

DESIGN STATEMENT

**Proposed Residential Development
Ball Alley House, Leixlip Road, Lucan Co. Dublin**

By

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4 The Mall,
Main Street, Lucan Village,
County Dublin.

June 2021

CONTENTS

1.0	Accompanying Documentation	1.1	<i>CDP Architecture Drawing List</i>
		1.2	<i>Other Documentation</i>
2.0	Site Description & Context	2.1	<i>Site Information / Current Site Conditions</i>
3.0	Zoning & Policy	3.1	<i>Zoning Objective RES</i>
4.0	Conservation / Archaeology		
5.0	Previous / Relevant Planning	5.1	<i>Application Ref. SD04A/0958</i>
		5.2	<i>Application Ref. SD06A/0749</i>
		5.3	<i>Application Ref. SD08A/0162</i>
		5.4	<i>Application Ref. S01A/0351</i>
		5.5	<i>Application Ref. SD06A/0749/EP</i>
		5.6	<i>Application Ref. SD06A/0201</i>
		5.7	<i>Application Ref. SD07A/0208</i>
		5.8	<i>Application Ref. SD03A/0192</i>
6.0	Enforcement		
7.0	Proposal	7.1	<i>Outline Proposal</i>
		7.2	<i>Layout / Access / Egress</i>
		7.3	<i>Design / Scale / Materiality</i>
8.0	Areas of Consideration		
		8.1	<i>Surrounding Context Height Map</i>
		8.2	<i>Removal Works</i>
		8.3	<i>Fire / Occupancy</i>
		8.4	<i>Structure / Civil</i>
		8.5	<i>Mechanical & Electrical</i>
		8.6	<i>Landscaping / Boundary Treatments</i>
		8.7	<i>Bin Storage Considerations</i>
		8.8	<i>Car Parking</i>
		8.9	<i>Cycle Parking</i>
		8.10	<i>Signage / Naming</i>
		8.11	<i>Site Statistics</i>
		8.12	<i>Schedule of Areas</i>

9.0 8.0 Key Development Plan Policies

9.1 Policy 8: Residential Densities

9.2 Policy 9: Residential Building Heights

9.3 Policy 10: Mix of Dwelling Types

9.4 Policy 11: Residential Design and Layout

9.5 Policy 12: Public Open Space

*9.6 Policy 13: Private and Semi-Private Open
Space*

*9.7 Policy 14: Internal Residential
Accommodation*

9.8 Policy 15: Privacy and Security

10.0 3D Visualisations

11.0 Summary points to Grant Permission

12.0 Conclusion

1.0 Accompanying Documentation

This design statement forms part of the planning application and is accompanied by application drawings and documentation as follows:

1.1 CDP Architecture Drawing List

3.1.001	Site Location Map (Record Place Map)
3.1.002	Site Location Map (Urban Place Map) (Position of Site Notices)
3.1.003	Existing Block Plan (Position of Site Notices)
3.1.004	Proposed Block Plan
3.1.100	Existing/Demolition Site Layout Plan / Proposed Site Layout Plan / Roof Plan
3.1.200	Proposed Ground, First, Second & Third Floor Plan
3.1.300	Proposed Elevations 1-1, 2-2
3.1.301	Proposed Elevations 3-3, 4-4
3.1.302	Proposed Contextual Elevations East 1-1, West 2-2, South 3-3, North 4-4
3.1.400	Proposed Sections A-A, B-B
3.1.401	Proposed Sections C-C, D-D, E-E
3.1.500	Proposed Bin Storage Details, Plan, Sections, Elevations, Reference Image

