



19118-AI-106

ARCHITECT'S DESIGN RATIONALE ADDITIONAL INFORMATION

REVISION PREPARED AS PART OF AN APPEAL TO AN BORD PLEANÁLA
AGAINST A DECISION BY SOUTH DUBLIN COUNTY COUNCIL TO REFUSE
PERMISSION, REGISTER REFERENCE SD 21A/0139

in respect of:

GREENHILLS ROAD MIXED USE DEVELOPMENT

TALLAGHT, DUBLIN 24

prepared by:

TOT ARCHITECTS

January 2022

AN BORD PLEANÁLA	
17 JAN 2022	
LTR DATED _____	FROM Appel
LDG- _____	
ABP- _____	312504-22

CONTENTS

Introduction	p.3
Pre-planning Meeting Recap.	p.4
1 DEVELOPMENT PLAN.....	p.5
1.1 ZONING & CONTEXT	
1.2 DEVELOPMENT PLAN OBJECTIVES	
2 SITE & CONTEXT.....	p.8
2.1 SITE ANALYSIS	
2.2 CONTEXT INFORMATION	
3 DESIGN DEVELOPMENT.....	p.11
3.1 SCHEME OVERVIEW	
3.2 ARCHITECTURAL APPROACH	
3.3 FACADE DESIGN	
3.4 ACCESS AND PARKING	
3.5 SERVICING	
3.6 LANDSCAPE STRATEGY	
4 SELECTED DESIGN DRAWINGS.....	p.23
4.1 PROPOSED BASEMENT & GROUND FLOOR PLAN	
4.2 PROPOSED FIRST FLOOR & ROOF PLAN	
5 CGI's (INITIAL + REVISED IMAGES).....	p.26
5.0 CGI's KEYPLAN	
5.1 CGI - VIEW 1	
5.2 CGI - VIEW 2	
5.3 CGI - VIEW 3	
5.4 CGI - VIEW 4	
6 CGI's.....	p.36
(Including potential future development in adjacent site)	
7 SCHEDULE OF ACCOMMODATION.....	p.43

