-7 storeys is an appropriate scale for the more expansive context provided by the canal and its visibility along Parnell Road on the opposite bank.

The new public and private open spaces located inbetween the apartment blocks are directly connected to both the canalside amenities to the south, and through to the existing context to the north.

We refer the Board also to the accompanying Flood Risk Assessment, prepared by OCSC Consulting Engineers. This details mitigation measures to manage potential pluvial and groundwater flooding, and considers there is no significant risk for flooding in the the proposed development and that it is appropriate for use.

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 architectural strategy for the proposed development is at its heart about creating cohesion between integrating the proposal into the modest character and scale of existing historic context to the north east and west and finding mechanisms to allow legibility of the new conections through the site to the new proposed canalside destination. The gateway blocks mark the site entrances and the new routes and thoroughfares extend from the existing surrounding road heirarchy to follow a logical layout and are easily navigable, enhancing sustainable connectivity.

Apartment buildings enhance passive surveillance of the public realm including public streets, green routes and open spaces.

The careful material palette and planting selection further assist in legibility and placemaking.

The proposal positively contributes to the mix of uses and/ or building/ dwelling typologies available in the neighbourhood, and offers a variety of typologies in different forms, that will enhance the dwelling mix, architectural variety and visual interest of the local area. The provision of a childcare facility, public open space facilities and cafe will further contribute to the mix of uses and amenities available to all residents in the area.



Location of Taller Block 03 as a Reference/Marker of Public Realm/ Canal Route within Contet of District Neighbourhood.

Verified View 03

3.5.3 Assessment - At the scale of the relevant site/ building:

At the scale of the relevant 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.

Higher building height is sensitively positioned within the application site, a robust anchor for the public open space and connection from South Circular Road through to the canalside amenity space, to deliver an appropriate scale and density of development and efficient use of land. The scheme proposes a variety of heights, in response to specific site conditions.

The height strategy concentrates height in a central, less sensitive point on the site, stepping down in massing and scale

toward the sensitive edges to ensure appropriate integration into the existing context. The lower proposed elements; 2-3 storey blocks and terraced houses, repair and reinstate the edges of the block within which the subject site is situated, tying in to the scale of the existing domestic typologies.

Offset from the lower edges, a five-storey shoulder datum is established, a mitigating height for the transition from lower to taller elements. The distance between this and the surrounding dwellings ensures any impact is minimised. This datum forms the new frontage onto the south-facing canalside parklands that face south and create a new destination of contemporary character.

All sensitive edges and interfaces between the proposed development and the surrounding context have been studied in detail and various mitigations have been included to ensure appropriate integration and sensitive relationship to the existing context.

The massing and configuration of all blocks have been developed to ensure maximum ingress of sunlight/daylight. We refer the Board to the Daylight and Sunlight analysis prepared by Avison Young submitted with this application. The results of this analysis demonstrate that overall the proposed development performance exceeds BRE recommendations in the BRE 'Site

Specific Assessments:

Layout Planning for Daylight and Sunlight: A Guide to Good Practice'.

The Guidelines state that at some scales, specific assessments may be required for taller buildings. These include:

Urban Design Statement: We refer the Board to the Architectural Design Statement prepared by O'Mahony Pike Architects, that addresses the design issues relating to building form and height at this site.

Assessment of micro-climatic effects: We refer the Board to the accompanying Sunlight, Daylight and Shadow Assessment, prepared by Avison Young. These assessments confirm that the proposed buildings will not have any significant effects on the environment as a result of these micro-climatic factors.

Appropriate Assessment: An Appropriate Assessment Screening Report has been prepared by Minogue Environmental Ltd and accompanies this application. Given the scale and nature of the project and taking account of all available information, the overall probability of impacts on the receiving environment arising from the proposed development (during the construction or operational phases) is considered to be low.

Telecommunications impact assessment: It is not anticipated that the proposed development, at this scale and in this location, would create any significant negative impacts on important telecommunication channels.

Air navigation safety: It is not anticipated that buildings of this height at this location would impact on safe navigation.





View of Lower Perimeter Elements



View of Centrally Positioned Marker Element within Site Layout as a Point of Reference / Marker of Public Route and Canal Space leading Southward.

4. Materials and Finishes Strategy

Response To:

Item 1 of ABP Opinion

1. An updated Architectural Design Statement. The statement should include a justification for the proposed development, having regard to, inter alia, urban design considerations, visual impacts, site context, the locational attributes of the area, linkages through the site, pedestrian connections and national and local planning policy. The statement should specifically address finishes of the blocks, the design relationship between the individual blocks within the site, the relationship with adjoining development and the interface along the site boundaries. The statement should be supported by contextual plans and contiguous elevations and sections.

Item 2 of DCC Opinion

2. There are concerns regarding the wide use of external glazed frames as balconies throughout the development which is not considered appropriate to the Grand Canal Conservation area or its setting. It is considered that balconies should be redesigned in order to reduce their visual impact.

4.1 Materials Strategy - Responding to Context - Architectural Character Areas

The approach is to identify distinct Character areas in the White Heather site, and allow the materials to respond to the existing and new context.

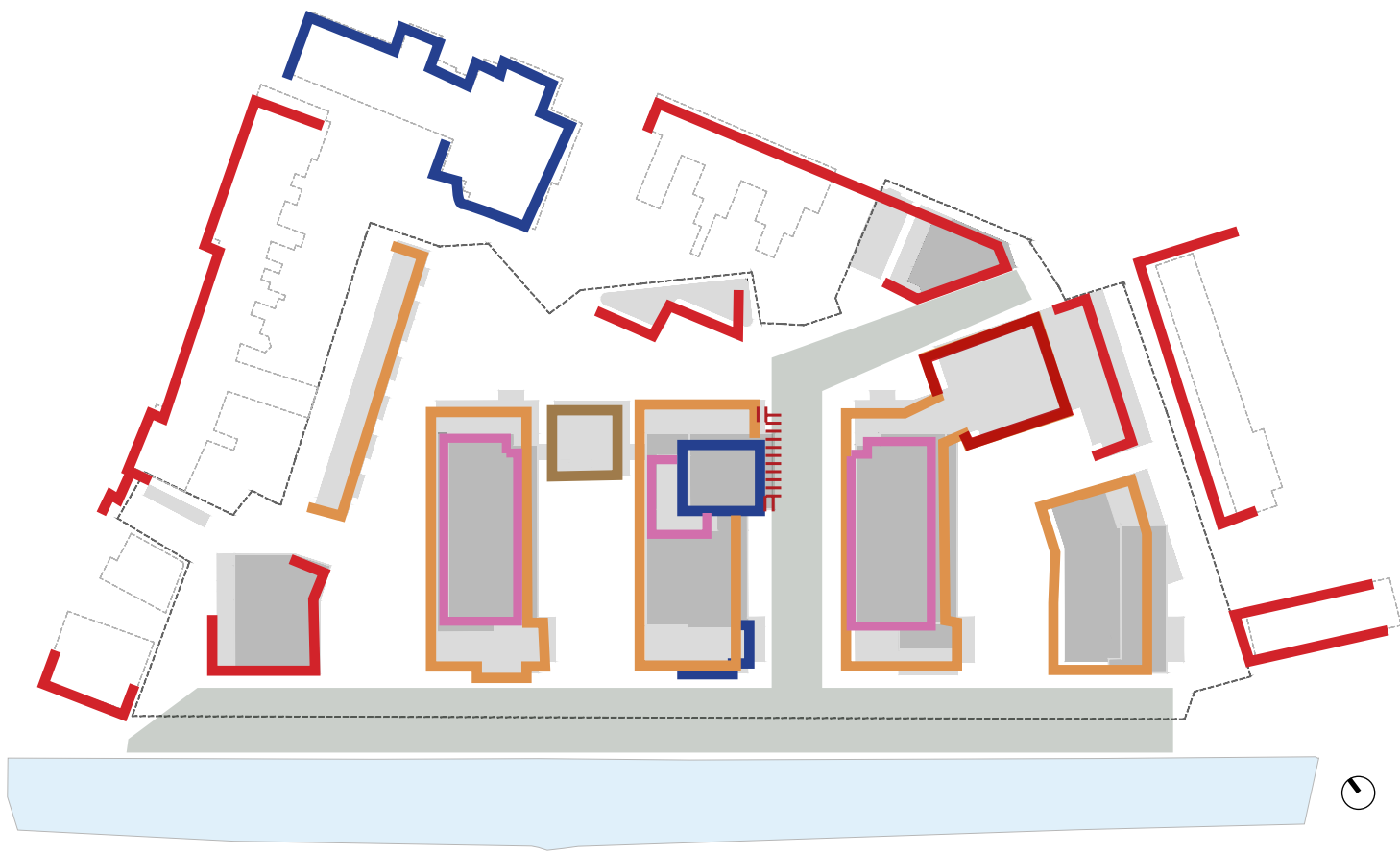
White Heather is divided into three Architectural Character areas:

- A Housing Street
- B Public Concourse & Marker
- C Entrance & Victorian Streets

- Brick Type 1 (Light Buff)
- Brick Type 2 (Dark Buff)
- Brick Type 3 (Red Victorian)
- Brick Type 4 (White Brick)
- Metal Panel (Light Bronze)
- Metal Frame (Light Bronze)

Legend

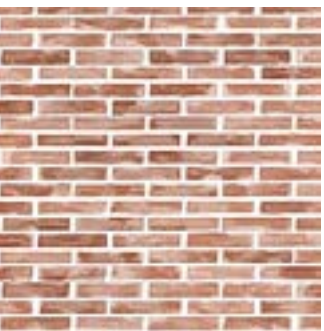
Materials Diagram



Brick Type 1 (Light Buff)



Brick Type 2 (Dark Buff)



Brick Type 3 (Red Victorian)



Brick Type 4 (White Brick)

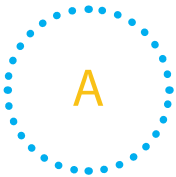


Metal Panel (Light Bronze)

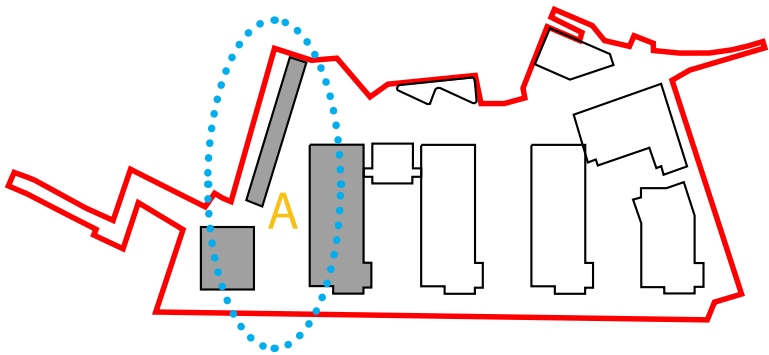


Metal Frame (Light Bronze)

4.2 Architectural Character Area A: **Housing Street**



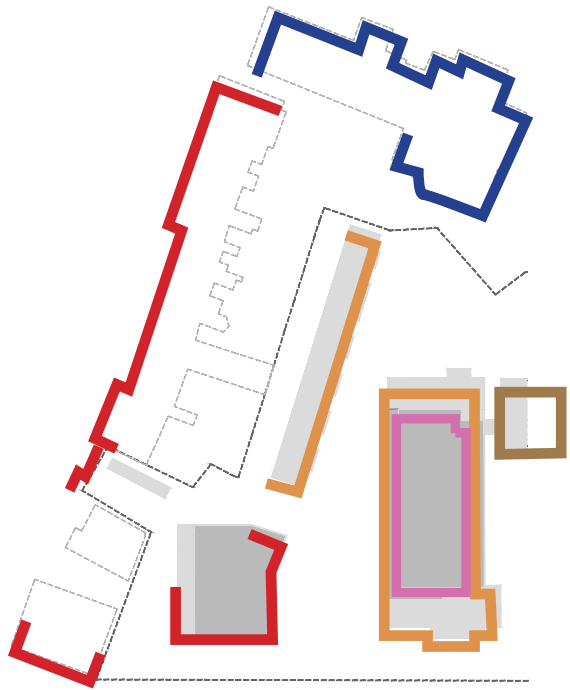
CGI View through ' Housing Street'



Precedent Image

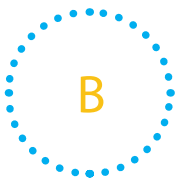


Precedent Image



- Materials Diagram
- Brick Type 1 (Light Buff)
 - Brick Type 2 (Dark Buff)
 - Brick Type 3 (Red Victorian)
 - Brick Type 4 (White Brick)
 - Metal panel (light bronze)
 - Metal Frame

4.3 Architectural Character Area B: **Public Concourse & Marker**



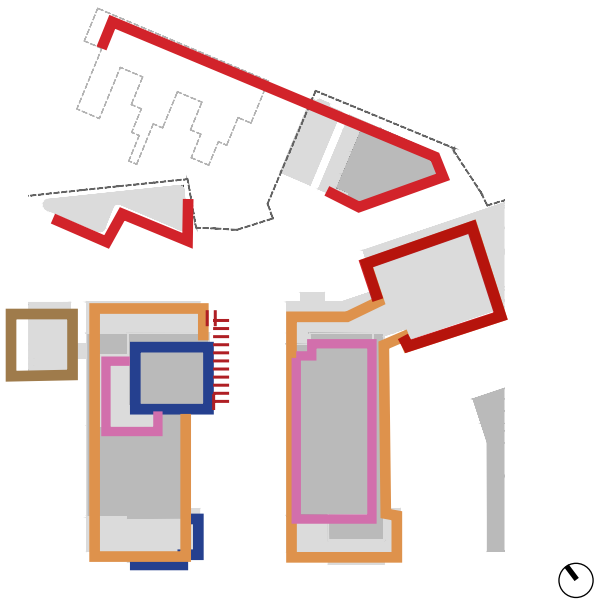
CGI View - Articulation of Marker



Precedent Material Images

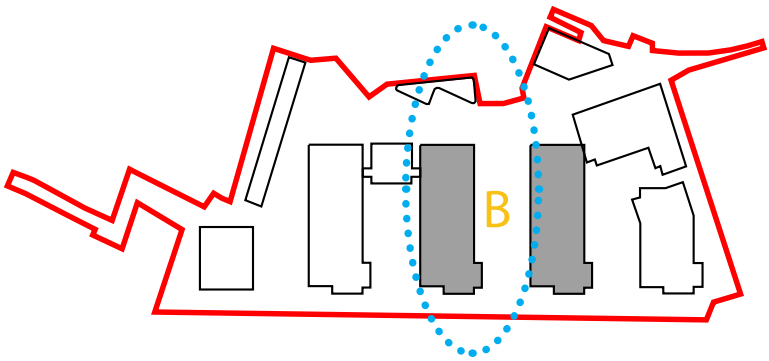
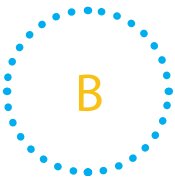
Materials Diagram