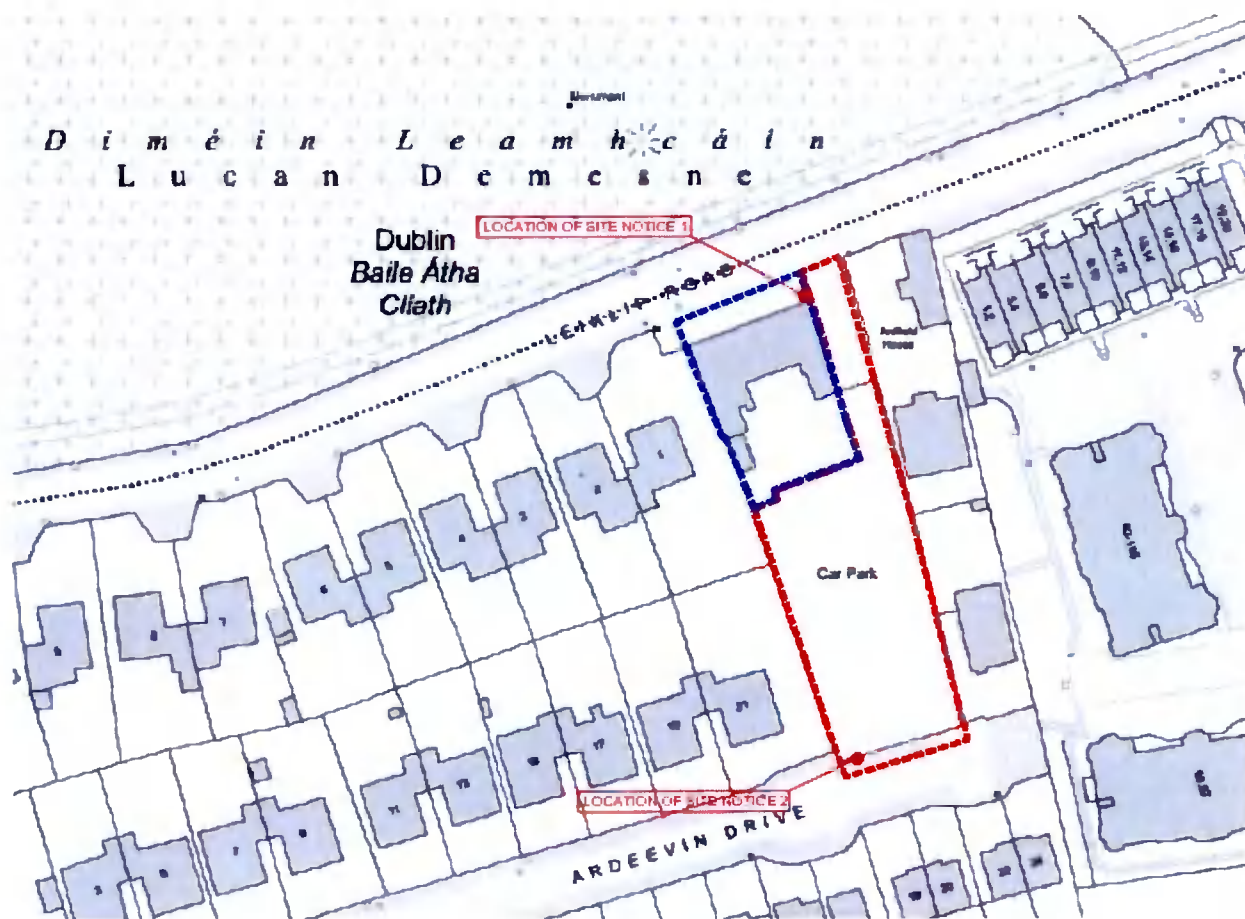
1.2 Other Documentation

- Completed South Dublin County Council Application form; as prepared by CDP Architecture,
- Cover Letter as prepared by CDP Architecture,
- Part V Proposal as prepared by CDP Architecture;
- Site Notice in A4 (in white) as prepared by CDP Architecture
- Newspaper Advertisement (one being the original and outlined in red) as prepared by CDP Architecture
- Design Statement (including 3D Visualisations) as prepared by CDP Architecture,
- Housing Quality Assessment as prepared by CDP Architecture,
- OS Map as prepared by CDP Architecture,
- Architects Issue Sheet as prepared by CDP Architecture,
- Architects Drawings as listed in the Architects drawings list above. as prepared by CDP Architecture,
- Structural & Civil Engineering Report as prepared by Molony Millar Consulting & Structural engineers,
- Fire / DAC Consultants Report as prepared by G. Sexton + Partners,
- Mechanical + Electrical Report as prepared by R.M Breen + Associates,
- Landscape proposal as prepared by Landmark designs Ltd
- Architectural Heritage Impact Assessment as prepared by John Greene, Conservation Consultant, Grade 1 Conservation Architect

2 Site Description & Context

2.1 Site Information / Current Site Conditions

The subject site has an address of Ball Alley House, Leixlip Road, Lucan, Co. Dublin and is circa 1680sqm / 0.415acres / 0.168ha in area. The site is located to the Southwest of Lucan Village centre. The subject site consists of the back car park for Ball Alley House Bar & Restaurant (A Protected Structure, South Dublin County Council RPS No. 094). This car park has remained unused and is therefore considered to be an underutilised site for a significant period of time and remains empty. The subject site is accessed directly from the Leixlip Road (R835). To the west of the site lies 2. No residential properties, to the east lies DF medical centre and the Orchard a residential apartment complex.