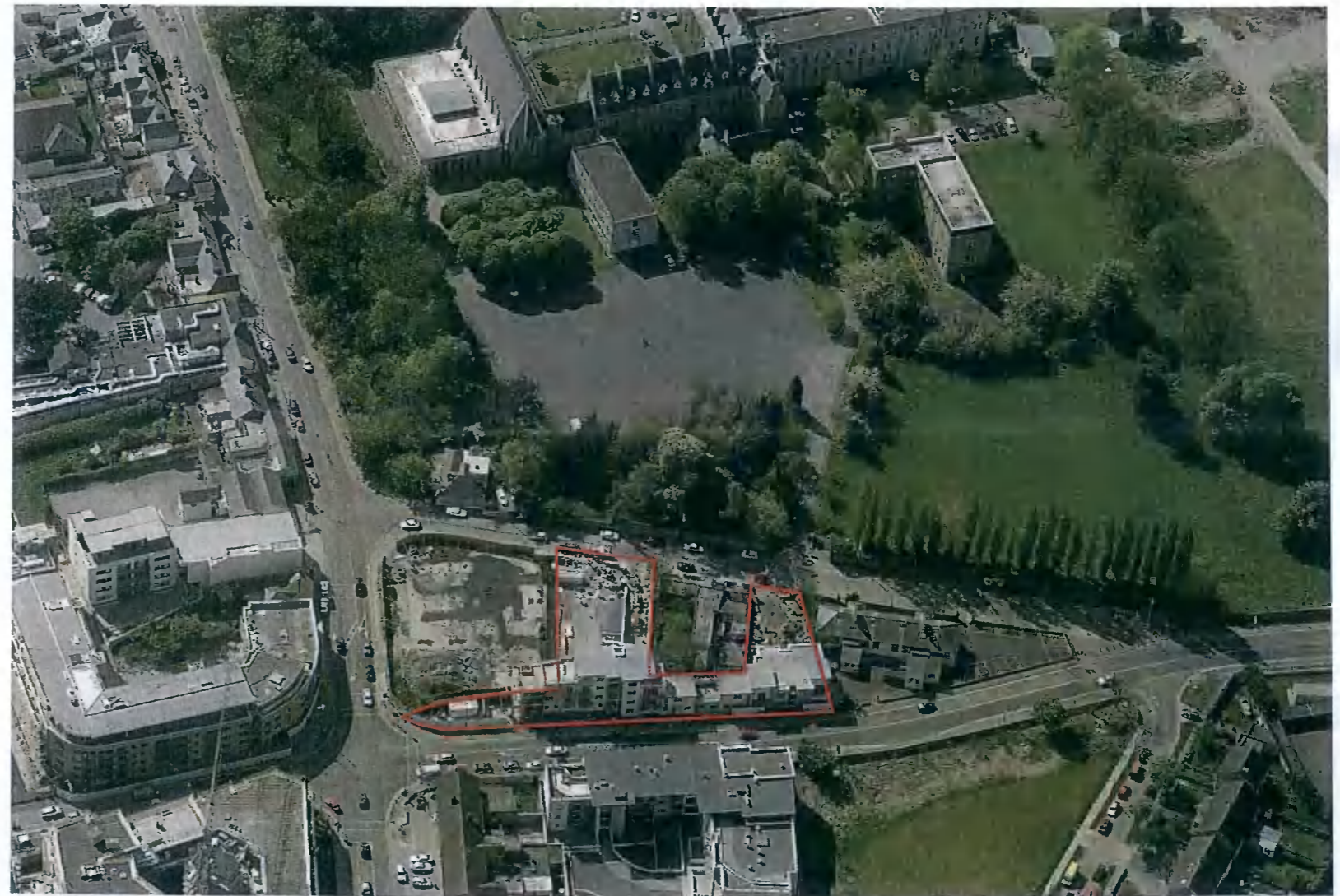
APPENDIX - RESPONSE TO REASON FOR REFUSAL NO. 2

INTRODUCTION

TOT Architects were employed by O'Mahony Holdings SPRL, to design a mixed-use development (Block A and Block B) at this site, Lands at Greenhills Road, Tallaght, Dublin 24 (generally bounded to the north by St. Basil's Training Centre, to the east by Greenhills Road, to the west by Old Greenhills Road, and to the south-eastern corner by Main Street), with Café unit on the ground floor of the Block A and apartments on the upper floors. Block B will consist of various types of apartments on all levels. All apartments are designed to be in compliance with Sustainable Urban Housing: Design Standards for New Apartments provided by Department of Housing, Planning and Local Government in March 2018.

The scheme will include upgrade and extension of the existing car parking and relocation of the access ramp. It is also proposed to demolish the existing Bin Store and provide a larger Bin Store to accommodate 6 no. 1100 l bins for the existing and proposed development.

This document has been revised in response to the additional information request issued by South Dublin County Council on the 23rd of July 2021.



Aerial View from East with outlined existing site

PRE-PLANNING MEETING RECAP.