- Brick Type 1 (Light Buff)
- Brick Type 2 (Dark Buff)
- Brick Type 3 (Red Victorian)
- Brick Type 4 (White Brick)
- Metal Panel (Light Bronze)
- Metal Frame (Light Bronze)



Master Plan

Architectural Character Area B: **Public Concourse & Marker**



CGI View - Public Concourse

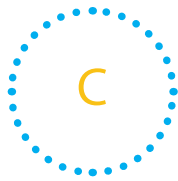


CGI View - Public Concourse



Precedent Material Images

4.4 Architectural Character Area C: Entrance & Victorian Streets



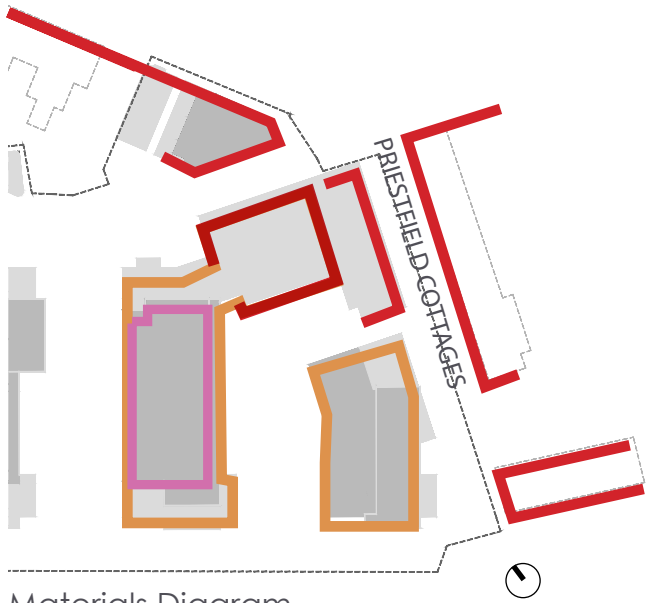
CGI View - Main Entrance to Scheme



CGI View - SOUTH CIRCULAR ROAD

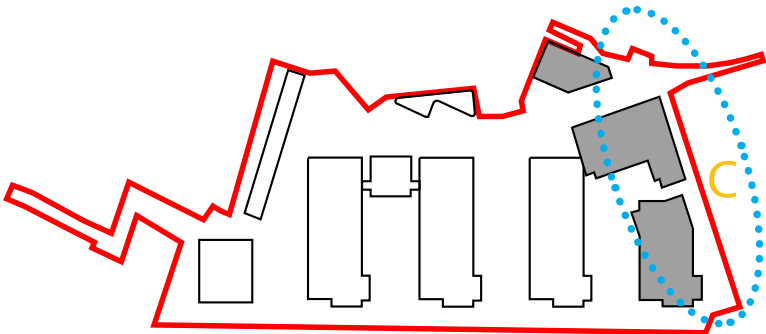
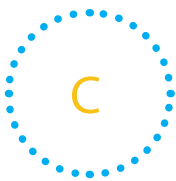
Materials Diagram

- Brick Type 1 (Light Buff)
- Brick Type 2 (Dark Buff)
- Brick Type 3 (Red Victorian)
- Brick Type 4 (White Brick)
- Metal Panel (Light Bronze)
- Metal Frame (Light Bronze)



Materials Diagram

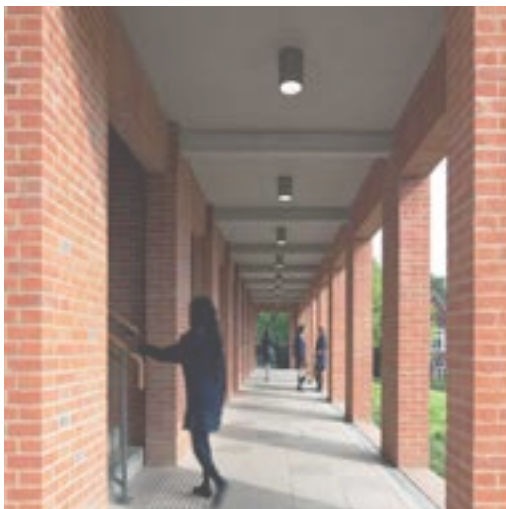
Architectural Character Area C: **Entrance & Victorian Streets**



CGI View of Open Colonnade at Block 5; opens up Gable Facade of Existing 307/307a as a Dual Frontage Building.



Precedent Material Images



Precedent Colonnade



Form & Materials of 289 SCR reflected in the Frontage of Block 6 onto Priestfield.



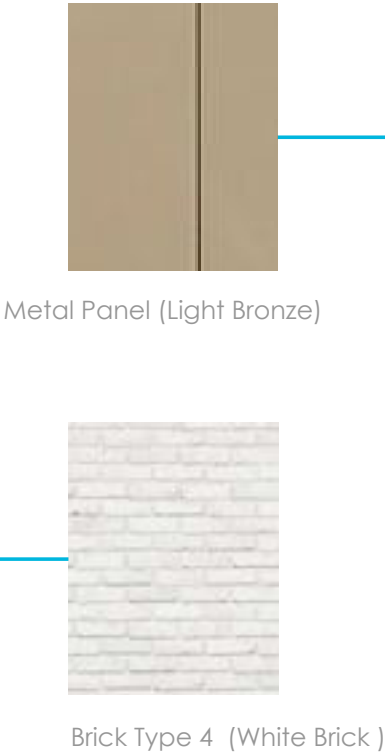
Wedge Shape Building at 344 SCR reflected in Block 5 Form & Treatment.

4.5 Material Palette

CGI Elevation Detail



CGI Detail - Marker & Metal Frame



CGI Detail - Brick Shoulder & Set-Back

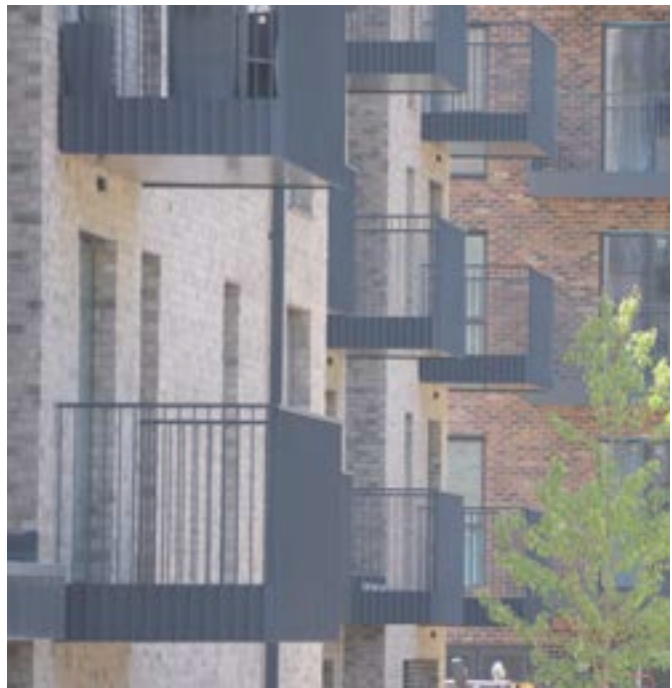


CGI Detail - Treatment to Street

4.6 Balcony Strategy

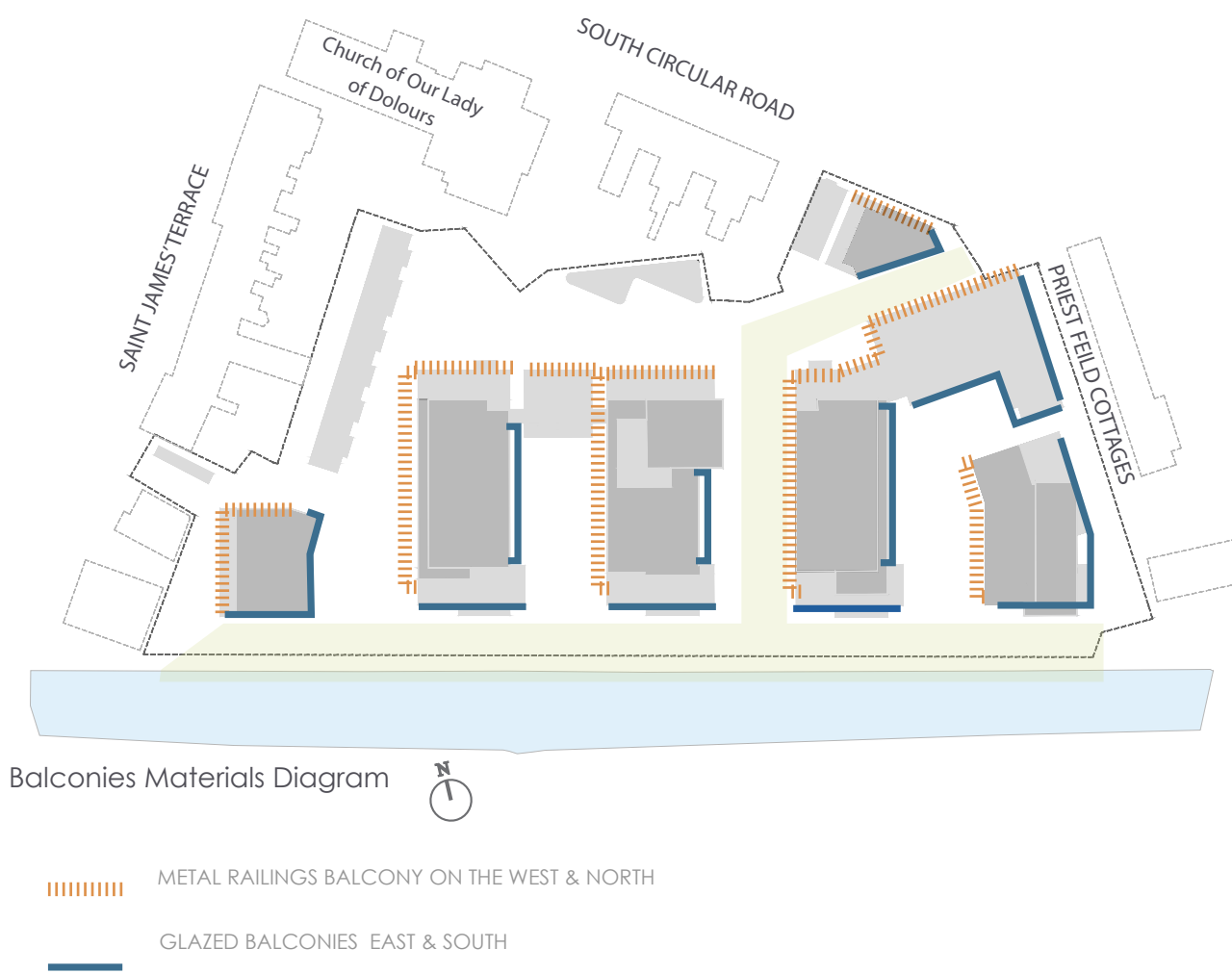


METAL RAILINGS BALCONY ON THE WEST & NORTH



Precedent Images

The balconies are located to respond to the light, orientation and the surrounding and proposed materials.



GLAZED BALCONIES EAST & SOUTH



Precedent Images

5. Overlooking & Privacy

Response To:

Items 1 & 11 of ABP Opinion

1. An updated Architectural Design Statement. The statement should include a justification for the proposed development, having regard to, inter alia, urban design considerations, visual impacts, site context, the locational attributes of the area, linkages through the site, pedestrian connections and national and local planning policy. The statement should specifically address finishes of the blocks, the design relationship between the individual blocks within the site, the relationship with adjoining development and the interface along the site boundaries. The statement should be supported by contextual plans and contiguous elevations and sections.

11. A report that addresses issues of residential amenity (both existing residents of adjoining development and future occupants), specifically with regards to potential overlooking, overshadowing and overbearing. The report shall include full and complete drawings including levels and cross-sections showing the relationship between the proposed development and adjacent residential development.

Item 4 of DCC Opinion

4. The following comments should be addressed:

- Further details regarding the potential for any overlooking from balconies to Block B01 facing the dwellings at 1-3 and 13 St James's Terrace should be provided in order to assess potential overlooking concerns.
- The site layout plans should be updated to include the dwellings at 1-3 St James's Terrace (approved under DCC Ref: 2833/17) in order to allow for potential conflicts to be considered.
- The separation distance between the proposed residential terrace and the common boundary with the dwellings along St James's Terrace should be confirmed.
- The scope of the overshadowing analysis should be extended to include the eastern part of the site and Priestfield Cottages.



Site Layout Plan - Level 00

5.1 Summary of Mitigation Measures

The following study was undertaken to identify any risks of potential overlooking and compromises on privacy to any surrounding dwellings.

The following mitigations/ design elements have been employed to ensure any impact on privacy have been reduced.

- 1. Separation Distances
- 2. Inset Balcony
- 3. Balcony Positioning
- 4. Facade Recess
- 5. Inaccessible Roof Areas
- 6. Direction of Window Outlook
- 7. Blank Facade
- 8. Privacy Screen
- 9. Planted Buffer
- 10. Opaque Glass

This includes analysis of the proximity to properties on all adjacent sites, and proximity of apartments within the proposed scheme.

Floorplan layouts have been amended to reduce proximity of balconies where possible, in particular those between blocks. Where private open spaces are located near general circulation, communal open space and entrances, mitigation measures to reduce impact on privacy have been proposed.