Reference Image 1: Site Location Plan – CDP Architecture Drawing Ref. 3.1.002 Extract – Site Outline in Red



Reference Image 2: Aerial View of Subject Site Ball Alley House – Site Outlined in Red



Reference Image 3: Existing Site Photograph (View of subject site (Car Park) seen from Ball Alley House



Reference Image 4: Existing Site Photograph (View of Ball Alley House as seen from Subject Site (Car Park))



Reference Image 5: Existing Site Photograph (View of access to Subject Site directly from the Leixlip Road (R835))

2.0 Zoning & Policy

The site is subject to zoning objective RES – ‘To protect and/or improve residential amenity’.

3.1 Permitted in Principal

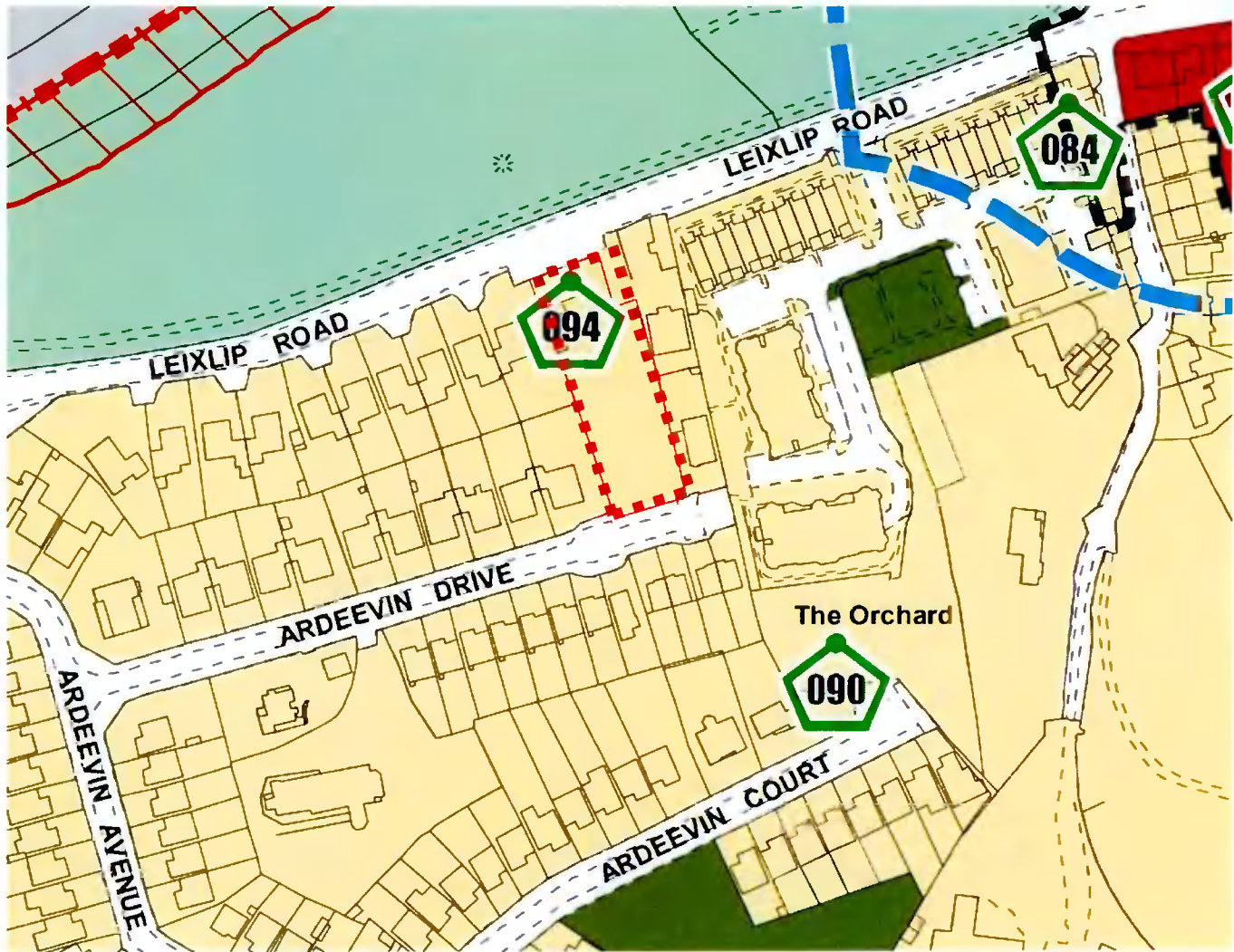
Housing for Older People, Nursing Home, Open Space, Public Services, Residential, Residential Institution, Retirement Home, Shop-Local, Traveller Accommodation.