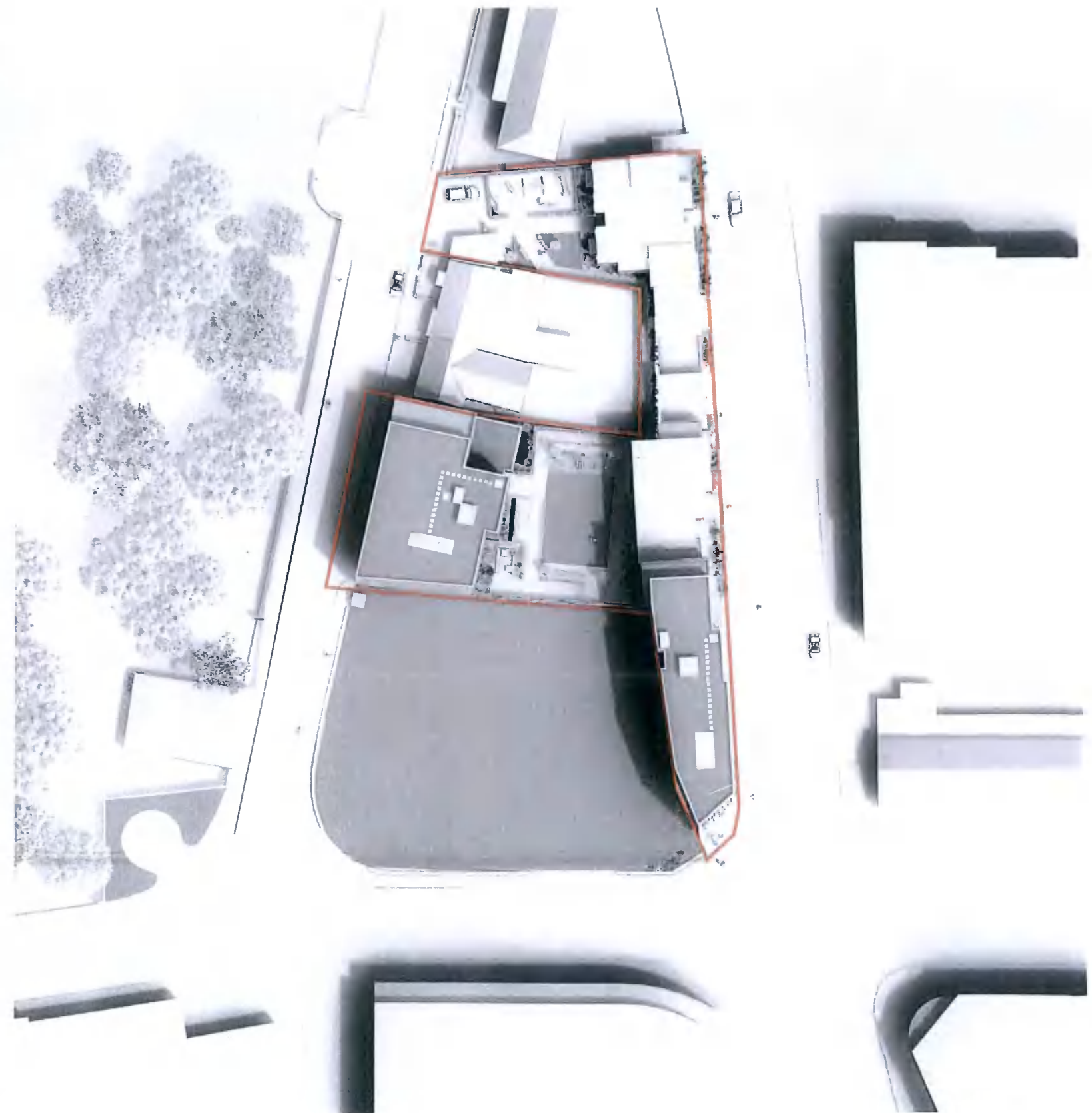
The design of the proposal has evolved with close reference to achieving the objectives of the development plan. The core objective of the current SDCC Development Plan is "to protect, improve and provide for the future development of Village Centres". Our proposed design takes into account the comments provided by SDCC in pre-planning meeting held on the 11th of February 2021. We have revised the design to comply with the development plan's requirements and SDCC comments as listed below:

- Mix of proposed apartment units.
- Height of the building.
- Gable wall design to avoid blank facades.
- High quality design responding to site context in relation to plot ratio.
- Overlooking issues/setback distances (existing and potential/future buildings).
- Landscaping design in relation to privacy concerns for ground floor apartments.
- TGD Part L (NZEB) requirements.
- Transition (height) between existing and proposed buildings.
- Quality of the communal open space.
- Other technical issues addressed in the various reports.

ADDITIONAL INFORMATION RECAP.

