

APPENDIX

RESPONSE TO REASON FOR REFUSAL NO. 2

prepared by:

TOT ARCHITECTS

January 2022

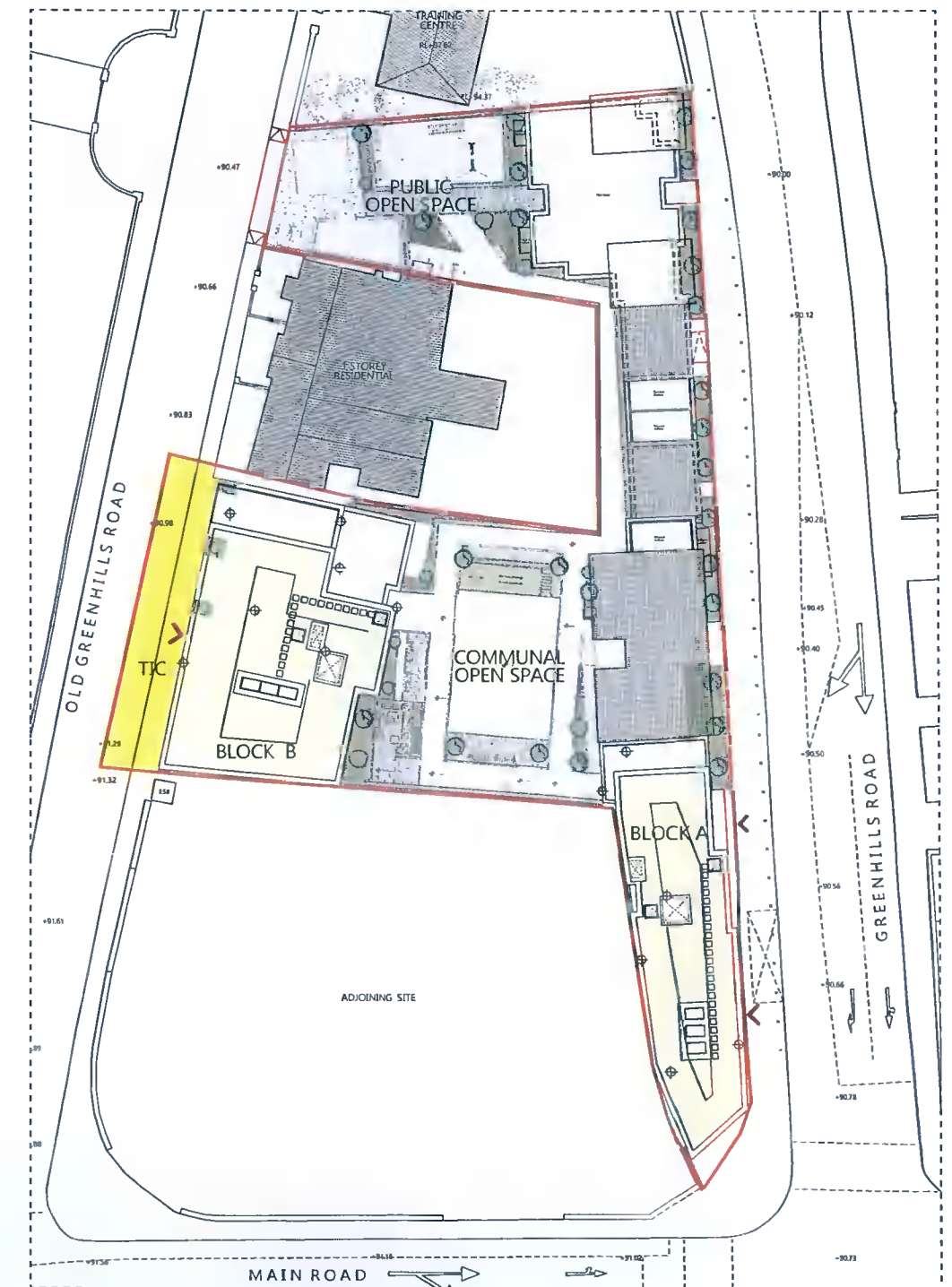
INTRODUCTION

The appendix is prepared in direct response to Reason For Refusal No. 2 (planning reference number SD21A/0139):

"Due to the height and mass and treatment of Block B, the proposed development fails to respond to the specific local historic context of the block location. The submission from the applicant fails to demonstrate that the overall visual impact of Block B at the proposed scale and height will not adversely impact on the adjacent Protected Structure (St. Basils Training Centre, RPS Ref. 268), the Tallaght Architectural Conservation Area (ACA) and a Protected Structure Site, 'The Priory'. The proposed development due to its close proximity, scale and height will directly impact on the visual quality adjoining Protected Structure site, St. Basils Training Centre Block A will be highly visible at a prominent and sensitive location and will have an overall negative impact on the character of Tallaght Village Architectural Conservation Area, given its height and mass at this location. Block A will visual dominate and would be highly visible on approach from Main Street and The Priory Demesne. Overall, the proposed development would result in a diminished quality of character in Tallaght, which fails to address and adhere to existing policies for new development within or in close proximity to an Architectural Conservation Area in line with SDCC County Development Plan (2016-2022) and Chapter 6 of the Tallaght Local Area Plan 2020. As such, the proposed development is contrary to the proper planning and sustainable development of the area."