Site Layout Plan - Level 02

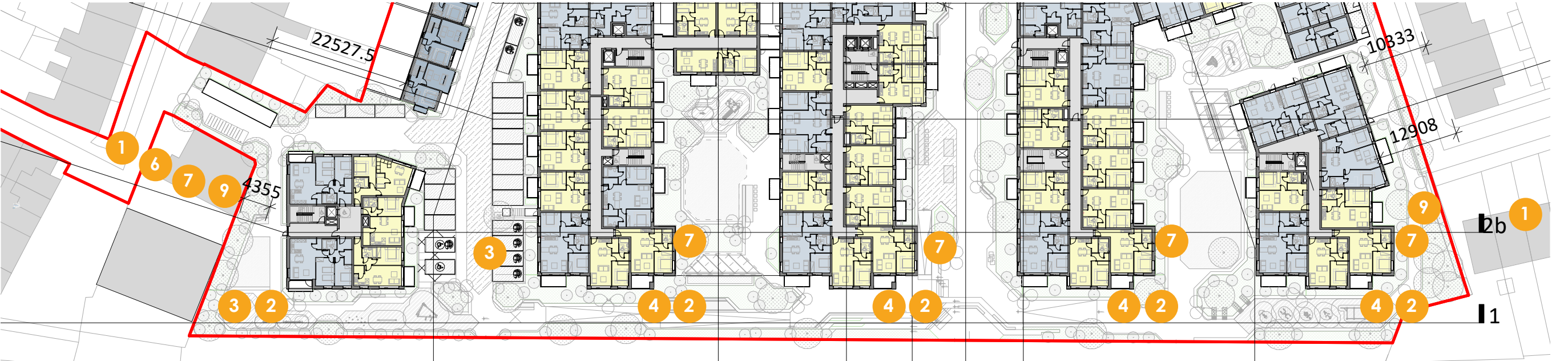
5.2 Context sections 01 and 02

Mitigations to Reduce Potential Impacts on Privacy

- 1 Sufficient separation distances provided between the proposed development and neighbouring properties.
- 2 Inset balconies provide increased privacy for balcony users while minimising potential overlooking.
- 3 Balconies positioned to avoid direct views toward adjacent properties.
- 4 Facades recessed to provide dual aspect and screen private balconies.
- 6 Direction of Window Outlook orientated to avoid any direct views toward adjacent properties.
- 7 Blank areas of facade to avoid overlooking.
- 9 Planted buffer to site boundary wall screens views between the development site and adjacent properties.



Block A - View from South West



Partial Site Plan - Level 00



Context Section 01



Context Section 02

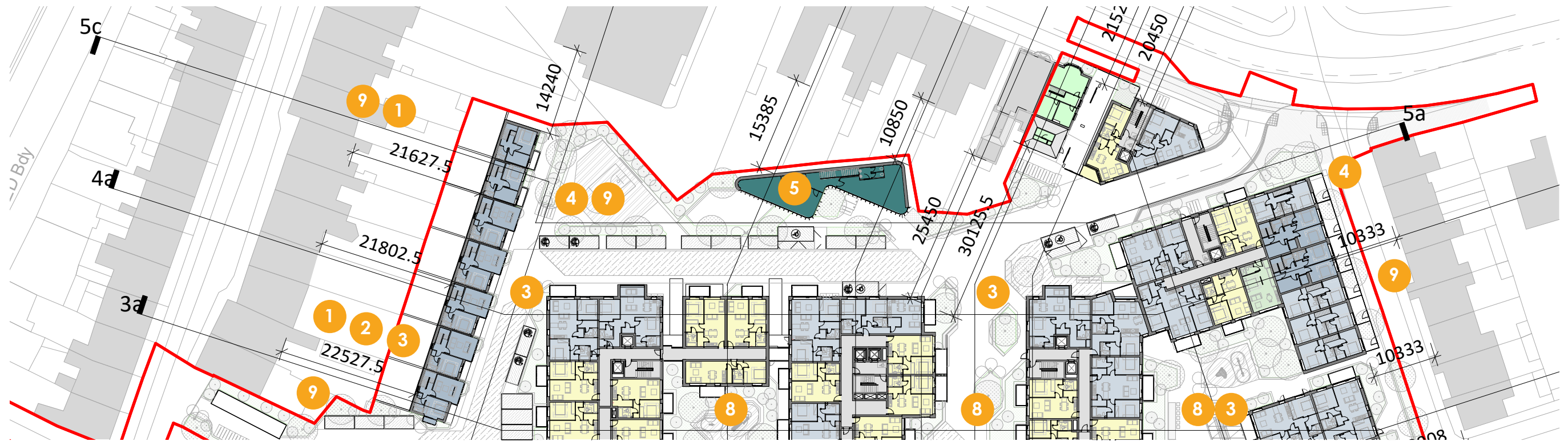
5.3 Context sections 03 04 & 05

Mitigations to Reduce Potential Impacts on Privacy

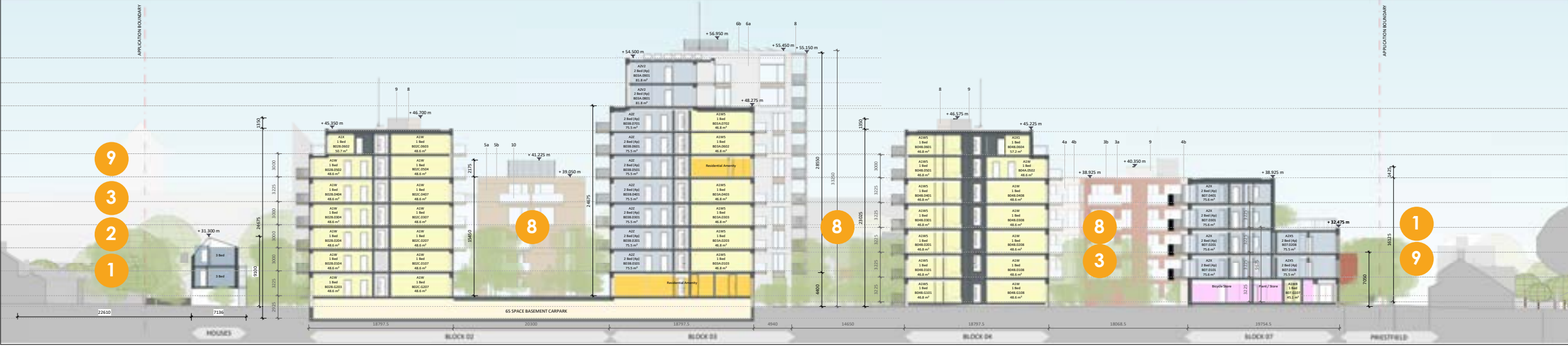
- 1 Sufficient separation distances provided between the proposed development and neighbouring properties.
- 2 Inset balconies provide increased privacy for balcony users while minimising potential overlooking.
- 3 Balconies positioned to avoid direct views toward adjacent properties.
- 4 Facades recessed to provide dual aspect and screen private balconies.
- 5 Inaccessible Roof Areas
- 6 Direction of Window Outlook orientated to avoid any direct views toward adjacent properties.
- 8 Privacy Screens.
- 9 Planted buffer to site boundary wall screens views between the development site and adjacent properties.



Block A - View from South West



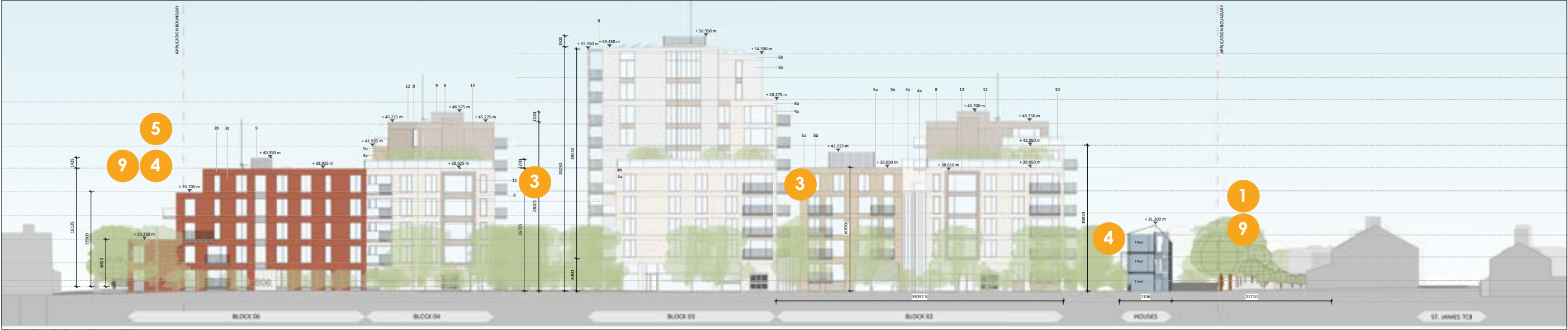
Partial Site Plan - Level 00



Context Section 03



Context Section 04



Context Section 05

5.4 Context sections 06 07 & 08

Mitigations to Reduce Potential Impacts on Privacy

- Sufficient separation distances provided between the proposed development and neighbouring properties.
- Inset balconies provide increased privacy for balcony users while minimising potential overlooking.
- Balconies positioned to avoid direct views toward adjacent properties.
- Facades recessed to provide dual aspect and screen private balconies.

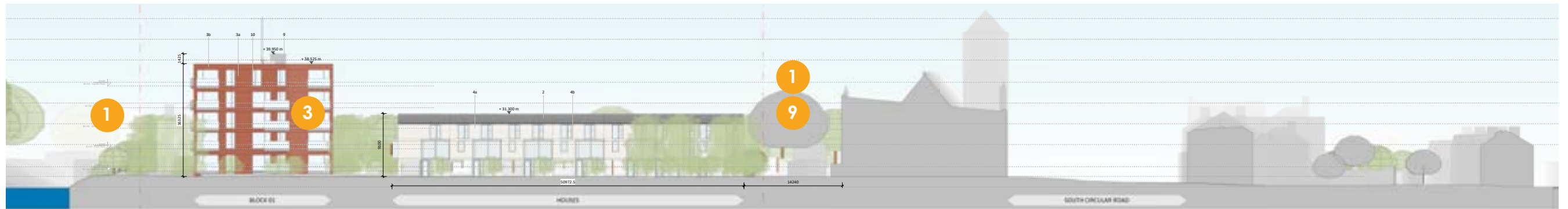
- Inaccessible Roof Areas
- Direction of Window Outlook orientated to avoid any direct views toward adjacent properties.
- Blank areas of facade to avoid overlooking.
- Privacy Screens.
- Planted buffer to site boundary wall screens views between the development site and adjacent properties.



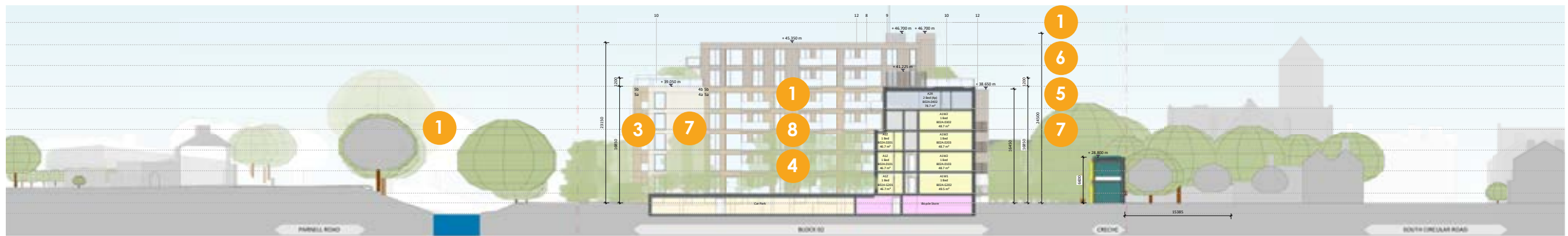
Block A - View from North West



Partial Site Plan - Level 00



Context Section 06



Context Section 07



Context Section 08

5.5 Context sections 09 & 10

Mitigations to Reduce Potential Impacts on Privacy

1

Sufficient separation distances provided between the proposed development and neighbouring properties.

2

Inset balconies provide increased privacy for balcony users while minimising potential overlooking.

3

Balconies positioned to avoid direct views toward adjacent properties.

4

Facades recessed to provide dual aspect and screen private balconies.

5

Inaccessible Roof Areas

6

Direction of Window Outlook orientated to avoid any direct views toward adjacent properties.

7

Blank areas of facade to avoid overlooking.

8

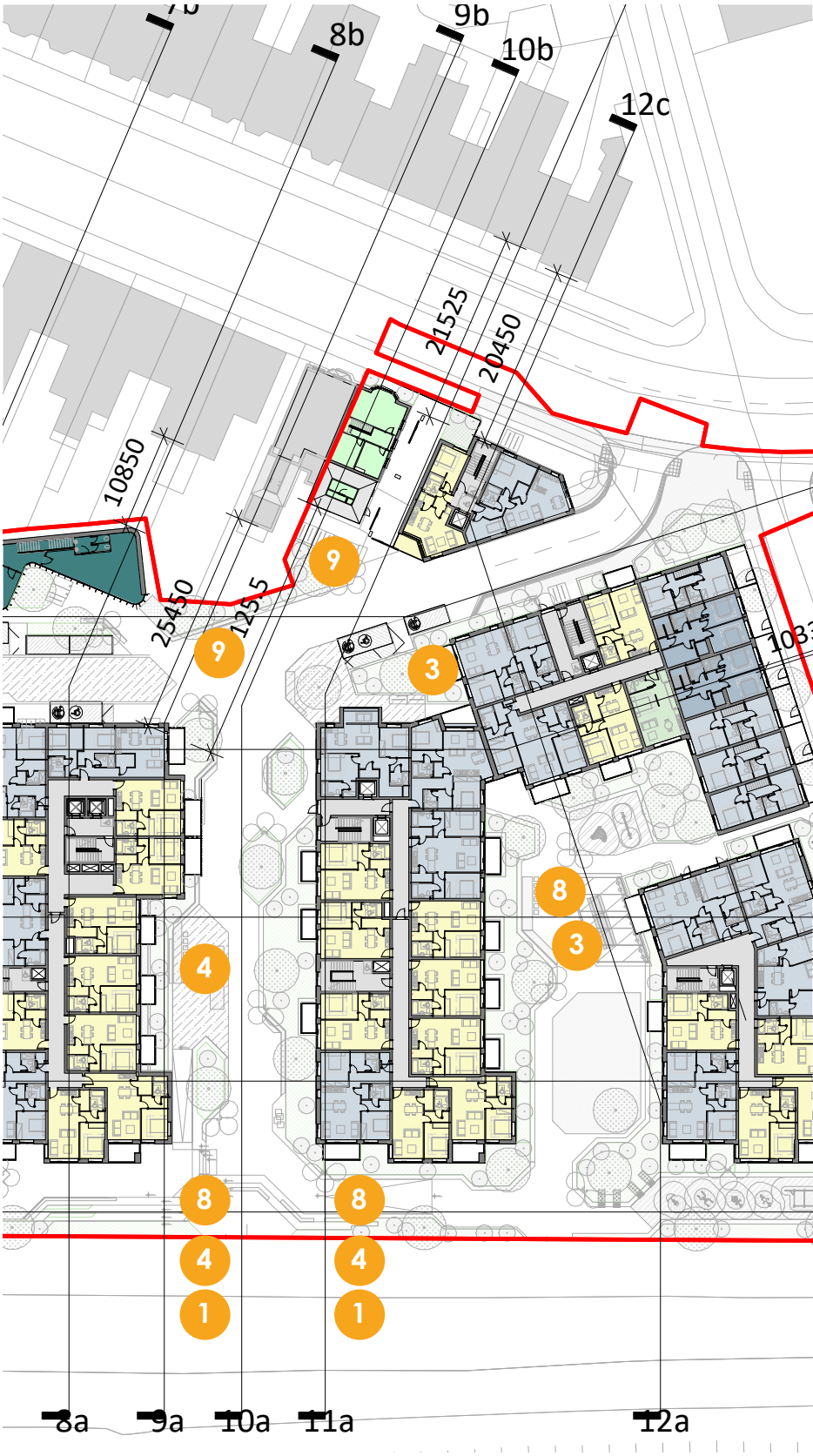
Privacy Screens.