The design of the proposed blocks A + B have been revised to address the issues raised in the additional information request relating to the following items:

- Height
- Scale
- Intensity
- Visual impact
- ACA + Protected Structures
- Context + Materiality
- Facade composition
- Overlooking , daylight + sunlight analysis



Top view - Outline of proposed development

1 DEVELOPMENT PLAN

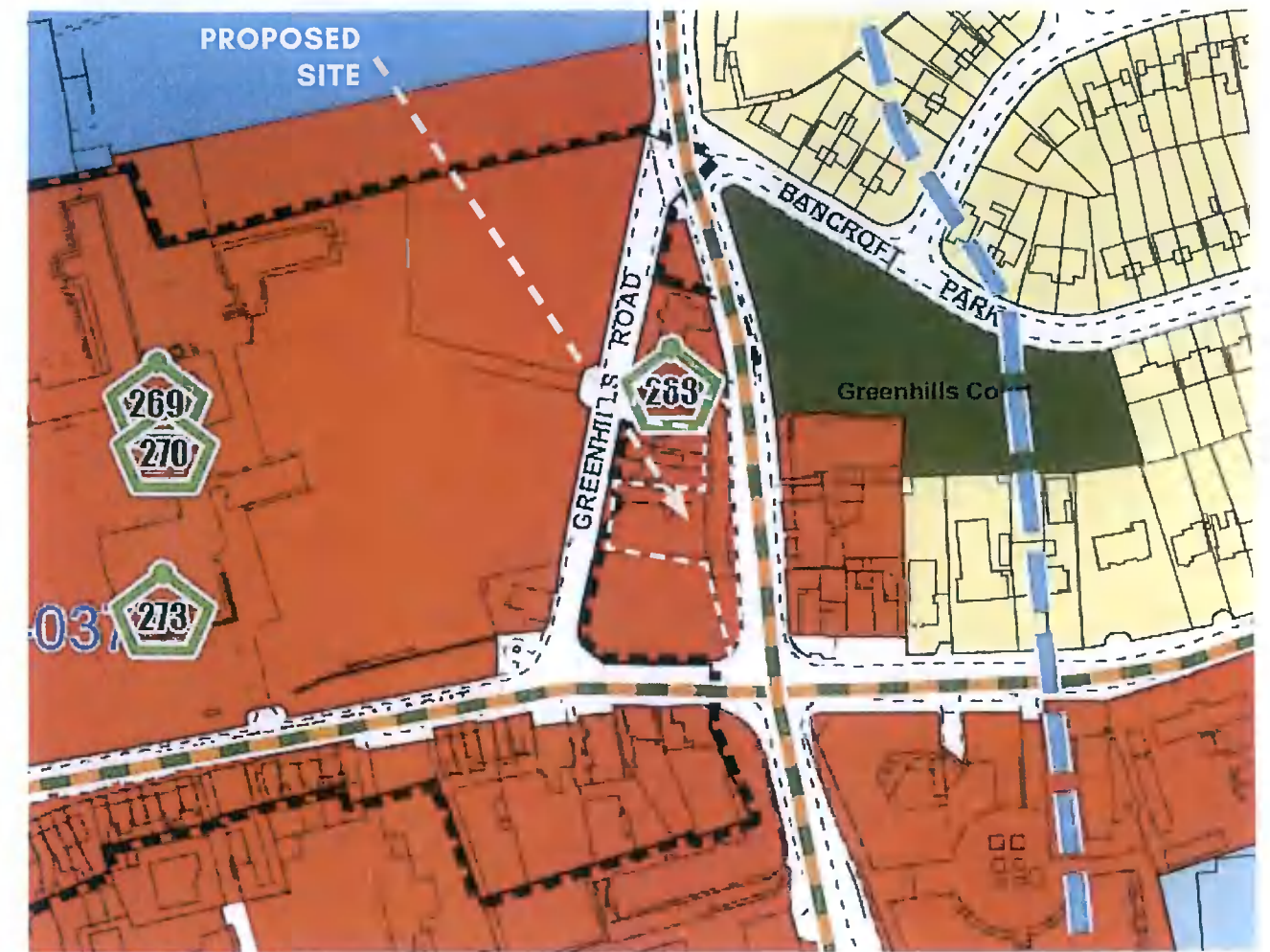
1.1 ZONING AND CONTEXT

Land Use Zoning Objective 'VC':

'To protect, improve and provide for the future development of Village Centres'.