The design evolution for this proposed mixed use development at Greenhills Road, Tallaght was informed by an in depth site and context analysis, the Tallaght Local Area Plan 2020, the decision by South Dublin County Council (SDCC) to refuse planning permission on the adjacent site directly south of the subject site (SD20A/0250), feedback from SDCC during the pre-planning meeting (on-line) held on the 15th of February 2021 and the additional information request issued by SDCC on the 22nd of July 2021.

The following information outlines this process and how it impacted on the design of the buildings including height, scale, mass, unit mix and façade treatment. It is the intention of this design rationale appendix to demonstrate how the proposed development was carefully considered, sensitive to site context and respectful of SDCC aspirations.



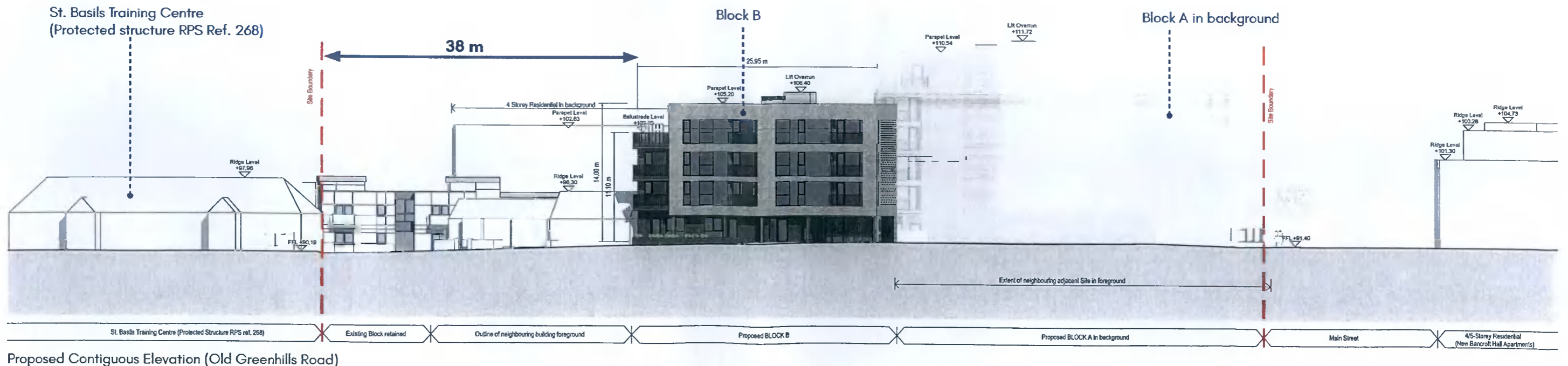
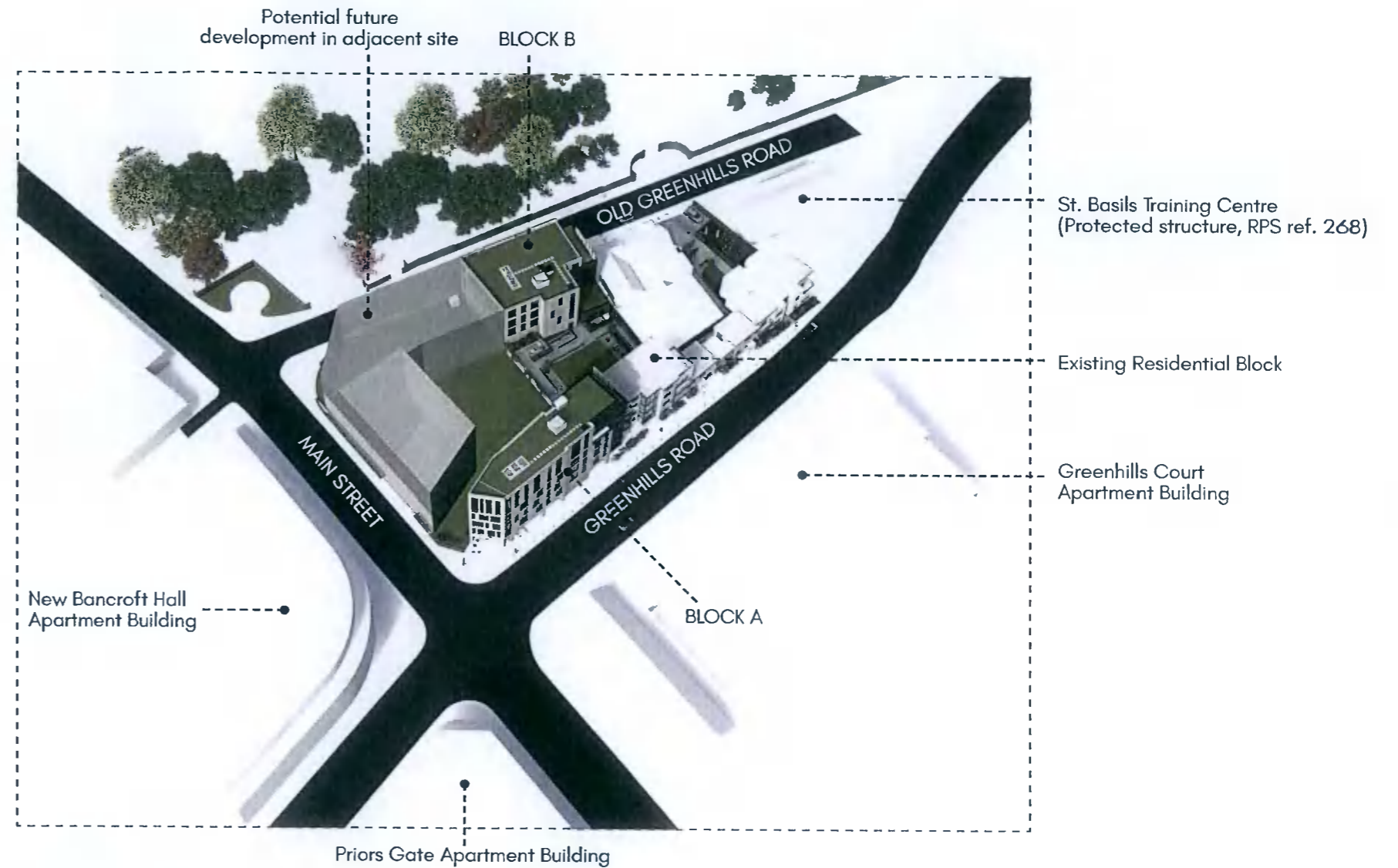
Proposed Site Plan - Additional Information Submission