9

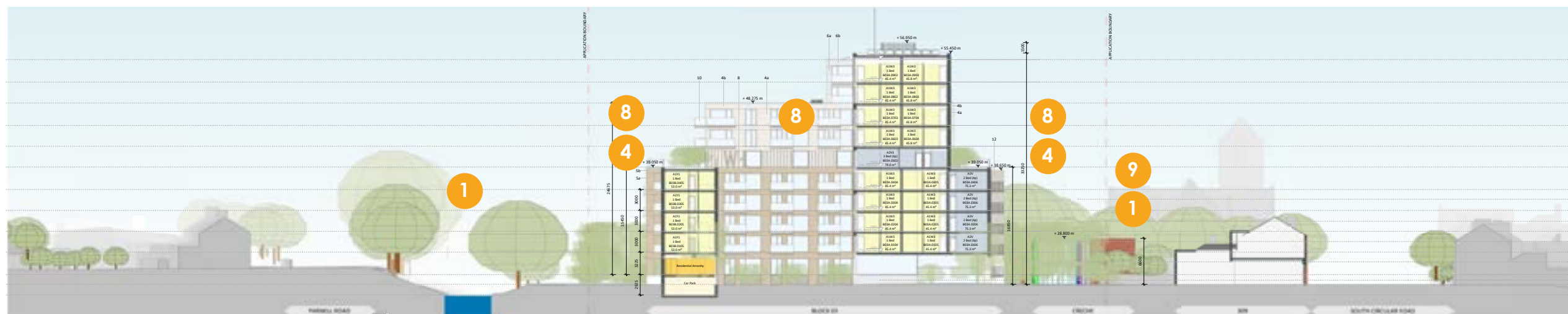
Planted buffer to site boundary wall screens views between the development site and adjacent properties.



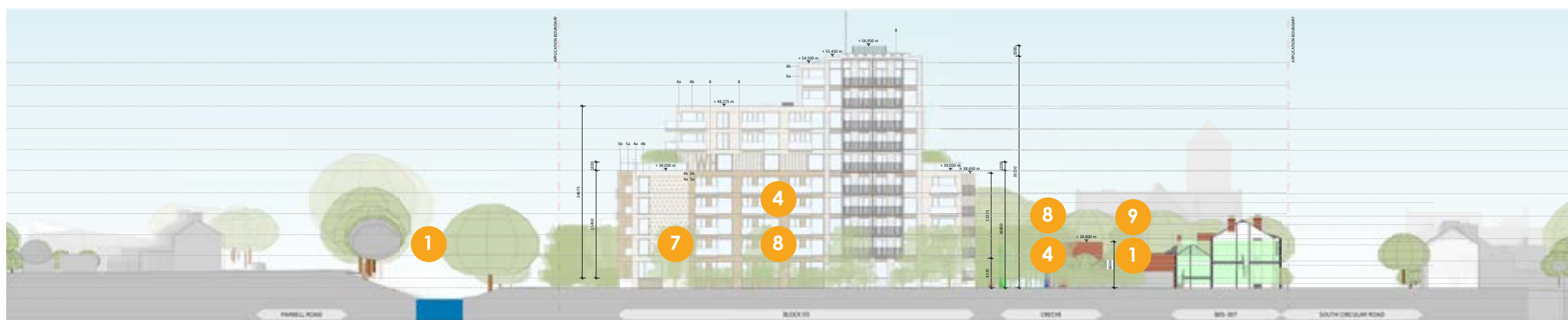
Block A - View from North East



Partial Site Plan - Level 00



Context Section 09



Context Section 10

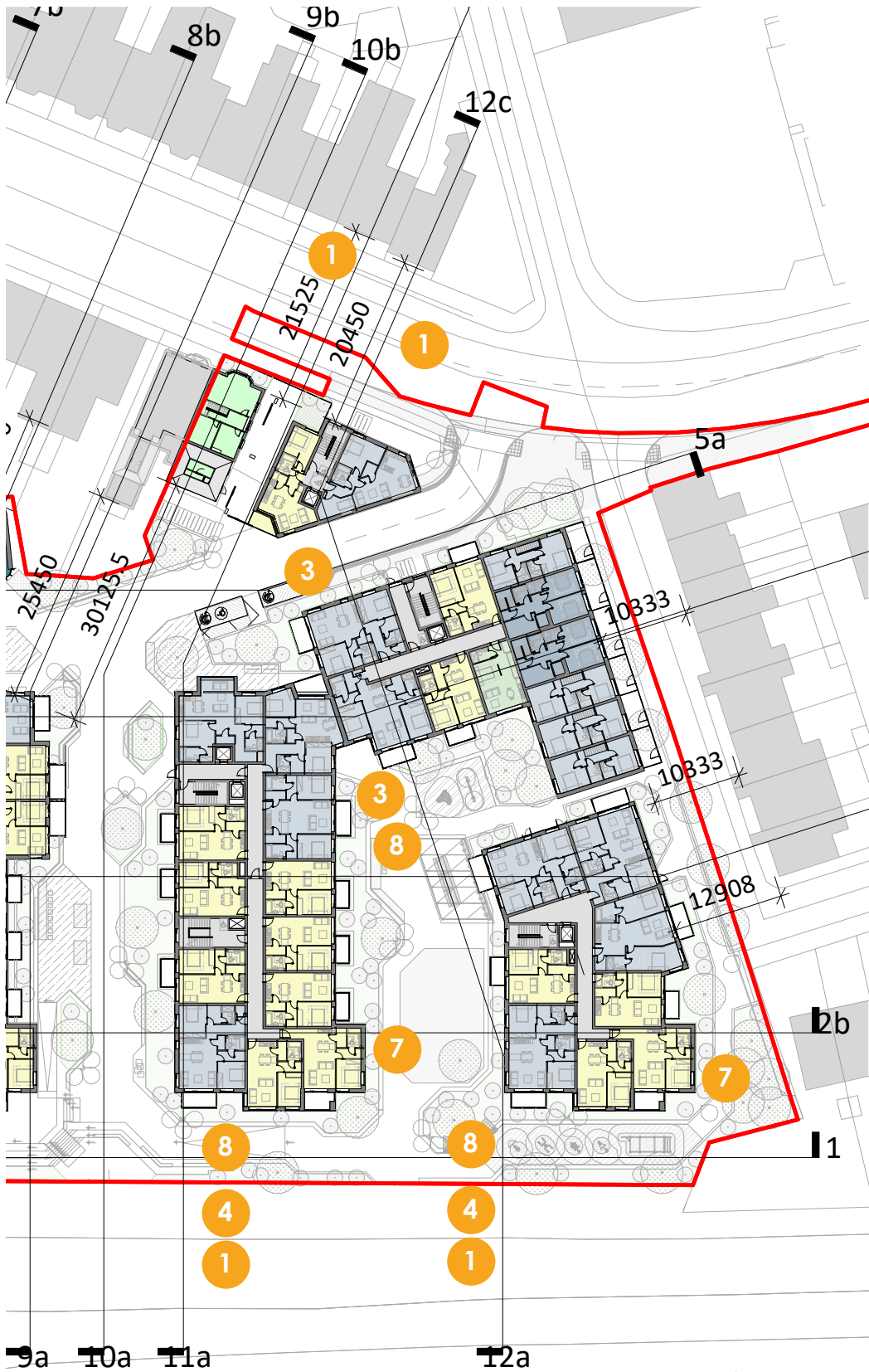
5.6 Context sections 11 & 12

Mitigations to Reduce Potential Impacts on Privacy

- Sufficient separation distances provided between the proposed development and neighbouring properties.
- Inset balconies provide increased privacy for balcony users while minimising potential overlooking.
- Balconies positioned to avoid direct views toward adjacent properties.
- Facades recessed to provide dual aspect and screen private balconies.
- Inaccessible Roof Areas
- Direction of Window Outlook orientated to avoid any direct views toward adjacent properties.
- Blank areas of facade to avoid overlooking.
- Privacy Screens.
- Planted buffer to site boundary wall screens views between the development site and adjacent properties.



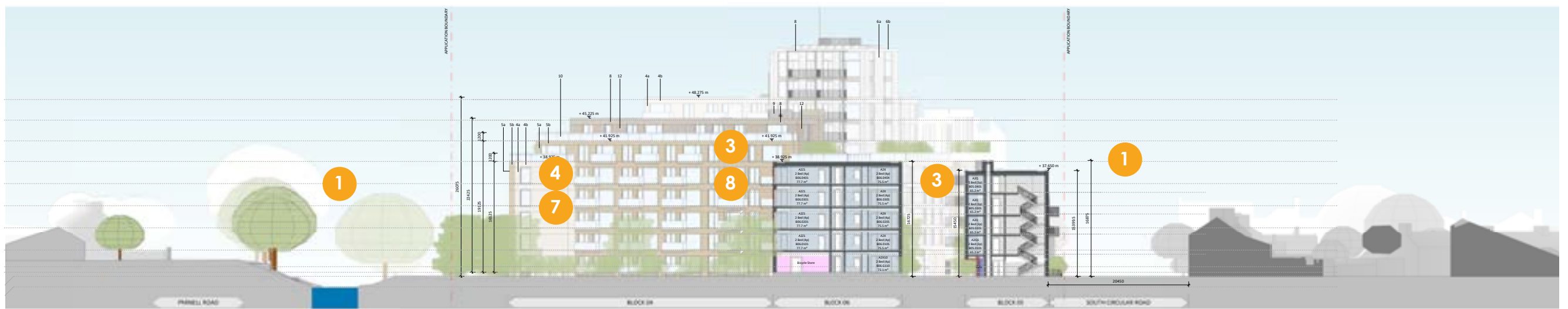
Block A - View from North East



Partial Site Plan - Level 00



Context Section 11



Context Section 12

6. Residential Quality & Amenity

Response To:

Items 5 & 12 of ABP Opinion

5. A Housing Quality Assessment that provides details in respect of the proposed apartments set out as a schedule of accommodation, with the calculations and tables required to demonstrate compliance with the various requirements of the 2020 Guidelines on Design Standards for New Apartments. It is important that the proposal meets and preferably exceeds the minimum standards in terms of dual aspect. In the interests of clarity a clear delineation or colour coding on floor plans should be provided indicating which of the apartments are considered by the applicant as dual or single aspect, and which would be north facing single aspect apartments.

12. A response to matters raised within the LA Opinion submitted to ABP on the 07th of October 2021 in particular, section 2.9 'Building a community', in relation to quantum of resident services and amenities.

Item 2 of DCC Opinion

5. The Planning Authority would have concerns regarding the loss of sunlight and daylight and overshadowing impacts on 1-7 Priestfield Cottages and the properties along South Circular Road. It is considered that the location and scale of the development should be reconsidered to mitigate these impacts on adjoining residential amenities.

6. It is recommended that the applicant clearly categorises and states the quantum and location of the resident support facilities, resident services & amenities as per SPPR 7.

7. The applicant should ensure that the amenities of grounds floor apartments are protected from impacts from adjoining uses .i.e. parking spaces, communal areas.

8. The provision of private amenity terraces to the front of the proposed townhouses within Block 06 does not accord with Section: 16.10.2 Residential Quality Standards – Houses, of the City Development Plan.

9. Several public amenity spaces proposed as part of the development would experience excessive overshadowing during March and April. The applicant should ensure that these spaces can be used throughout the year.



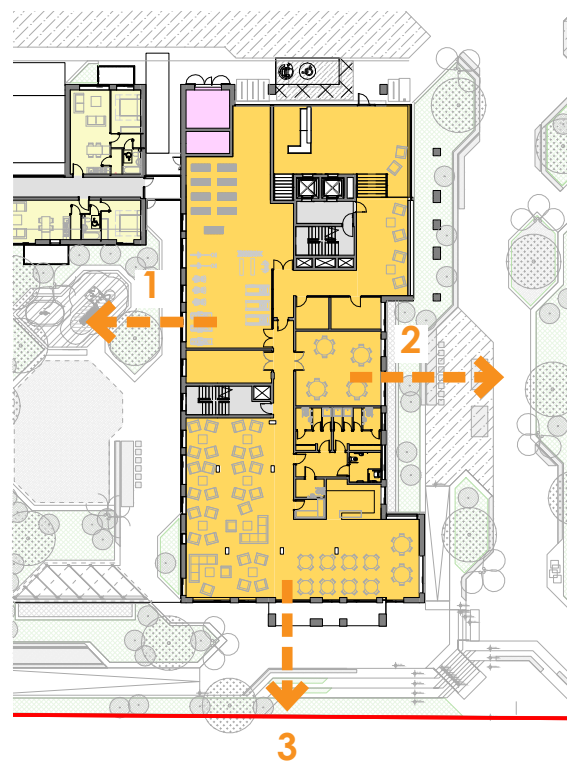
View of Central Public Amenity Space

6.1 Tenant Amenity

At the heart of the scheme tenant facilities and amenities are located in one central area of Block 03 at Level 00 & Level 05, for shared use by residents of all blocks. Located along the main public route to the site, it is the 'front door' for the development, and houses the concierge and management suite for the scheme.