The Village Centre zoning will support the protection and conservation of the special character of the traditional villages and provide for enhanced retail and retail services, tourism, residential, commercial, cultural and other uses that are appropriate to the village context.

	USE CLASSES RELATED TO ZONING OBJECTIVE
PERMITTED IN PRINCIPLE	bed & breakfast, betting office, car park, crematorium, childcare facilities, community centre, conference centre, cultural use, doctor/dentist, education, enterprise centre, funeral home, garden centre, guest house, health centre, home based economic activities, housing for older people, live-work units, nursing home, offices less than 100 sq.m, off-licence, open space, petrol station, primary health care centre, public house, place of worship, public services, recycling facility, residential , residential institution, restaurant/café, retirement home, shop-local, shop-neighbourhood, social club, veterinary surgery.
OPEN FOR CONSIDERATION	Advertisements and Advertising Structures, Allotments, Embassy, Fuel Depot, Hotel/Hostel, Industry-Generalk, Industry-Light, Motor Sales Outlet, Nightclub, Offices 100 sq.m - 1,000 sq.m, Recreational Facility, Refuse transfer Station, Science and Technology Based Enterprise, Service Garage, Sports Club/Facility, Stadium, Traveller Accommodation, Wholesale Outlet.
NOT PERMITTED	Abattoir, Aerodrome/Airfield, Agriculture, Boarding Kennels, Camp Site, Caravan Park-Residential, Cemetery, Concrete/Asphalt Plant in or adjacent to a Quarry, Heavy Vehicle Park, Hospital, Industry-Extractive, Industry-Special, Office-Based Industry, Offices over 1,000 sq.m, Outdoor Entertainment Park, Refuse Landfill/Tip, Retail Warehouse, Rural Industry-Food, Scrap Yard, Shop-Major Sales Outlet, Transport Depot, Warehousing, Wind Farm.



South Dublin County Council Development Plan 2016-2022

Use Zoning Objectives

-  Objective RES To protect and/or improve residential amenity
-  Objective RES-N To provide for new residential communities in accordance with approved area plans
-  Objective SDZ To provide for strategic development in accordance with approved planning schemes
-  Objective REGEN To facilitate enterprise and/or residential-led regeneration
-  Objective TC To protect, improve and provide for the future development of Town Centres
-  Objective MRC To protect, improve and provide for the future development of a Major Retail Centre
-  Objective DC To protect, improve and provide for the future development of District Centres
-  Objective VC To protect, improve and provide for the future development of Village Centres
-  Objective LC To protect, improve and provide for the future development of Local Centres
-  Objective RW To provide for and consolidate retail warehousing
-  Objective EE To provide for enterprise and employment related uses
-  Objective OS To preserve and provide for open space and recreational amenities
-  Objective HA (LV, DV, DM) To protect and enhance the outstanding natural character and amenity of the Liffey Valley, Dodder Valley and Dublin Mountains areas
-  Objective RU To protect and improve rural amenity and to provide for the development of agriculture

Conservation

-  To Preserve Prospects
-  Tree Preservation Order (See Written Statement For Details)
-  Record of Protected Structures (See Written Statement for Details)
-  Record of Monuments and Places (See Written Statement for Details) (For Areas of Archaeological Potential see Index Map)
-  Protect and Preserve Significant Views
-  Geological Sites for Protection
-  Bohemabreena Reservoir Catchment
-  Architectural Conservation Areas (ACA)
-  Proposed Natural Heritage Areas (pNHA)
-  Special Protection Areas (SPA)
-  Liffey Valley Special Area Amenity Order 1990 (SAAO)
-  Special Area of Conservation (SAC)