3.2 Open for Consideration

Advertisements and Advertising Structures, Allotments, Agriculture, Bed & Breakfast, Betting Office, Camp Site, Car Park, Caravan Park-Residential, Cemetery, Childcare Facilities, Community Centre, Crematorium, Cultural Use, Doctor/Dentist, Education, Embassy, Enterprise Centre, Funeral Home, Garden Centre, Guest House, Health Centre, Hotel/Hostel, Home Based Economic Activities, Industry-Light, Live-Work Units, Motor Sales Outlet, Office-Based Industry, Offices less than 100 sq.m, Offices 100 sq.m - 1,000 sq.m, Off-Licence, Petrol Station, Place of Worship, Primary Health Care Centre, Public House, Recreational Facility, Recycling Facility, Restaurant/Café, Service Garage, Shop-Neighbourhood, Sports Club/Facility, Stadium, Veterinary Surgery.

3.2 Not Permitted

Abattoir, Aerodrome/Airfield, Boarding Kennels, Concrete/Asphalt Plant in or adjacent to a Quarry, Conference Centre, Fuel Depot, Heavy Vehicle Park, Hospital, Industry-Extractive, Industry-General, Industry-Special, Nightclub, Offices over 1,000 sq.m, Outdoor Entertainment Park, Refuse Landfill/Tip, Refuse Transfer Station, Retail Warehouse, Rural Industry-Food, Science and Technology Based Enterprise, Scrap Yard, Shop-Major Sales Outlet, Social Club, Transport Depot, Warehousing, Wholesale Outlet, Wind Farm.



Reference Image 6: South Dublin County Council Development Plan 2016 – 2022

Site Outlined in Purple



Zoning Objective RES



Protected Structure (RPS)



4.0 Conservation / Archaeology

A protected structure Ball Alley House Bar & Restaurant (A Protected Structure, South Dublin County Council RPS No. 094). Is within the site ownership boundary.

5.0 Previous Planning

5.1 Application Ref. SD06A/0749

Description: To use the existing smoking area to rear as a beer garden, with the erection of retractable awning over section of area, together with the change of use of existing first floor rooms from storage to offices and conference room. (Ball Alley House is a protected structure, RPS-094)

5.2 Application Ref. SD04A/0958

Description: Retention permission for (1) external seating to rear forming smoking area;(2) perimeter walls, railings and bench seating; (3) open compound storage area; (4) gable window to rear of building; (5) window to rear west elevation; (6) gable window in south elevation in storage area of first floor; (7) internal alterations incorporating relocation of ladies toilet into storage area and extension of lounge bar into storage area on ground floor; (8) retractable canopy on side east elevation. (The Ball Alley House is a Protected Structure).

5.3 Application Ref. SD08A/0162

Description: Removal of existing stone fireplace at ground floor level only and extension of existing bar counter and all associated works. (Ball Alley is a Protected Structure, RPS-094).

5.4 Application Ref. S01A/0351

Description: To reconstruct and extend licenced premises, incorporating demolition of existing toilet block, construction of new toilet block, stores and extension to lounge.