Overall Provision is 1,001sq.m @ 3.1sq.m / unit

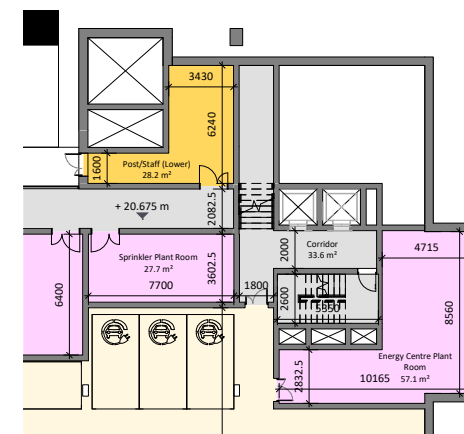
1. Link to Courtyard
2. Link to Public Realm
3. Link to Canal Side



Amenity Linkages to External Space

At the Basement; 31sq.m

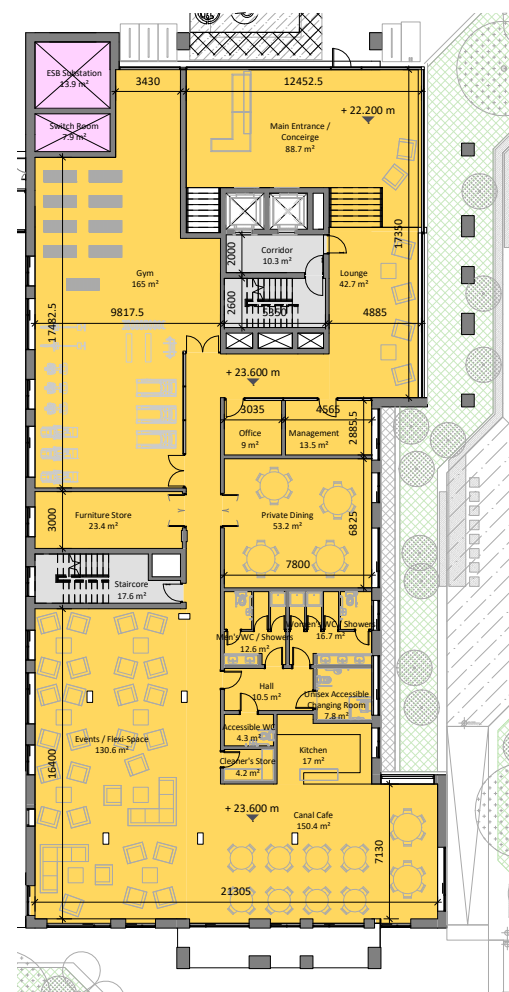
- Parcel room
- Services
- Circulation



Basement Plan

At the Ground Floor; 683sq.m

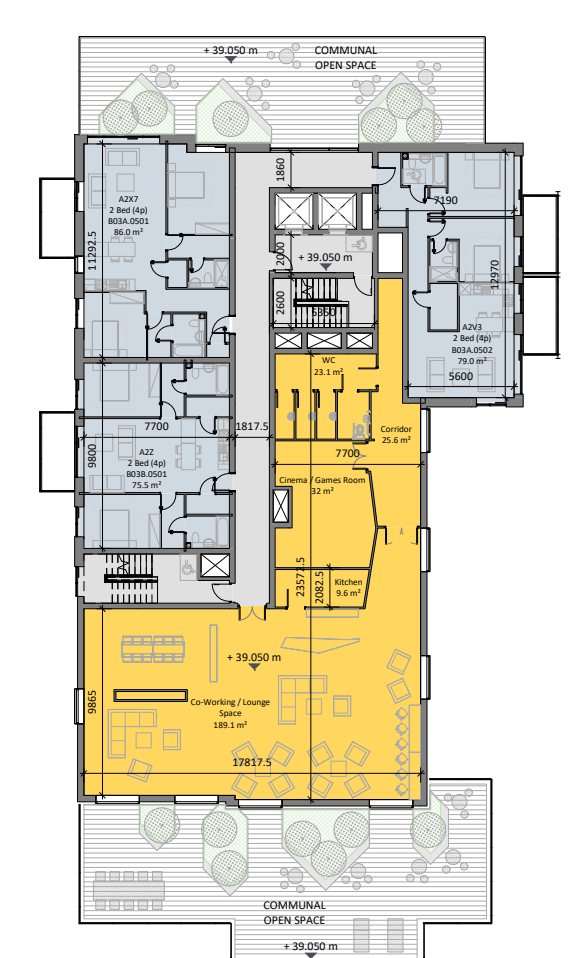
- Concierge
- Lounge
- Gym
- Private Dining
- Canal side café
- Services
- Circulation



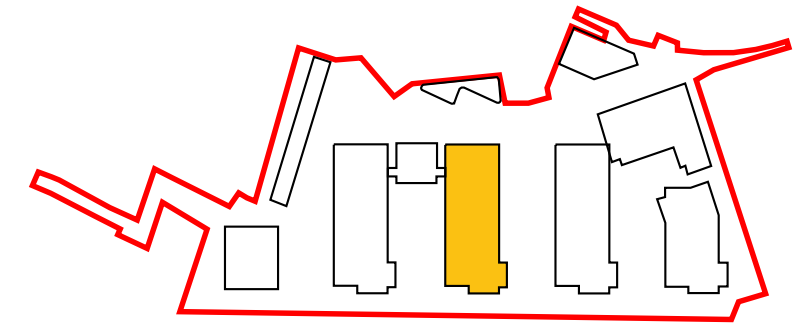
Level 00 Ground Floor Amenity Plan

At the Fifth Floor; 288sq.m

- Cinema
- Co-working lounge
- External Deck Area
- Services
- Circulation

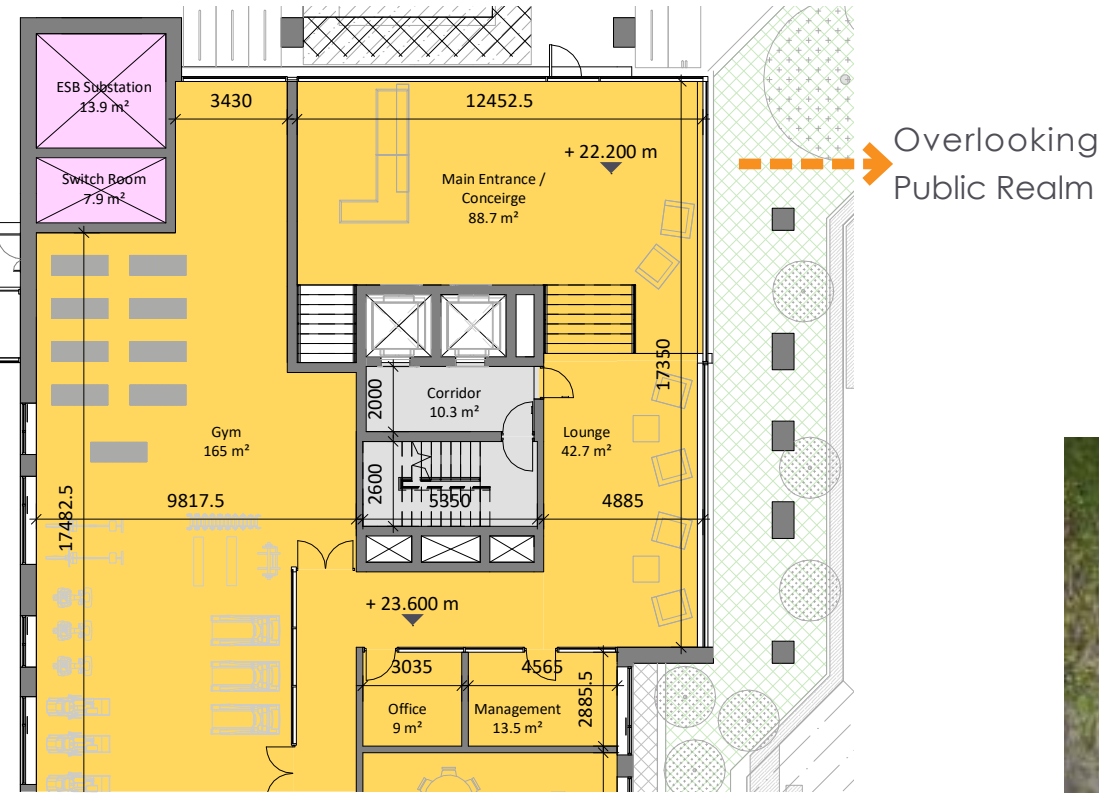


Level 5 Rooftop Amenity Plan



Tenant Amenity - Detail of Entrance Spaces at Ground Level

Located on the corner of Block 3 under the 'Marker', the Amenity Entrance reinforces the 'Point of Reference' in the Scheme and the 'Active Public Realm'.
The reception area will include a concierge and parcel store, close to the management suite.



LEVEL 05

GROUND LEVEL



BLOCK 3 Amenity Locations



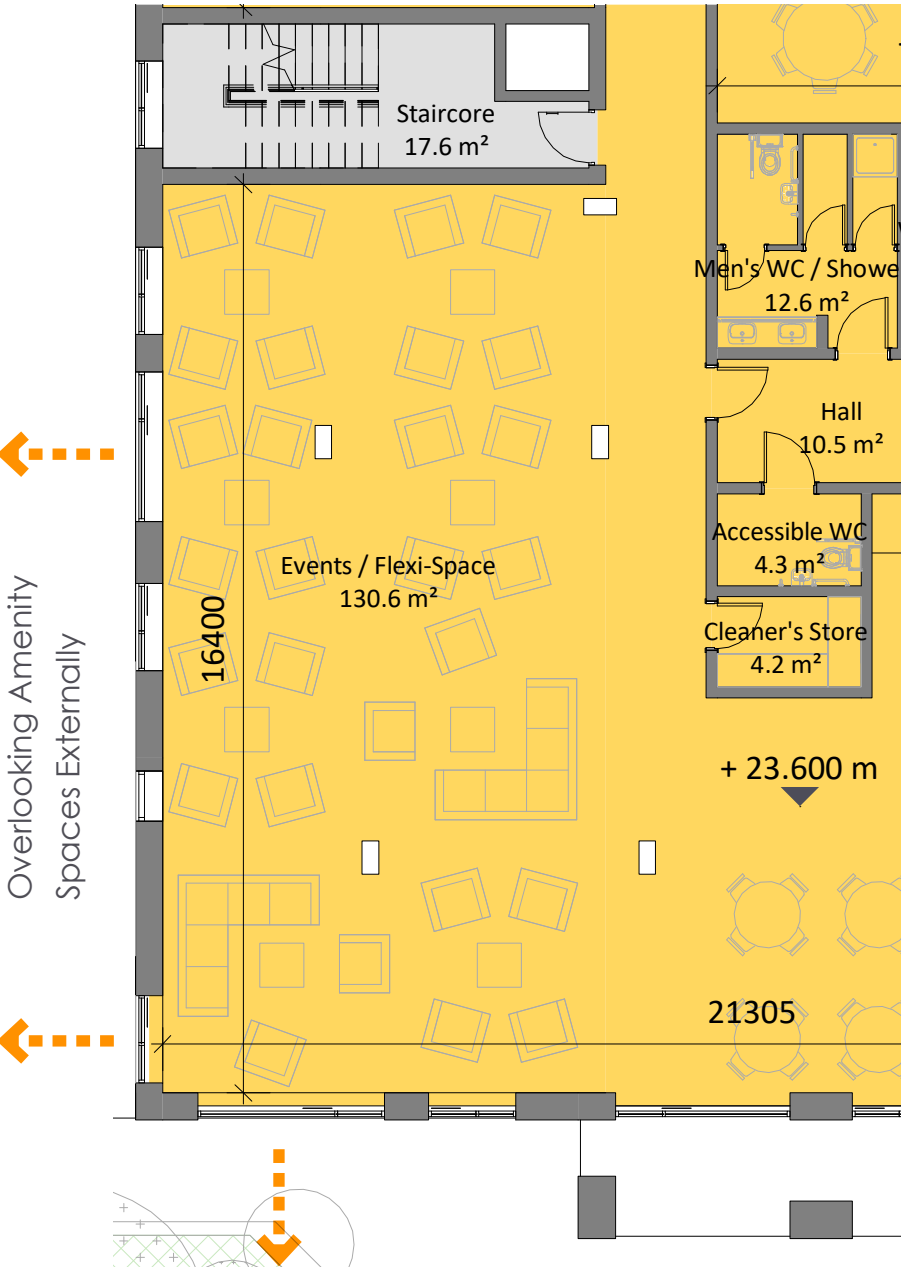
Concierge Desk



Graphic locker design

Tenant Amenity - Multi-Function Space at Ground Level

The strategy for the internal layout is to maximise flexibility to meet the preferences of future residents. Service and ancillary spaces are concentrated at the centre of the plan, surrounded by spaces for amenity functions that avail of high levels of daylight and views outside. There is direct access to landscaped external amenity space to the south.



Multi-functional events space



Display kitchen / dining

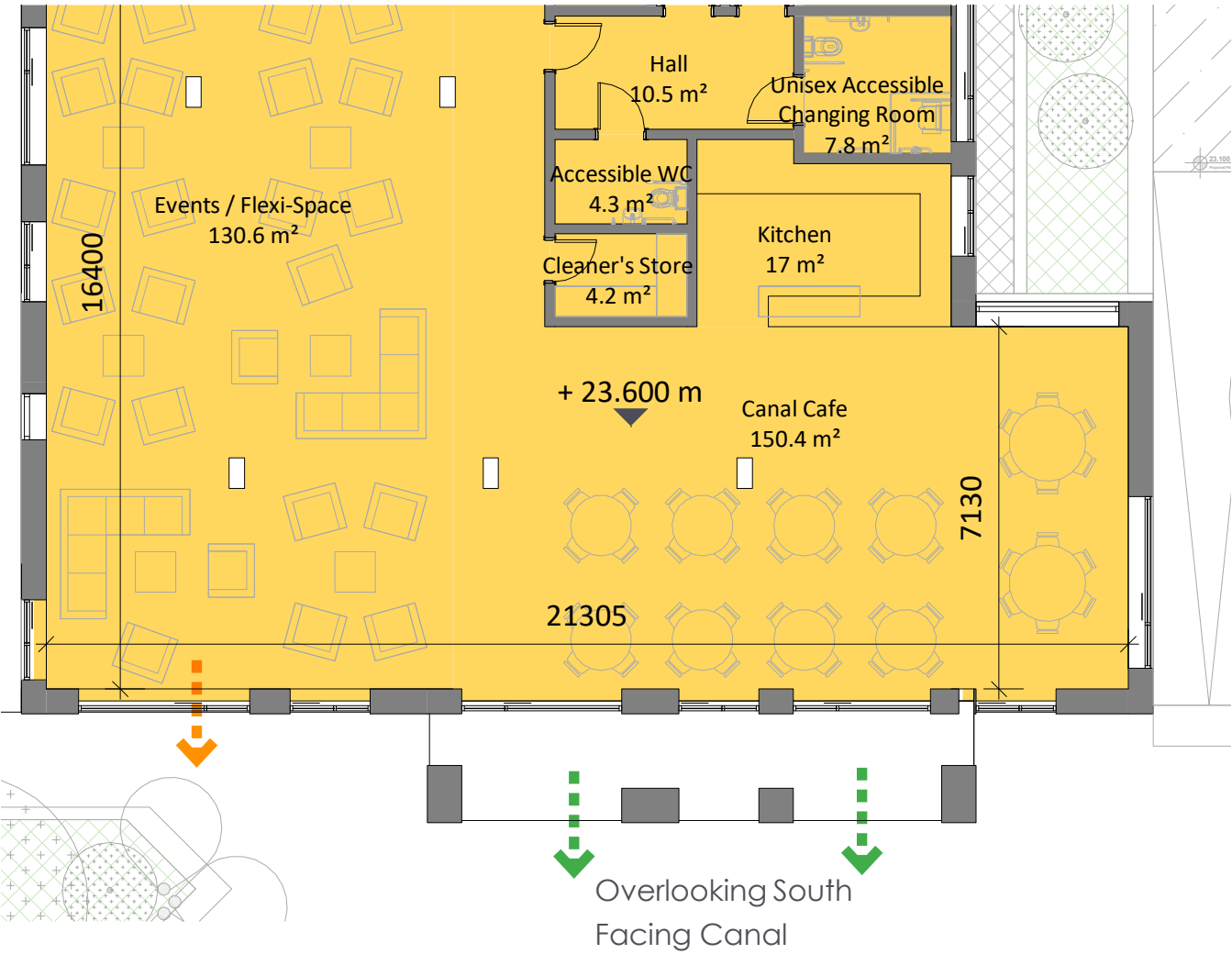


Muti-function / flexible space - contemporary furniture



Variety of spaces to allow for different functions

Tenant Amenity - Cafe / Dining AT Ground Level



Located on the Southern end of Block 3 at Level 00, the Corner Cafe overlooks the Canal Side Linear Park, maximising dual frontage, views to the Canal and Public Realm, while also providing passive supervision of the open space and Canal.