SITE ANALYSIS

Following the principle stated in LAP for the village:

- Consolidate existing mixed use residential neighbourhood within a high quality place of intimate scale and character.

The design of the proposed development in respect of height, form, function, and materials is in response to a complex site context, consisting of varied structures and elements. Greenhills Road, along the eastern boundary, is a busy street with medium to high density contemporary apartment buildings. There is an undeveloped site directly south, occupying an important junction of Old Greenhills Road and Main Street. To the north and further along Old Greenhills Road there are single storey pitched roof dwellings, the historic stone boundary wall of the Priory (protected structure RPS ref. 269) and St. Basils Training Centre (protected structure RPS ref. 268). The site also borders the Tallaght ACA.



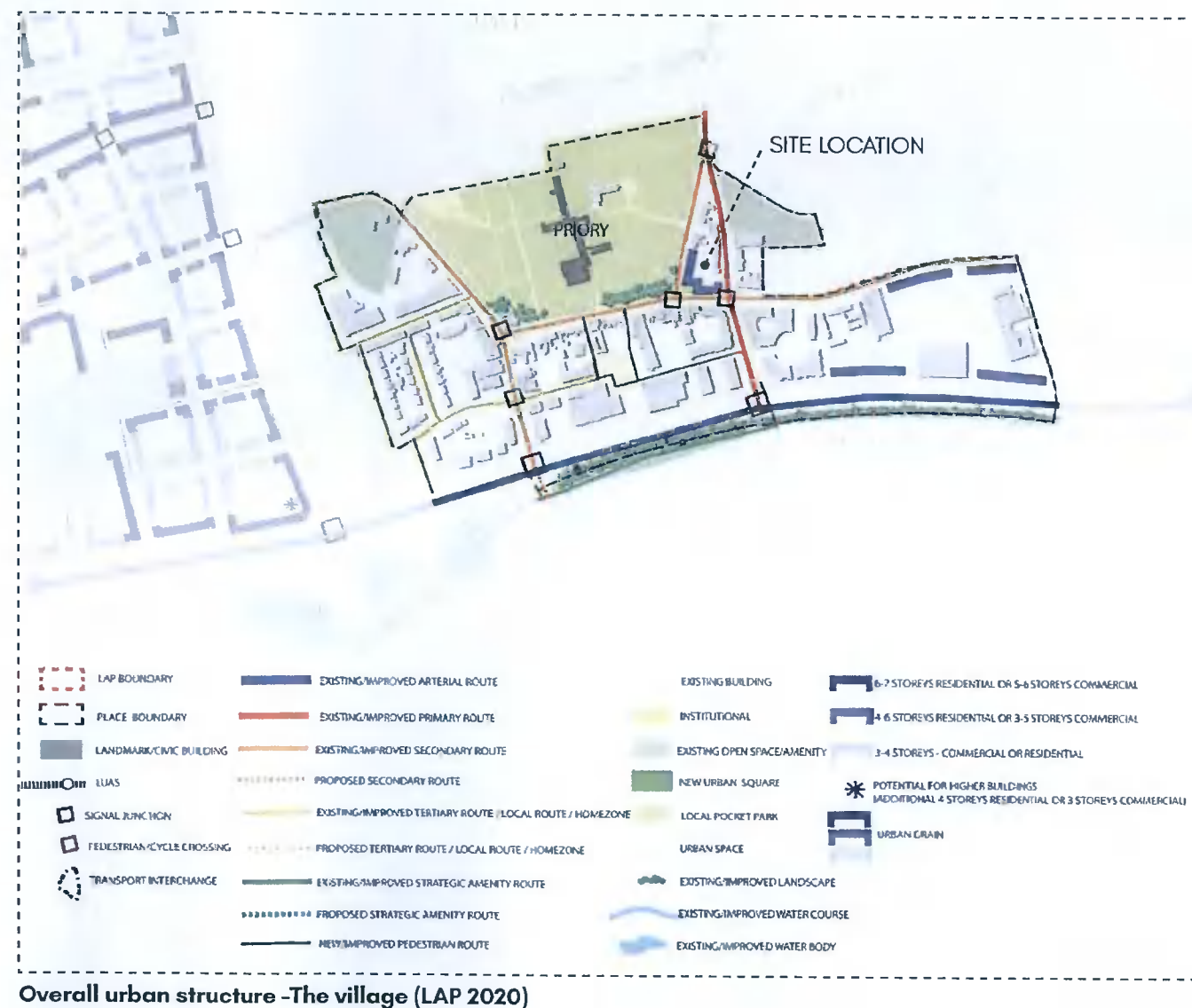
Proposed Contiguous Elevation (Old Greenhills Road)

TALLAGHT LOCAL AREA PLAN 2020

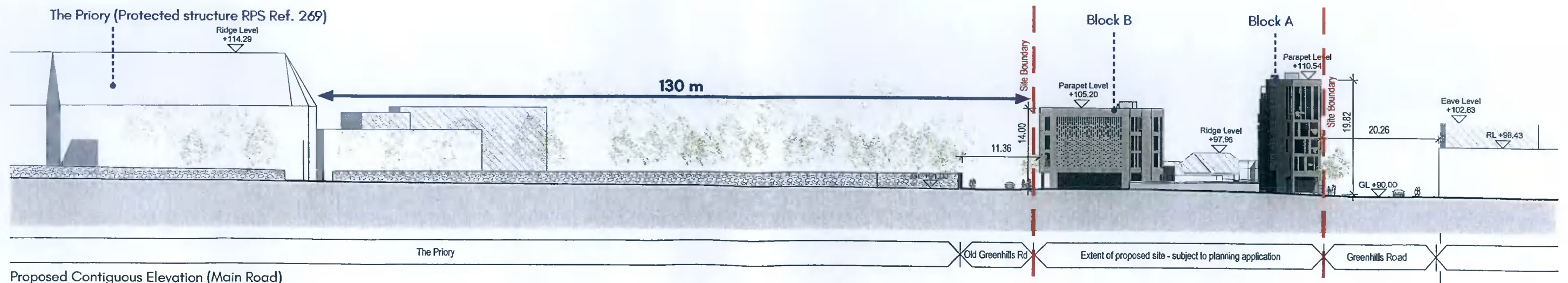
Following the Local Area Plan guidelines, the heights proposed for both buildings, Block A and Block B, are sensitive to the immediate surroundings and taking into consideration the wider context. Key drivers for the design are stated in the LAP as follows:

- Urban design studies indicate that developments of between four and six floors, in medium and high intensity urban contexts, are optimal for construction, running costs and residential amenity (daylight, sunlight and usable outdoor spaces such as balconies and gardens which aren't overshadowed).
- To ensure that building heights respect the surrounding context, new developments immediately adjoining existing one and two storey housing shall incorporate a gradual change in building height.