5.5 Application Ref. SD06A/0749/EP

Description: To use the existing smoking area to rear as a beer garden, with the erection of retractable awning over section of area, together with the change of use of existing first floor rooms from storage to offices and conference room. (Ball Alley House is a protected structure, RPS-094)

5.6 Application Ref. SD06A/0201

Description: Convert existing car spaces located to the front of the premises into an outdoor seating area together with the erection of a 1.37m high painted galvanized steel safety barrier and the affixing of 3 no. retractable awnings to the front of the building in addition to re-painting the exterior of the building with

colours to match existing and associated site works all at Ball Alley House (Ball Alley house is a protected structure, RPS-094).

5.7 Application Ref. SD07A/0208

Description: To convert portion of existing open area to semi covered area to rear at Ball Alley House, Leixlip Road, Lucan, County Dublin. (Ball Alley House is a protected structure, (RPS-094).

5.4 Application Ref. SD03A/0192

Description: Slightly change plans for already approved and commenced application Reg. Ref. S01A/0351 incorporating 4 additional windows, enlarging basement and relocation of internal stairs.

6.0 Enforcement

There is no recent Enforcement history on the subject site.

7.0 Proposal

7.1 Outline Proposal

The current proposal as part of the subject application seeks to appropriately increase the density on this Village Centre site providing 14 No. residential units, with 14 No. carparking spaces including 1 No. accessible carpark space at ground level. Furthermore, at an early design stage significant research was carried out regarding the potential development opportunity of the subject site, this was aided with 3D modelling. The existing site is an opportunity site, with the potential to provide an increase in residential units which is in line with the zoning objective.

The proposed use and layout are seen as an appropriate design strategy as a means of adding to the vitality of the village centre through the support of village centre living and public transport networks.

The description of development published in the public notices is as follows.

I, Gerry Teague, wish to apply for planning permission at a site of 0.168 ha at the Ball Alley House, Leixlip Road, Lucan, Co. Dublin. (A Protected Structure, South Dublin County Council RPS No. 094). The development consists of the following: the removal of selected hedging, the removal of the existing 52 No. car parking spaces and the construction of a 4-storey apartment building, with setbacks at third floor level, total 14 no. apartments comprising of; 1 no. one-bedroom, 11 no. two-bedroom and 2 no. 3-bedroom apartments. All with associated private open spaces areas in the form of balconies. With access to the

development from existing vehicular and pedestrian entrance from Leixlip Road (R835) and from proposed new vehicular and pedestrian access from Ardeevin Drive. All with associated landscaped courtyard at ground floor level, sedum roof (Main Roof), bicycle storage, bin storage, signage, associated drainage and site development works.

7.2 Layout / Access / Egress

Access and movement have been carefully considered across this proposal. The access is gained to the site from Leixlip Road (R835) and from proposed new vehicular access from Ardeevin Drive. The internal layout has been designed with 1 No. stair cores and 1 No. lift core.

- The ground floor consists of the 2 No. entrances, 1 No. from the west and 1 No. from the east of the subject site, together with 4 no. residential units (1 no. 1 bed apartments, 3 no. 2 bed apartments), circulation areas and associated stair and lift core, with access to the public open space at this level;
- The first and second floor consists of 4 no. residential units 2 per floor (4 no. 2 bed apartments), circulation areas and associated stair and lift core;
- The third floor consists of 2 no. residential units (2 no. 3 bed apartments), circulation areas and associated stair and lift core.;
- The roof level will consist of the lift shaft over-run, aov's / access hatch, svp extracts, with sedum / green roof;

7.3 Design / Scale / Materiality

The proposed development successfully reintroduces an underutilised urban village centre site back in the local community, with the design, scale, and materiality of the proposal of key consideration in the overall context.

The scale and massing of the proposal has been considered in the context of the surrounding built form. The construction of a building 4 storey's with the 3rd floor stepped back in this context is seen as appropriate given the scale and massing of the surrounding built form. Please refer to proposed 3D Visuals as prepared by CDP Architecture which accompany this application, under section 10.0 of this document.

In relation to the design of the scheme, the overall concept is based on providing a contemporary façade which has a positive contribution to the street. The mass of the building has been broken into several elements, both vertically and horizontally through the massing, movement created in the façade and through the use of materials.