Leather, rich timber & planting accents

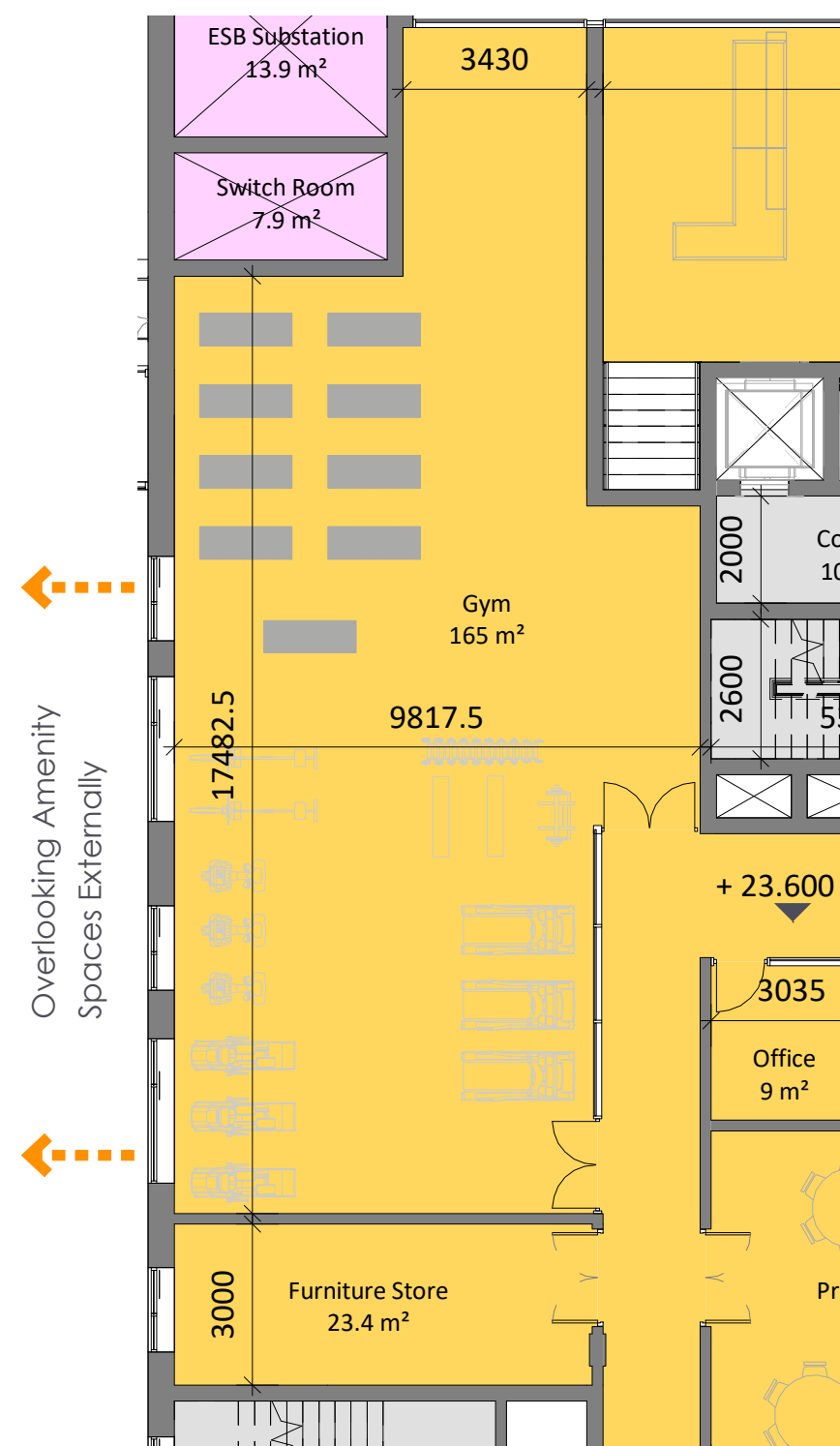


Large potted plants & plush furnishings



High top seating

Tenant Amenity - Gym / Yoga at Ground Level



Overlooking the Communal Courtyard to the East of Block 3 the Gym / Yoga space further enhances the flexibility of use throughout the Residential Amenity spaces provided, again providing direct connection to external space.

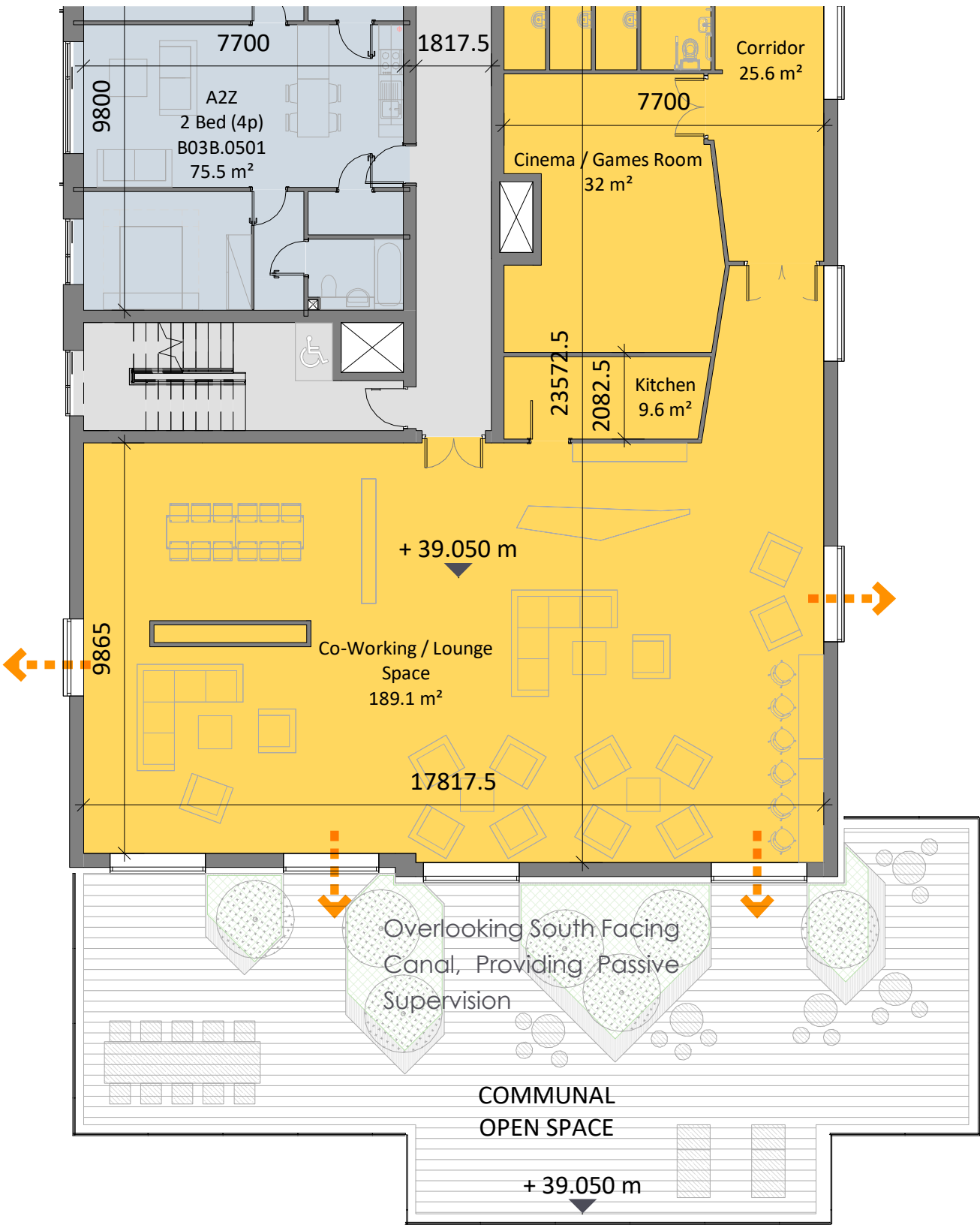


Views to gardens



Light & Open Studio Space, Mirrors for Added Space

Tenant Amenity -Rooftop Dining / Lounge Terrace at Level 05



Dining Terrace



Dining Terrace Space with outdoor kitchen



Outdoor Lounge Terrace Space



Outdoor Lounge Terrace Space

6.2 Canal Side Environment



6.3 Open Space and Amenity Space Provision

Site Areas:

Z1 Lands = 1.277Ha
Z9 Lands = 0.166Ha
Ownership Site (Z1 & Z9) = 1.443Ha
Total Redline Boundary inc. Areas of Consent = 1.535Ha

Public Open Space:

Z1 Public Open Space = 1300sq.m
@ 10% of Z1 Lands (1.277Ha)
Total Public Open Space Z1 + Z9 = 2960sq.m
@ 20% of Development Site Area (1.443Ha)

Canalside Z9 Area = 1660 sqm
Central Public Space = 980 sqm
Northern Public Space = 320 sqm

Communal Open Space Provision:

Ground Level = 1560sq.m
Roof Terraces = 600sq.m
Total Communal Open Space = 2160sq.m

Requirement:

Studios:	002no. @ 4sq.m/unit:	008sq.m
1 Beds:	196no. @ 5sq.m/unit:	980sq.m
2 Beds (3P):	005no. @ 6sq.m/unit:	030sq.m
2 Beds (4P):	119no. @ 7sq.m/unit:	833sq.m
2 Bed Duplex:	004no. @ 7sq.m/unit:	028sq.m
3 Bed Duplex:	002no. @ 9sq.m/unit:	018sq.m

SUB TOTAL 1897sq.m

Additional Supplementary Provision (In Lieu of Private Open Space):

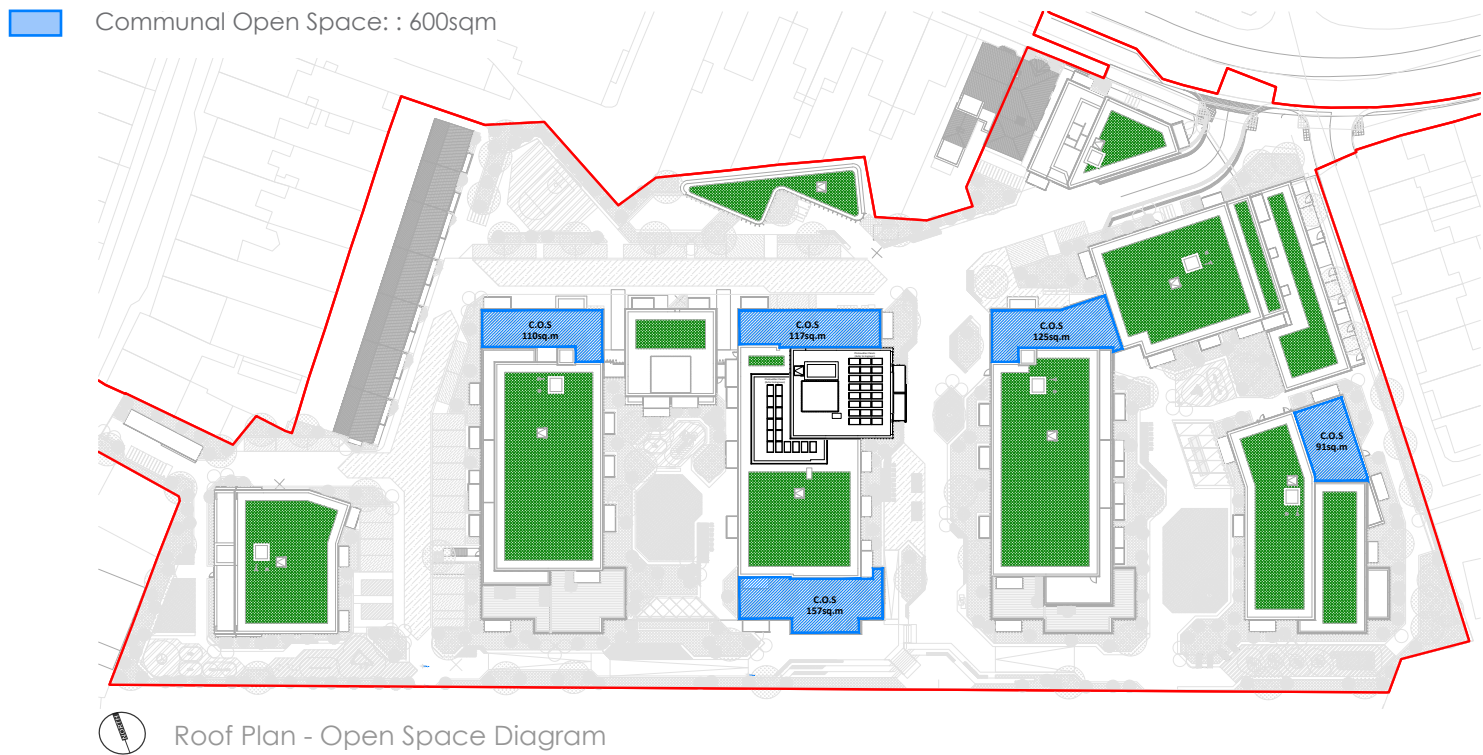
Studios:	002no. @ 4sq.m/unit:	008sq.m
1 Beds:	017no. @ 5sq.m/unit:	085sq.m
2 Beds (3P):	001no. @ 6sq.m/unit:	006sq.m
2 Beds (4P):	008no. @ 7sq.m/unit:	032sq.m

SUB TOTAL 0131sq.m

TOTAL Requirement 2028sq.m

Private Open Space

Total Requirement Apartments: 1897sq.m.
Total Private Open Space Provision Apartments: 2294.9sq.m
28no. Apartment Units without balconies, allowed for under BTR.
Housing requirement at 40sq.m/dwelling.
Housing provision: 1no. @ 40sq.m, 5no. @45sq.m, 1no. @ 47sq.m



6.4 Mix of Unit Types

LEGEND

- Studio Apartment Type
- 1 Bed Unit Type
- 2 Bed Unit Type
- 2 & 3 Bed Own Door Units (Duplexes & Townhouses)
- Access/Front Doors



6.5 Dual Aspect Unit Types

335 Units/ 174 Units = 53%

Specific Planning Policy Requirement 4

The Design Standards for New Apartments 2020 require that:

'apartment schemes deliver at least 33% of the units as dual aspect in more central and accessible and some intermediate locations, i.e on sites near to city or town centres, close to high quality public transport or in SDZ areas, or where it is necessary to ensure good street frontager and subject to high quality design.'