In order to achieve a balance of height, scale, mass and functionality the form of the buildings have been carefully considered and designed within the urban design parameters, as set out in the LAP, to deliver an optimal and feasible solution. This underutilised site has the potential to provide high quality residential space in close proximity to Tallaght town centre and the quality design intent is evident in the façade treatment and internal spatial configuration. The challenge was to address the SDCC LAP aspiration for height as set out in the LAP while cognisant of the sensitive context.



Overall urban structure -The village (LAP 2020)



PRE-PLANNING MEETING 15.02.2021

The proposed design was amended to address comments provided by SDCC during the pre-planning meeting held on the 11th of February 2021. Key SDCC comments as listed below:

- Mix of proposed apartment units.
- Height of the building (Block A changed from 7 to 6 storey block)
- 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.

Previously considered outline of Adjacent site submitted Planning Application (Reg. Ref. SD20A/0250)

Main reason for Refusal:

- *Lack of architectural quality
- *Heights not compliant with LAP

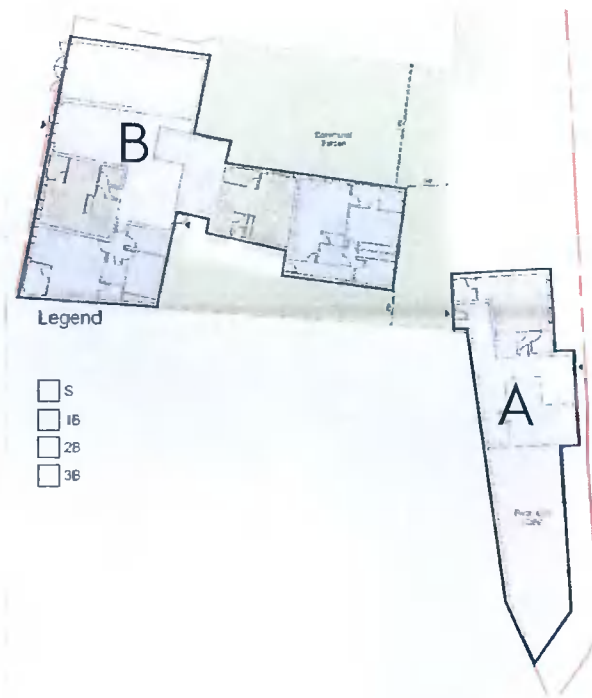
BLOCK A (Pre-Planning)



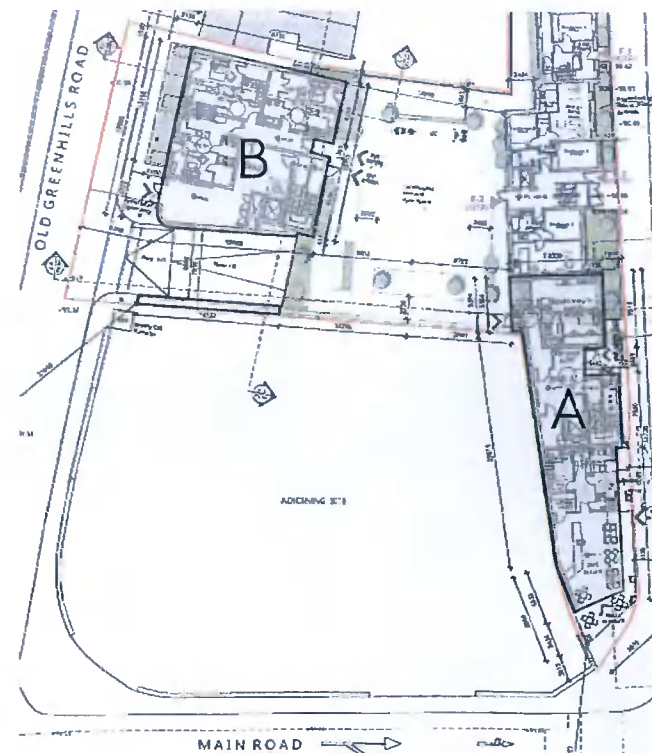
View from the Main Street / Greenhills Rd cross - BLOCK A south corner Pre-Planning



View from the Main Street / Greenhills Rd cross - BLOCK A south corner Planning Application submission