The design intent behind the appearance of the proposed development was to utilise a simple palette of materials, namely of brick, powder coated metal cladding and aluminium window frames in conjunction with contemporary detailing. The main design features are as follows:

- **The material transition between the lighter brick and the metal cladding on the elevations divides the proposal into various masses, this is further aided by the stepping in plans across a series of levels, which is demonstrated in model view as can be seen in Ref. images below.**
- **The use of charcoal grey window frames, metal panels and the perforated, protruding, and recessed brick detailing, adds depth and movement to the overall elevations.**

Please refer to the proposed 3D Visualisations as prepared by CDP Architecture, for view of overall scheme in context.



Reference Image 7: Proposal (View of subject site seen from Ball Alley House)



Reference Image 8: Proposal (View of subject site from Ardeevin Drive)

8.0 Areas of Consideration

8.1 Removal Works

As part of the proposal, removal works are required with the removal of the existing trees and overgrown hedges to the rear and side of the subject site refer to CDP Architecture Drawings Ref. 3.1.100 which detail the extent of removal works proposed.

8.3 Fire / Occupancy

Please refer to the Fire / DAC Strategy Report as prepared by G. Sexton + Partners which accompanies this application. Prior to commencement a Fire Certificate and DAC Certificate will be prepared.

8.4 Structure / Civil

Please refer to the Engineering Report and Drawings as prepared by Molony Millar Consulting & Structural, Engineers which accompanies this application.

8.5 Mechanical & Electrical

Please refer to the Mechanical + Electrical Strategy Report as prepared by RM Breen & associates, Consulting M+E Engineers which accompanies this application.

8.6 Landscaping / Boundary Treatments

Please refer to landscape drawings and documents as prepared by Landmark Design Ltd.

8.7 Bin Storage Considerations

Please refer to Drawing 3.1.100 as prepared by CDP Architecture which notes the bin storage location. Through a commercial operation and management, the bins will also be taken directly from the proposed bin enclosures and returned to the enclosure.

8.8 Car Parking

Car parking for the development has been provided at ground level. The provision for 14 No. car parking spaces (13 No. standard / 1 No. Accessible) have been proposed as part of the proposal (which equals to 1 No. per unit). Given that the proposed development is easily accessible by a range of transport

modes including bus, cycling, and walking, as well as sufficient good quality short stay car parking close to the core area and good transport linkages within the village, the number of car park provided for the proposed development is deemed to be sufficient.

8.9 Cycle Parking

In relation to bicycle provision, the guidelines within the South Dublin County Council document have been adhered to ('Standards for Cycle Parking and associated Cycling Facilities for New Developments'). The following has been taken into consideration based on the guidelines of 1 per 5 No. units (long stay) and 1 per 10 No. units (short stay).

Within this proposed development, 8 No. cycle parking spaces has been provided in line with the Development Plan Guidelines.

8.10 Signage / Naming

The naming and numbering scheme proposed for South Dublin County Council consideration in relation to the development will be Ball Alley View, the background research for this highlighted the location of the subject site being within the curtilage of Ball Alley House (A Protected Structure, South Dublin County Council RPS No. 094).

We would welcome the council's consideration on both these names for the development within this application.

Another option proposed for consideration is Clarence Point again research carried out and

8.11 Site Statistics

Site Area:	1680 sqm / 0.168 acres / 0.39hectares
Plot Ratio:	0.415
Site Coverage:	21%
Open Space:	14 %
Percentage of 1 Bed	7%
Percentage of 2Bed	79%
Percentage of 3 Bed	14%
Percentage of Dual aspect	28%

8.12 Schedule of Areas

See accompanying housing quality assessment document as prepared by CDP Architecture for Schedule of Areas.

9.0 Key Development Plan Policies

Under the South Dublin County Council Development Plan 2016 -2022 the following are considered to be the key policies which relate to the subject application which have been taken into account during the design stage.

9.1 Policy 8 Residential Densities

The South Dublin county Council Development Plan 2016 -2022 states that 'government policy as outlined in the Sustainable Residential Development in Urban Areas Guidelines recognises that land is a scarce resource that needs to be used efficiently. These guidelines set out a range of appropriate residential densities for different contexts based on site factors and the level of access to services and facilities, including transport'.

HOUSING (H) Policy 8 Residential Densities

It is the policy of the Council to promote higher residential densities at appropriate locations and to ensure that the density of new residential development is appropriate to its location and surrounding context.