1.2 DEVELOPMENT PLAN OBJECTIVES

The Village Key Objectives :

- Consolidate mixed use residential uses.
- Develop the tourism potential of the historic Village.
- Provide/upgrade dedicated cycle facilities on green infra-structure routes & secondary streets.
- Improve local permeability through the development of new routes for pedestrians and cyclists.
- Facilitate green infrastructure along public streets.
- Protect and enhance setting of protected structures and qualities of the ACA.
- Given the prominent location of an existing vacant site located at the junction of Greenhills Road and Main Street, it is desirable that any future development of this site incorporates a high quality of public realm and should contribute to the public open space provision in the village or incorporate cultural or community functions



Gross Area	17.7 hectares
Land Use/Urban Function	A mix of uses including retail and local walk to services and residential
Land use Mix	Expand local services & encourage uses which support the evening economy.
Plot Ratio Range	0.75:1 (Low) 1:1 (High)
Building Height	To respond to local context, particularly the Architectural Conservation Area (ACA). See accompanying Overall Urban and Route Structure drawing
Open Space	Consolidate and enhance existing provision.

Overall urban structure -The village (LAP 2020)

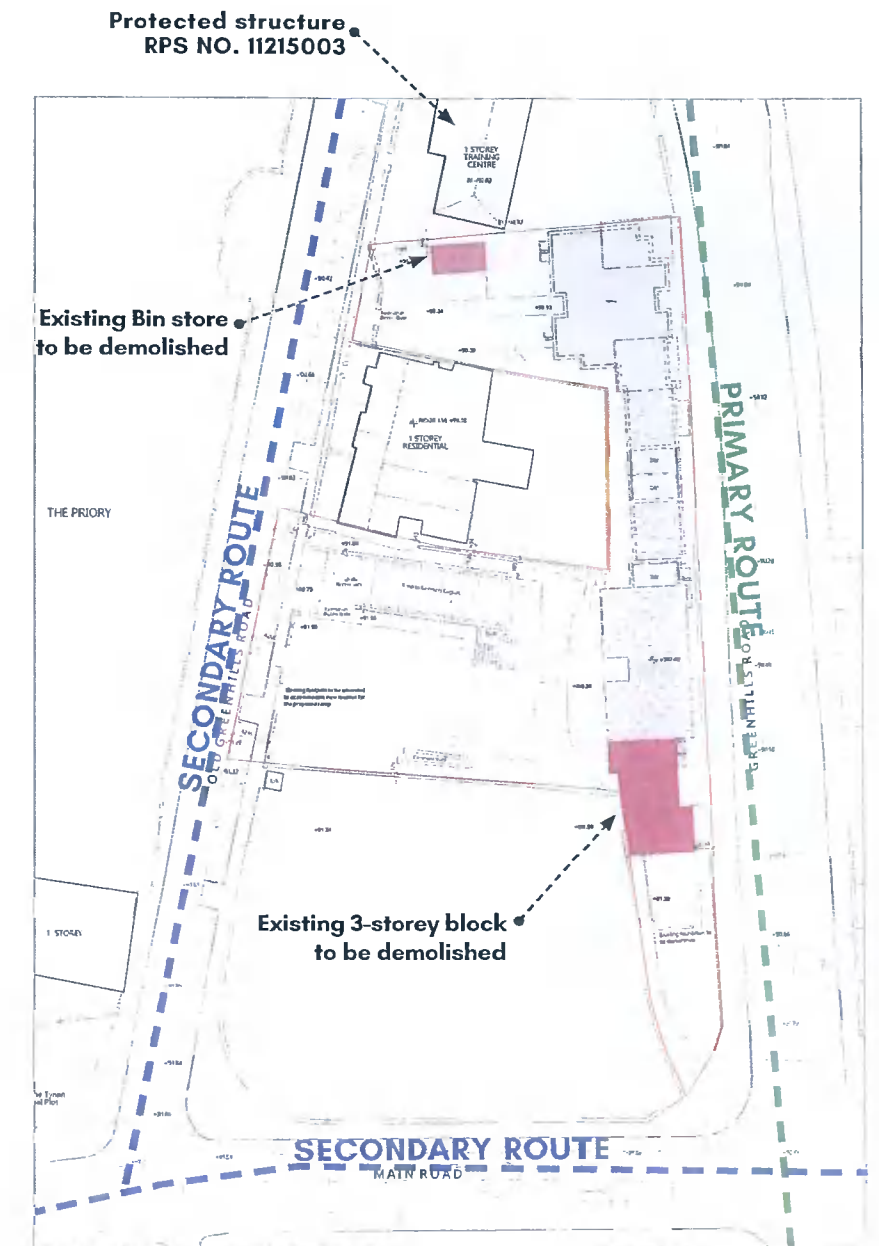
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SITE & CONTEXT