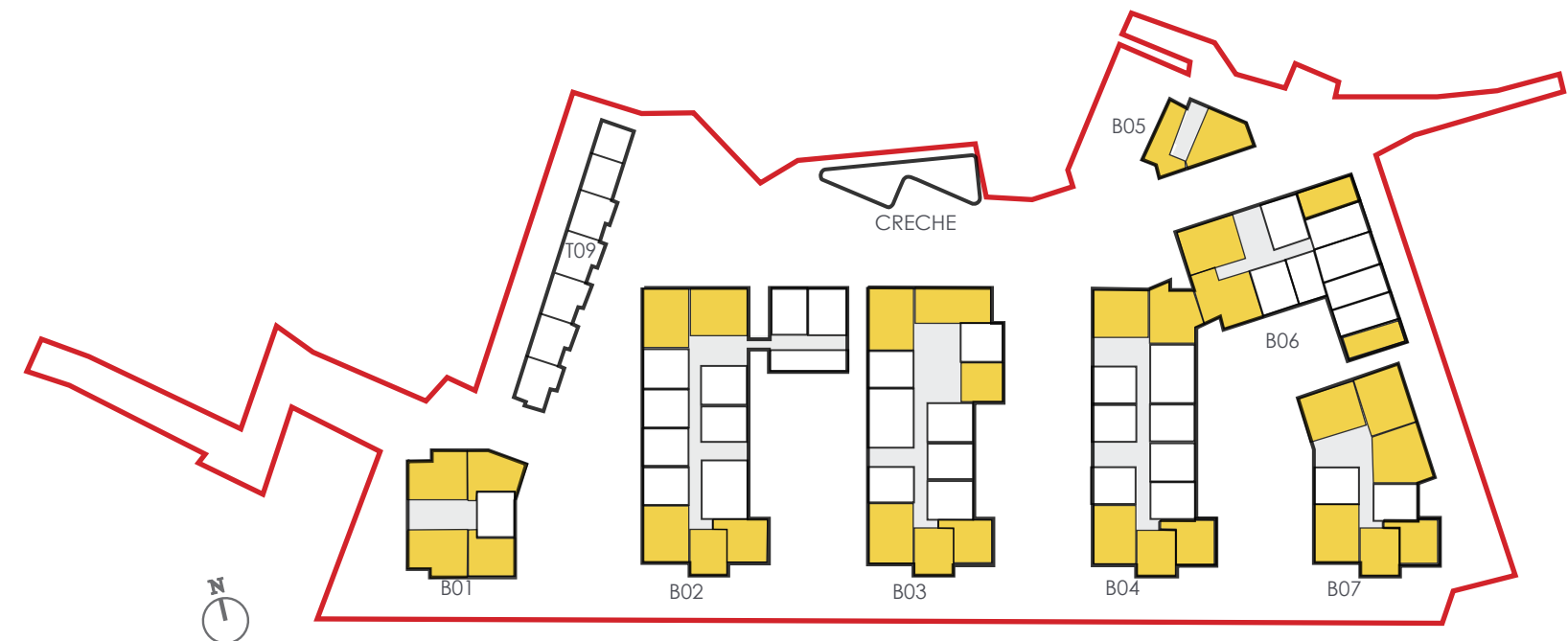
The configuration of the proposed finger blocks, the internal layouts of apartment units and the stepping of building heights have been considered in terms of maximising the opportunities for achieving dual aspect units, providing a total of 182, 55% of units across the scheme.

No north-facing single-aspect units are proposed.

A complete set of floorplans identifying all dual-aspect units has been included with this submission.

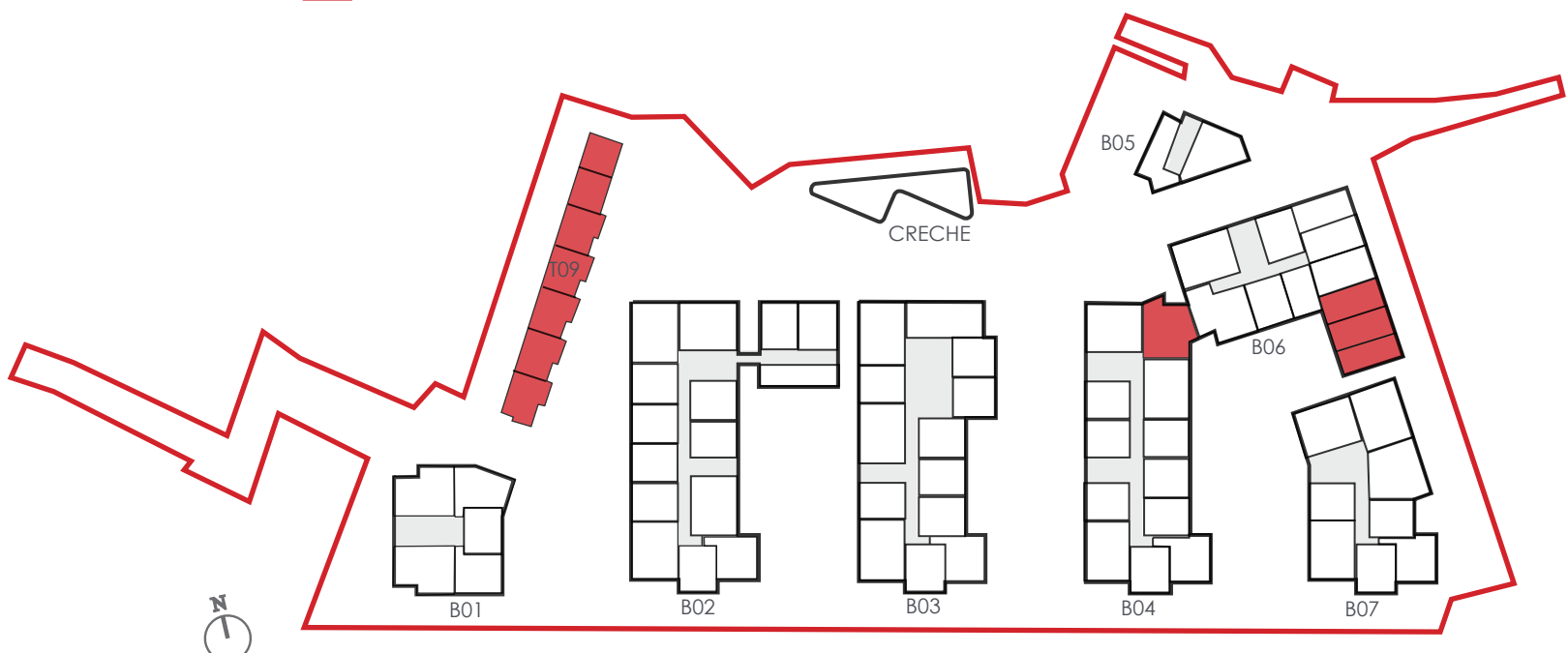


Corner Living



Typical Floor Plan (Level 01)

- Dual Aspect Corner
- Dual Aspect Through Units

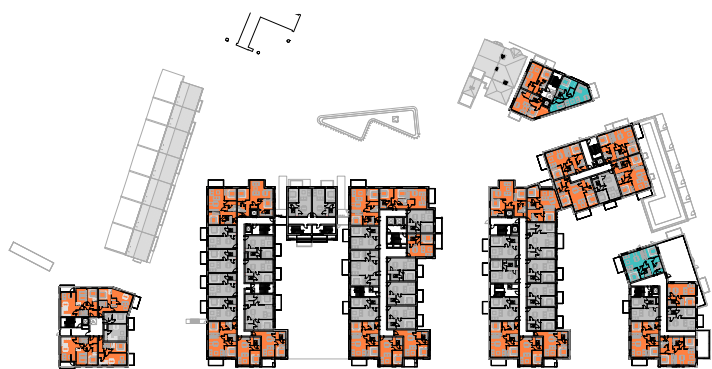


Typical Floor Plan (Level 01)

A complete set of diagrammatic floorplans, identifying all dual-aspect apartments, included below:



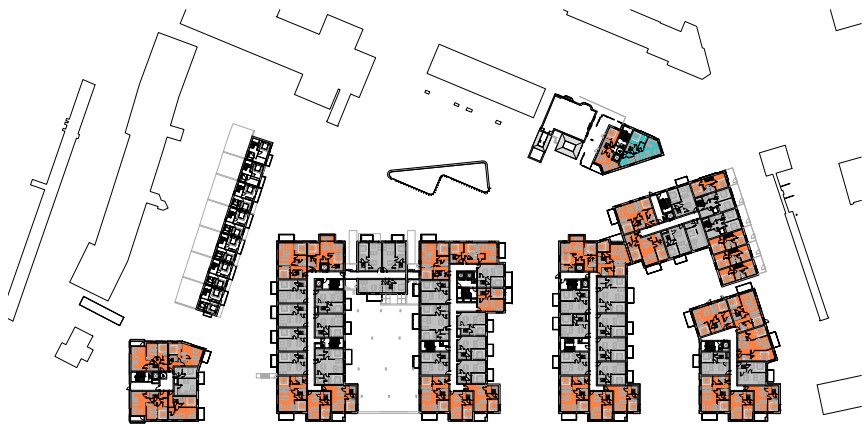
① Level 00 Dual Aspect Diagram
1:1000



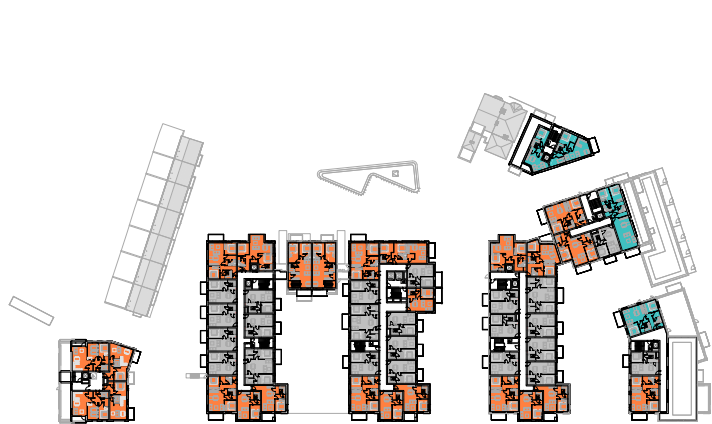
④ Level 03 Dual Aspect Diagram
1:1000



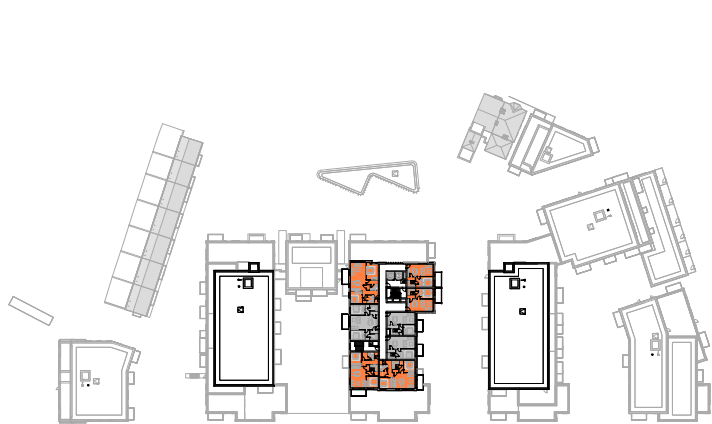
⑦ Level 06 Dual Aspect Diagram
1:1000



② Level 01 Dual Aspect Diagram
1:1000



⑤ Level 04 Dual Aspect Diagram
1:1000



⑧ Level 07 Dual Aspect Diagram
1:1000



③ Level 02 Dual Aspect Diagram
1:1000



⑥ Level 05 Dual Aspect Diagram
1:1000



⑨ Level 08 + 09 Dual Aspect Diagram
1:1000

6.6 Housing Quality Assessment

A thorough Housing Quality Assessment schedule has been included with this submission within the Technical Report.

This demonstrates that all apartments are compliant with the vrious requirements of the 2020 Guidelines on Design Standards for New Apartments. An extract is shown here below.