H8 Objective 1:

To ensure that the density of residential development makes efficient use of zoned lands and maximises the value of existing and planned infrastructure and services, including public transport, physical and social infrastructure, in accordance with the Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas, DEHLG (2009).

H8 Objective 2:

To consider higher residential densities at appropriate locations that are close to Town, District and Local Centres and high capacity public transport corridors in accordance with the Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas, DEHLG (2009).

H8 Objective 5:

To ensure that developments on lands for which a Local Area Plan has been prepared comply with the local density requirements of the Local Area Plan.

H8 Objective 6:

To apply the provisions contained in the Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas, DEHLG (2009) relating to Outer Suburban locations, including a density range of 35-50 units per hectare, to greenfield sites that are zoned residential (RES or RES-N) and are not subject to a SDZ designation, a Local Area Plan and/or an approved plan, excluding lands within the M50 and lands on the edge or within the Small Towns/ Villages in the County

9.2 Policy 9 Residential Building Heights

The South Dublin county Council Development Plan 2016 -2022 states that' varied building heights are supported across residential and mixed-use areas in South Dublin County to promote compact urban form, a sense of place, urban legibility and visual diversity'.

HOUSING (H) Policy 9 Residential Building Heights

It is the policy of the Council to support varied building heights across residential and mixed-use areas in South Dublin County Council.

H9 Objective 1:

To encourage varied building heights in new residential developments to support compact urban form, sense of place, urban legibility, and visual diversity.

H9 Objective 2:

To ensure that higher buildings in established areas respect the surrounding context.

H9 Objective 3:

To ensure that new residential developments immediately adjoining existing one and two storey housing incorporate a gradual change in building heights with no significant marked increase in building height in close proximity to existing housing (see also Section 11.2.7 Building Height).

9.3 Policy 10 Mix of Dwelling Types

The South Dublin county Council Development Plan 2016 -2022 sets out to 'ensure that new residential development provides a wide variety of housing types that cater for the diverse housing needs of the County's population and counteract segregation between differing household types. This is supported by the Interim South Dublin County Council Housing Strategy 2016-2022, which recognises the need to provide a range of house types in all residential developments and to meet different categories of housing need'.

HOUSING (H) Policy 10 Mix of Dwelling Types

It is the policy of the Council to ensure that a wide variety of adaptable housing types, sizes and tenures are provided in the County in accordance with the provisions of the Interim South Dublin County Council Housing Strategy 2016-2022.

H10 Objective 1:

To ensure that new residential developments provide for a wide variety of housing types, sizes and tenures in line with the Interim South Dublin County Council Housing Strategy 2016-2022.

9.4 Policy 11 Residential Design and Layout

HOUSING (H) Policy 11 Residential Design and Layout

It is the policy of the Council to promote a high quality of design and layout in new residential development and to ensure a high-quality living environment for residents, in terms of the standard of individual dwelling units and the overall layout and appearance of the development.

H11 Objective 1:

To promote a high quality of design and layout in new residential development and to ensure a high quality living environment for residents, in terms of the standard of individual dwelling units and the overall layout and appearance of the development in accordance with the standards set out in Chapter 11 Implementation.

H11 Objective 2:

To promote new residential developments taking account of energy efficiency, prioritising passive house construction standards, as well as renewable energy opportunities, including solar energy where appropriate, in accordance with Part L of the Building Regulations

9.5 Policy 12 Public Open Space

HOUSING (H) Policy 12 Public Open Space

It is the policy of the Council to ensure that all residential development is served by a clear hierarchy and network of high quality public open spaces that provides for active and passive recreation and enhances the visual character, identity and amenity of the area.

H12 Objective 1:

To ensure that public open space in new residential developments complies with the quantitative standards set out in Chapter 11 Implementation and the qualitative standards set out in Chapter 11 and Chapter 4 of the Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas, DEHLG (2009), together with the design criteria illustrated under the Urban Design Manual – A Best Practice Guide, DEHLG (2009).

H12 Objective 2:

To ensure that there is a clear definition between public, semi-private and private open space at a local and district level and that all such open spaces benefit from passive surveillance from nearby residential development.

H12 Objective 3:

To enhance the recreational value of open spaces that serve existing residential areas as part of any future infill developments.