2.1 SITE ANALYSIS

The site (approximately 0.23 ha) known as Greenhills Road, Tallaght, Dublin 24 is bounded to the East by Greenhills Road, to the West by Old Greenhills Road, and to the South-East by Main Street. This location makes it highly accessible by many means of transportation.

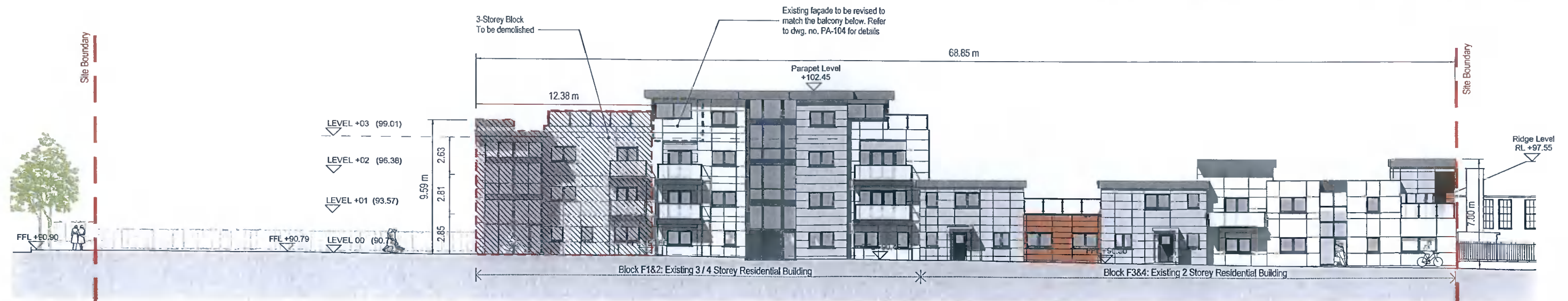
The subject site is currently partially developed with an existing residential scheme known as Greenhill's Court comprising 17 no. apartment units in 4 no. apartment blocks ranging in height from 2 to 4 storeys, including basement car park. To provide the additional apartment numbers and access to the landscape courtyard, it is proposed that a part of the existing residential block located on the south-eastern corner of the site (3 no. existing units including stair core) will be demolished.



EXISTING BUILDING

Apartment type	Existing	Demolished
Studio	-	-
1 Bed	8	3
2 Bed *(3pp)	7	-
2 Bed duplex (4pp)	2	-
3 Bed	-	-
SUBTOTAL	17	3