Unit Number	Unit Description	Unit Type	No. of Aspects 1 = S, 2 = d, 3 = t	Orientations	Bedroom Count	Bedspaces	Ceiling Height	Total Area (N/A)	Req. Total Area	Living Dining Kitchen Area	Req. LDK Area	Living Dining Kitchen Width	Req. LDK Width	Additional Reception Areas	Bedroom 1 Area	Bedroom 1 Width	Bedroom 2 Area	Bedroom 2 Width	Bedroom 3 Area	Bedroom 3 Width	Agg. Bedroom Area	Req. Agg. Bedroom Area	Store 1 (Storage)	Store 2 (Utility)	Store 3 (Wardrobe)	Total Storage Area (Excl. excess over 3.5)	Req. Storage Area	Balcony Area	Other (Garden / Terrace)	Total Private Open Space	Req. Private Open Space
Block 01																															
00																															
B01.0001	1 Bed	A1V	2	NE/SE	1	2	2.7	53.4	45.0	25.3	23.0	4.1	3.3	-	13.3	3.5	-	-	-	-	13.3	11.4	-	-	3.0	3.0	3.0	5.1	-	5.1	5.0
B01.0002	2 Bed (4p)	A2A	2	N/W	2	4	2.7	73.5	73.0	30.1	30.0	4.1	3.6	-	11.4	2.9	13.1	2.9	-	-	24.5	24.4	4.6	-	1.5	6.1	6.0	7.0	-	7.0	7.0
B01.0003	2 Bed (4p)	A2A	2	S/W	2	4	2.7	73.4	73.0	30.0	30.0	4.1	3.6	-	11.4	2.9	13.1	2.9	-	-	24.5	24.4	4.6	-	1.5	6.1	6.0	7.0	-	7.0	7.0
B01.0004	1 Bed	A1A	2	S/E	1	2	2.7	50.4	45.0	23.1	23.0	3.3	3.3	-	11.4	2.9	-	-	-	-	11.4	11.4	1.0	-	2.0	3.0	3.0	5.1	-	5.1	5.0
B01.0005	1 Bed	A1B	1	E	1	2	2.7	46.2	45.0	23.5	23.0	4.7	3.3	-	12.1	3.1	-	-	-	-	12.1	11.4	-	-	3.0	3.0	3.0	5.1	-	5.1	5.0
01																															
B01.0101	1 Bed	A1V	2	NE/SE	1	2	2.5	53.4	45.0	25.3	23.0	4.1	3.3	-	13.3	3.5	-	-	-	-	13.3	11.4	-	-	3.0	3.0	3.0	5.1	-	5.1	5.0
B01.0102	2 Bed (4p)	A2A	2	N/W	2	4	2.5	73.5	73.0	30.1	30.0	4.1	3.6	-	11.4	2.9	13.1	2.9	-	-	24.5	24.4	4.6	-	1.5	6.1	6.0	7.0	-	7.0	7.0
B01.0103	2 Bed (4p)	A2A	2	S/W	2	4	2.5	73.4	73.0	30.0	30.0	4.1	3.6	-	11.4	2.9	13.1	2.9	-	-	24.5	24.4	4.6	-	1.5	6.1	6.0	7.0	-	7.0	7.0
B01.0104	1 Bed	A1A	2	S/E	1	2	2.5	50.4	45.0	23.1	23.0	3.3	3.3	-	11.4	2.9	-	-	-	-	11.4	11.4	1.0	-	2.0	3.0	3.0	5.1	-	5.1	5.0
B01.0105	1 Bed	A1B	1	E	1	2	2.5	46.2	45.0	23.5	23.0	4.7	3.3	-	12.1	3.1	-	-	-	-	12.1	11.4	-	-	3.0	3.0	3.0	5.1	-	5.1	5.0
02																															
B01.0201	1 Bed	A1V	2	NE/SE	1	2	2.5	53.4	45.0	25.3	23.0	4.1	3.3	-	13.3	3.5	-	-	-	-	13.3	11.4	-	-	3.0	3.0	3.0	5.1	-	5.1	5.0
B01.0202	2 Bed (4p)	A2A	2	N/W	2	4	2.5	73.5	73.0	30.1	30.0	4.1	3.6	-	11.4	2.9	13.1	2.9	-	-	24.5	24.4	4.6	-	1.5	6.1	6.0	7.0	-	7.0	7.0
B01.0203	2 Bed (4p)	A2A	2	S/W	2	4	2.5	73.4	73.0	30.0	30.0	4.1	3.6	-	11.4	2.9	13.1	2.9	-	-	24.5	24.4	4.6	-	1.5	6.1	6.0	7.0	-	7.0	7.0
B01.0204	1 Bed	A1A	2	S/E	1	2	2.5	50.4	45.0	23.1	23.0	3.3	3.3	-	11.4	2.9	-	-	-	-	11.4	11.4	1.0	-	2.0	3.0	3.0	5.1	-	5.1	5.0
B01.0205	1 Bed	A1B	1	E	1	2	2.5	46.2	45.0	23.5	23.0	4.7	3.3	-	12.1	3.1	-	-	-	-	12.1	11.4	-	-	3.0	3.0	3.0	5.1	-	5.1	5.0
03																															
B01.0301	1 Bed	A1V	2	NE/SE	1	2	2.5	53.4	45.0	25.3	23.0	4.1	3.3	-	13.3	3.5	-	-	-	-	13.3	11.4	-	-	3.0	3.0	3.0	5.1	-	5.1	5.0
B01.0302	2 Bed (4p)	A2A	2	N/W	2	4	2.5	73.5	73.0	30.1	30.0	4.1	3.6	-	11.4	2.9	13.1	2.9	-	-	24.5	24.4	4.6	-	1.5	6.1	6.0	7.0	-	7.0	7.0
B01.0303	2 Bed (4p)	A2A	2	S/W	2	4	2.5	73.4	73.0	30.0	30.0	4.1	3.6	-	11.4	2.9	13.1	2.9	-	-	24.5	24.4	4.6	-	1.5	6.1	6.0	7.0	-	7.0	7.0
B01.0304	1 Bed	A1A	2	S/E	1	2	2.5	50.4	45.0	23.1	23.0	3.3	3.3	-	11.4	2.9	-	-	-	-	11.4	11.4	1.0	-	2.0	3.0	3.0	5.1	-	5.1	5.0
B01.0305	1 Bed	A1B	1	E	1	2	2.5	46.2	45.0	23.5	23.0	4.7	3.3	-	12.1	3.1	-	-	-	-	12.1	11.4	-	-	3.0	3.0	3.0	5.1	-	5.1	5.0
04																															
B01.0401	1 Bed	A1C2	2	NE/SE	1	2	2.5	53.4	45.0	24.8	23.0	6.1	3.3	-	11.9	3.5	-	-	-	-	11.9	11.4	3.2	-	-	3.4	3.0	5.1	-	5.1	5.0
B01.0402	2 Bed (4p)	A2B	2	N/W	2	4	2.5	73.4	73.0	30.1	30.0	4.1	3.6	-	11.4	2.9	13.3	2.9	-	-	24.7	24.4	4.1	-	2.1	6.2	6.0	7.1	-	7.1	7.0
B01.0403	2 Bed (4p)	A2B	2	S/W	2	4	2.5	73.4	73.0	30.1	30.0	4.1	3.6	-	11.4	2.9	13.3	2.9	-	-	24.7	24.4	4.1	-	2.1	6.2	6.0	7.1	-	7.1	7.0
B01.0404	1 Bed	A1C1	2	S/E	1	2	2.5	50.1	45.0	23.2	23.0	4.6	3.3	-	11.9	3.5	-	-	-	-	11.9	11.4	3.2	-	-	3.2	3.0	5.1	-	5.1	5.0

6.7 Daylight Sunlight & Overshadowing

In relation to assessing existing neighbouring properties in the context of the proposed development, a detailed daylight/sunlight analysis has been undertaken. The resulting report is included within this submission.

The following properties as illustrated below have been considered as receptors:

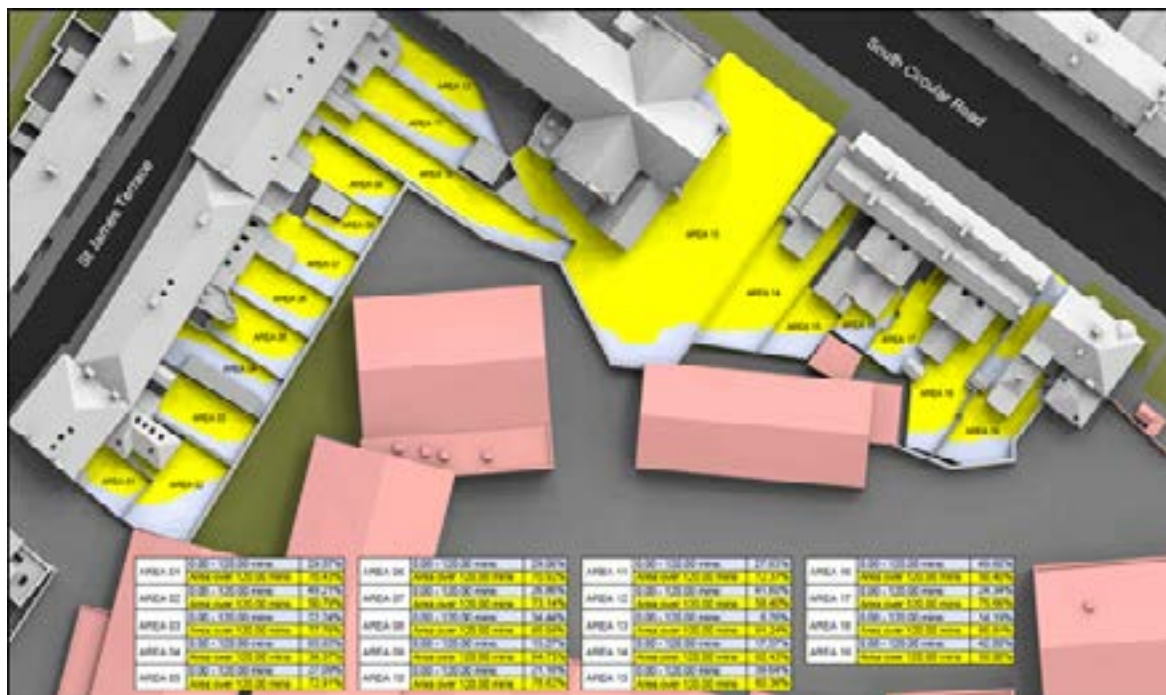
- No's 289, 307-319 (odd), 344-384 (odd), 390 SCR;
- No's 1-7 Priestfield Cottages;
- No's 1-9 Priestfield Drive;
- No's 113-116 and 123-136 Parnell Road;
- No's 41 and 42 Dolphins Barn; and
- No's 1-25 and 13A St James Terrace.

Refer to Avison Young Report & EIAR for further detail.

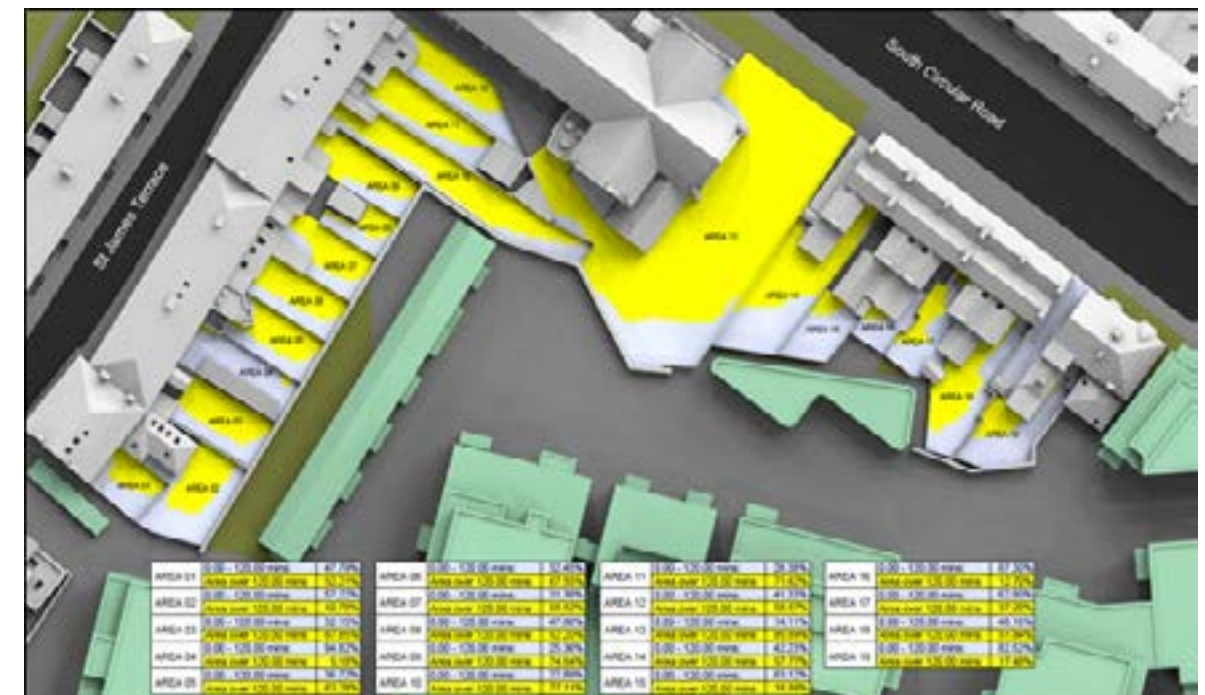
A Sun Hours on Ground Overshadowing assessment was also undertaken against 19 existing neighbouring amenity areas, as illustrated in the figures below. As concluded in the appended document, overall, the effect of overshadowing to existing neighbouring amenity areas is considered to be minor adverse (not significant), with isolated moderate adverse impacts.



Location of Proposed Development and Existing Neighbouring Properties



Sun Hours on Ground Overshadowing Assessment for sensitive neighbouring amenity areas in the existing context – 21st March



Sun Hours on Ground Overshadowing Assessment for sensitive neighbouring amenity areas in the proposed context- 21st March

7. Visual Impact Study

7.1 Additional Verified Views

Response To:

Item 1 of ABP Opinion

1. An updated Architectural Design Statement. The statement should include a justification for the proposed development, having regard to, inter alia, urban design considerations, visual impacts, site context, the locational attributes of the area, linkages through the site, pedestrian connections and national and local planning policy. The statement should specifically address finishes of the blocks, the design relationship between the individual blocks within the site, the relationship with adjoining development and the interface along the site boundaries. The statement should be supported by contextual plans and contiguous elevations and sections.

Item 3 of DCC Opinion

3. Given that the proposal adjoins the Grand Canal Conservation Area to the north and is directly adjacent to existing residential along the South Circular Road, the scope of the CGI/photomontages should be extended to include additional viewpoints from

- Parnell Road.
- South Circular Road and
- Junction of South Circular Road and Rehoboth Place



Map of viewpoint positions

A comprehensive set of verified views has been included with the submission. As requested by DCC in their report, additional views from points on Parnell Road, South Circular Road and the junction of South Circular Road and Rehoboth Place.

7.2 View from South Circular Road



Verified View 03 - Proposed

7.3 View from junction between South Circular Road & Rehoboth Place



Verified View 18 - Proposed

7.4 View from Parnell Road



Verified View 16 - Proposed



DUBLIN

Address: The Chapel, Mount St Annes,
Milltown, Dublin 6, Ireland.

Phone: +353 (1) 202 7400

Fax: +353 (1) 283 0822

Email: info@omparchitects.com

CORK

Address: 26 - 27 South Mall,
Cork City, Co. Cork, Ireland.

Phone: +353 (21) 427 2775

Fax: +353 (21) 4272 766

Email: info@omparchitects.com