Proposed Ground Floor - Pre-Planning



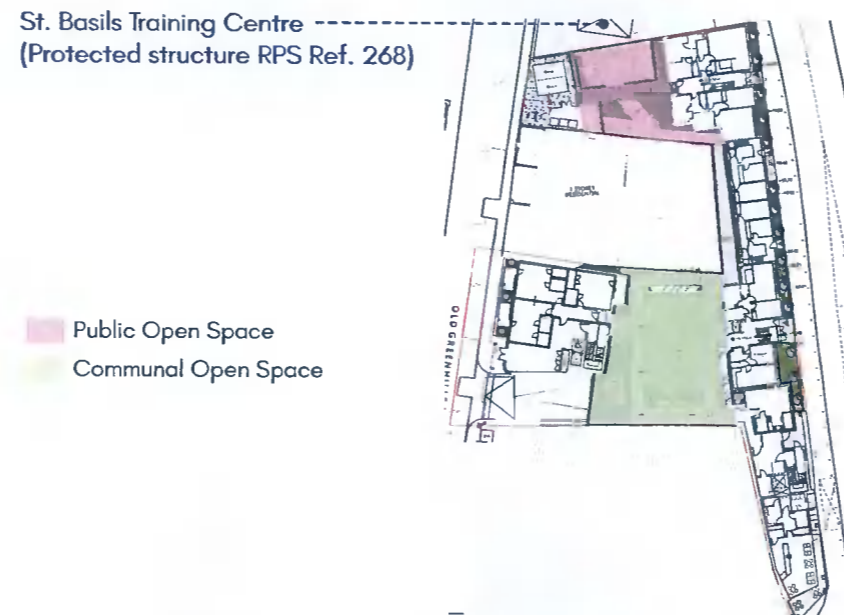
Proposed Ground Floor - Planning Application submission

ADDITIONAL INFORMATION REQUEST 22.07.2021

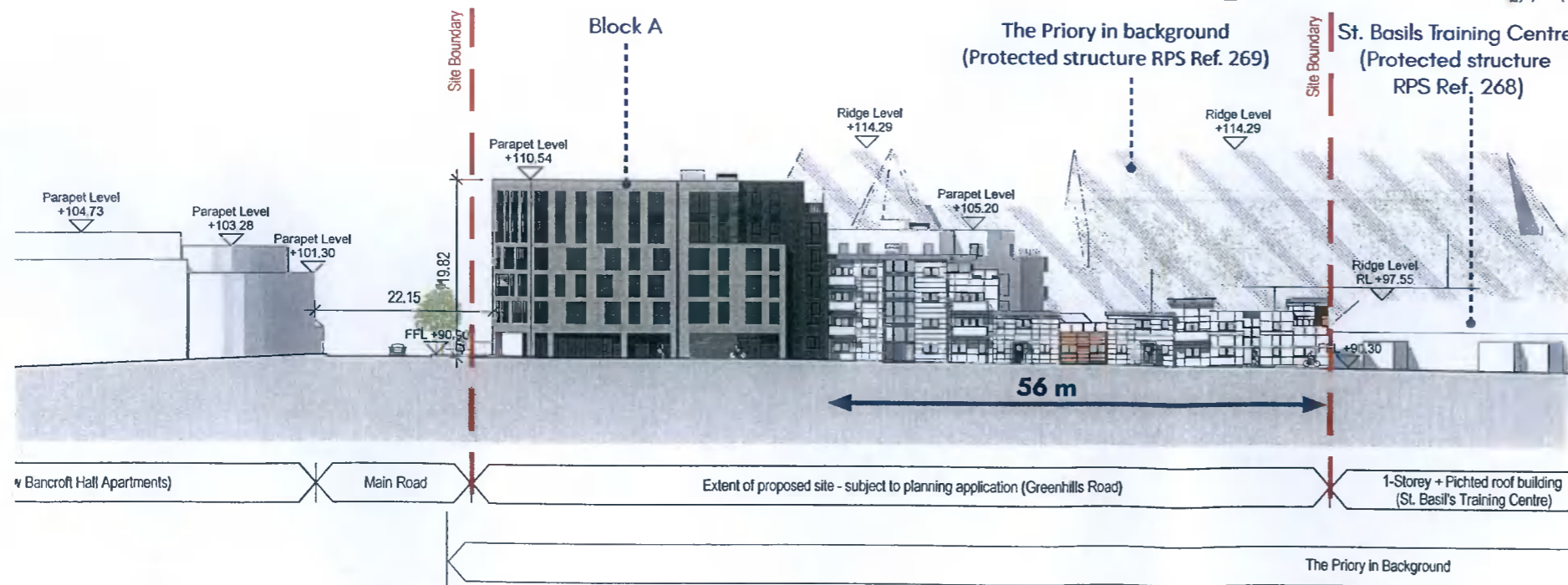