H12 Objective 4:

To develop agreed infill schemes throughout the County while ensuring that no further infill schemes occur within existing estates in the RAPID areas of West Tallaght other than those agreed prior to this Plan save for when a specific extraordinary need can be identified.

HOUSING (H) Policy 13 Private and Semi-Private Open Space

It is the policy of the Council to ensure that all dwellings have access to high quality private open space (inc. semi-private open space for duplex and apartment units) and that private open space is carefully integrated into the design of new residential developments.

H13 Objective 1:

To ensure that all private open spaces for apartments and duplexes including balconies, patios and roof gardens are designed in accordance with the qualitative and quantitative standards (including minimum balcony size and depth) set out under Sustainable Urban Housing: Design Standards for New Apartments, DECLG (2015), the Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas, DEHLG (2009) and the accompanying Urban Design Manual – A Best Practice Guide, DEHLG (2009).

H13 Objective 2:

To ensure that new apartments have access to high quality and integrated semi-private open space that supports a range of active and passive uses, in accordance with the quantitative standards set out in Chapter 11 Implementation.

H13 Objective 3:

To ensure that private amenity spaces for houses are designed in accordance with the quantitative standards set out in Chapter 11.0 Implementation and the qualitative standards set out under the Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas (2009) including the accompanying Urban Design Manual – A Best Practice Guide (2009).

HOUSING (H) Policy Policy 14 Internal Residential Accommodation

It is the policy of the Council to ensure that all new housing provides a high standard of accommodation that is flexible and adaptable, to meet the long term needs of a variety of household types and sizes.

H14 Objective 1:

To ensure that all residential units and residential buildings are designed in accordance with the relevant quantitative standards, qualitative standards and recommendations contained in Sustainable Urban Housing: Design Standards for New Apartments (2015), the Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas (2009), the companion Urban Design Manual and have regard to the standards and targets contained in Quality Housing for Sustainable Communities (2007), particularly the standards and recommendations that relate to internal amenity/layout, overall unit size, internal room sizes, room dimensions, aspect, sound insulation, communal facilities, storage, sustainability and energy efficiency.

HOUSING (H) Policy Policy 15 Privacy and Security

It is the policy of the Council to promote a high standard of privacy and security for existing and proposed dwellings through the design and layout of housing.

H15 Objective 1:

To ensure that there is a clear definition between private, semi-private and public open space that serves residential development.

H15 Objective 2:

To ensure that all developments are designed to provide street frontage and to maximise surveillance of streets and spaces.

H15 Objective 3:

To ensure that private open spaces are enclosed within perimeter blocks behind the building line and that they are subdivided by suitably robust boundary treatments of a sufficient height and composition to provide adequate privacy and security.

H15 Objective 4:

To ensure that opposing balconies and windows at above ground floor level have an adequate separation distance, design or positioning to safeguard privacy without compromising internal residential amenity.

H15 Objective 5:

To investigate a protocol for the development of CCTV systems within housing areas where it is demonstrated that there is a clear security and safety need subject to the protection of residential amenities including the privacy of existing dwellings.

10.0 3D Visualisations











11.0 Summary Points to Grant Permission

- 11.1 It is considered that the proposed development fully accords with the policies and objectives of the South Dublin County Council Development Plan 2016 – 2022 and with all aspects of the 'Sustainable Urban Housing: Design Standards for New Apartments' (2010);
- 11.2 The current proposed development seeks to increase residential density on an under-utilised site within a built-up area and in close proximity to quality public transport links and existing facilities. The proposed density is considered acceptable, given that the site is readily accessible to public transport corridor. There are bus stops within 200m (2 min walk) of the site (25,25X,66,63,66A,66B,66E,67 bus routes).
- 11.3 The increase in density on the subject site will further contribute to the surrounding area, providing an increased movement of people helping to sustain public transport networks, small commercial premises and generating increased vitality;
- 11.4 The contemporary design of the scheme provides a high-quality development which is seen as apt, while the attached 3D Visualisations portrays the proposed development within its context which clearly illustrates that the proposal enhances its surrounding;

12.0 Conclusion

The proposal seeks to upgrade a site and street frontage along both Leixlip road and Ardeevin Drive. The proposal put forward for consideration will further enhance and sustain the sites future. On this premise, we would ask that South Dublin County Council review the application favourably. Please refer to accompanying drawings and documentation which form part of this application.