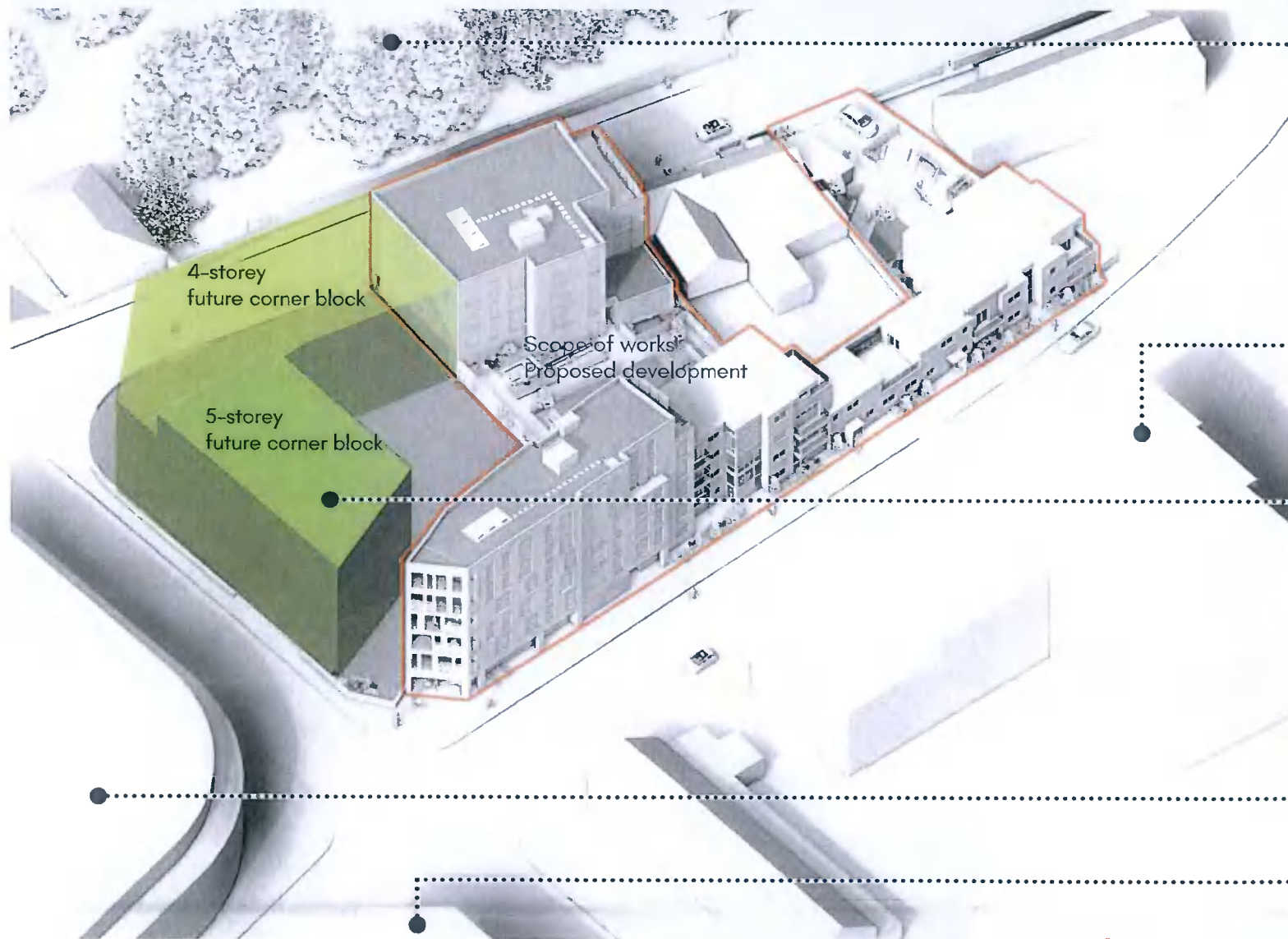
Total Existing Units	14
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2.2 CONTEXT INFORMATION

The Village:

Consolidate existing retail, town centre and mixed use residential neighborhood within a high quality place of intimate scale respecting the historic character of the place.



Nearby Green Area / Dominican Priory



Greenhills Court Apartment Building



Potential development on adjacent land:
(Refusal) Planning Application - Ref. SD20A/0250



New Bancroft Hall Apartment Building



Priors Gate Apartment Building