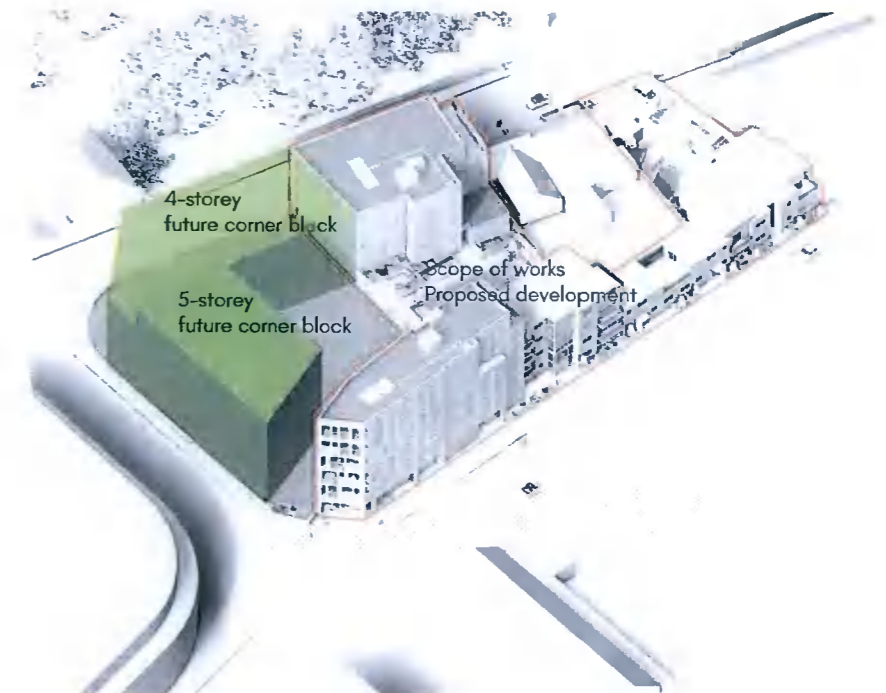
In a similar way to the pre-planning response from SDCC the design of the proposed blocks A and B have been revised to address the issues raised in the additional information request relating to the following items:

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

Contextual elevations provided show separation distances and height transition between the proposed buildings and neighbouring protected structures, in particular St. Basils Training Centre (protected structure RPS Ref. 268). The subject site shares a boundary to the north with this protected structure and an open public space is proposed for this area, offering a public amenity and providing a transition space between structures.



In response to the additional information request further consideration was given to the adjacent neighbouring site directly south of the subject site. Using the Tallaght LAP indicative heights as a guide the potential development of this site was modelled to indicate possible future context for the proposed development and assess the visual impact in the wider context.



- - - Outline of Block A in background
- - - Outline of Potential Future Development (4-5 Storeys)



View from Main Street

Proposed Contiguous elevation from Greenhills Road

ADDITIONAL INFORMATION REQUEST 22.07.2021

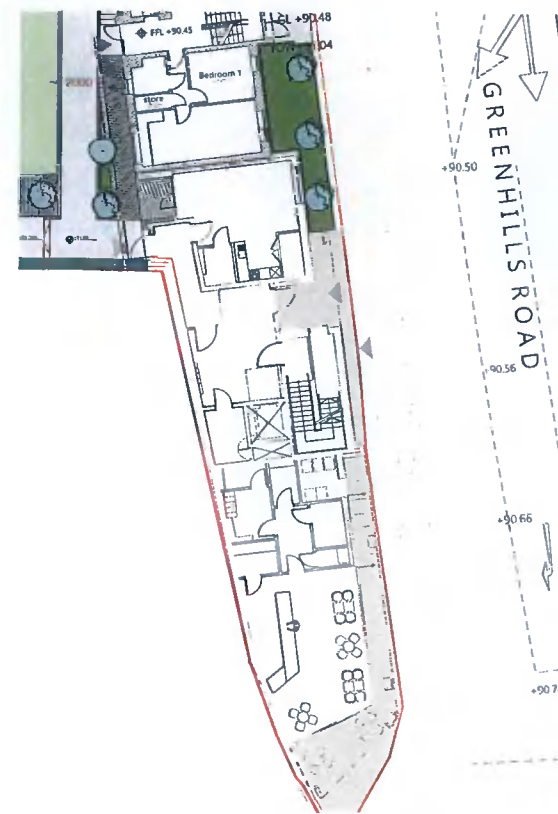
The design criteria for Block A differed from Block B as it is located on a prominent junction, Greenhills Road and Main Street, with a more modern context of medium to high-density mixed-use developments. The greater extent of Block A façade runs along Greenhills Road and special consideration was given to the streetscape of the corner at the junction of Greenhill Road and Main Street where the provision of a commercial unit at ground level enhances the street amenities and provides active frontage. Feature balconies provide architectural interest on the corner at upper levels.

Some Key parameters used for this design are stated in the LAP:

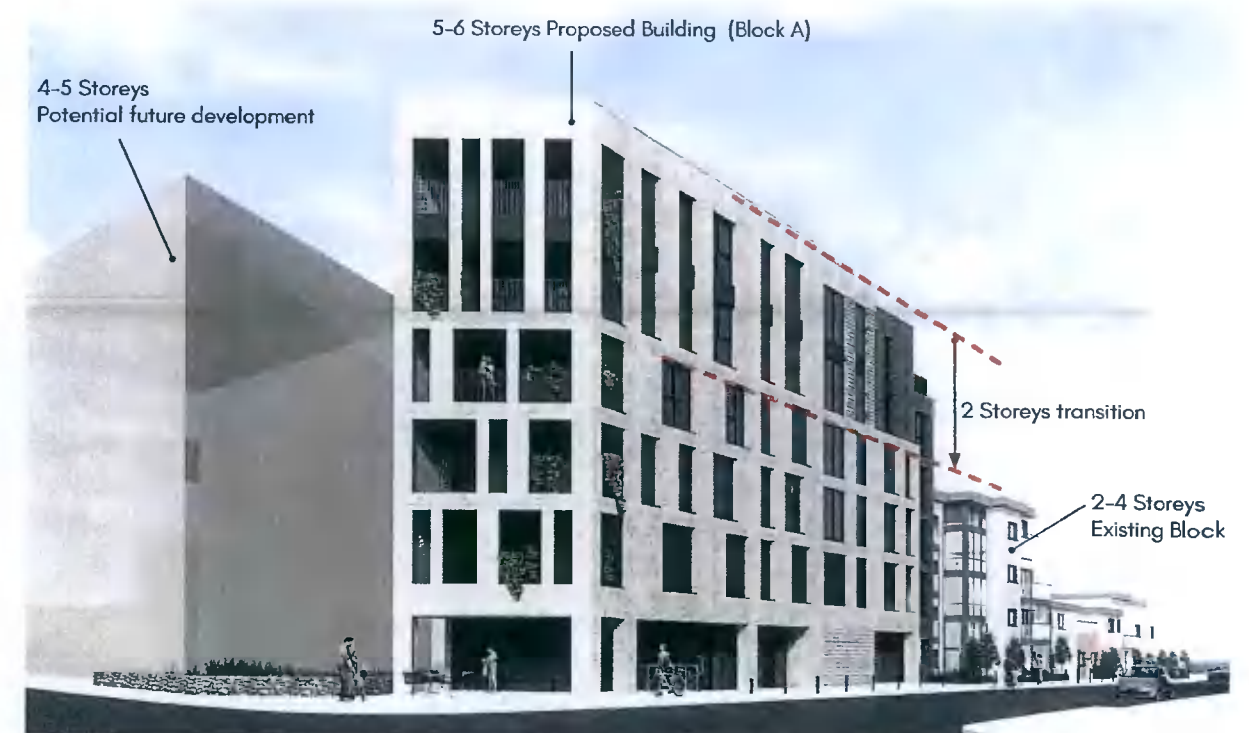
- Building massing to the perimeter of the block;
- Building frontage to all sides, including the shorter sides (secondary street frontage) of the block;
- Proper design and attention to corners, avoiding dead or windowless gables
- A continuity of building frontage, which relates to the local or urban context, and avoidance of blank walls;
- An appropriate scale of buildings to provide the appropriate level of enclosure of the streets and spaces;
- Appropriate building setbacks from the street in line with the use of ground floors;

The Block A elevational treatment intent was to achieve high quality architecture using contemporary brick finishes and a gradual transition between proposed and existing buildings. Key points stated in the LAP in relation to external finishes and appearance:

- Proposals for all developments must ensure and guarantee that proposed development design and materials used will not appear imitative but will progress the architectural quality of the existing character of the area. The palette of materials used must be robust, durable and consist of a combination of high quality materials and colours that have good tonal differentiation and are compatible with neighbouring developments.



View from the Main Street / Greenhills Rd cross - BLOCK A south corner
Planning Submission



View from the Main Street / Greenhills Rd cross - BLOCK A south corner
Additional Information submission including potential future development in adjacent site.

ADDITIONAL INFORMATION REQUEST 22.07.2021

Block B, given its close proximity to the Architectural Conservation Area and varied immediate context required a different design approach than that of Block A. Careful further consideration was given to the façade treatment by rationalizing the window configuration in order to achieve a neutral style and be respectful to the context.

Additional changes were made to Block B to address the SDCC concern over the transition from the existing cottages on Old Greenhills Road. The design was amended to facilitate a 3-storey element adjacent to the single storey pitched roof cottages. The main element of the building was reduced in height from 5 storey to 4 storey to address concerns regarding scale (this is compliant with the lowest height recommended in the LAP)

A setback at ground level, in line with the façade of the existing cottages allows for a wider streetscape and creates visual interest.



Front elevation of Block B (Old Greenhills Rd)
Planning Application submission



Front elevation of Block B (Old Greenhills Rd)
Additional Information submission

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