

Statement on Housing Mix

Residential Development on Lands at Kilmashogue House and Coill Avon house, Whitechurch Road, Rathfarnham, Dublin 16

Following on from the tripartite meeting between An Bord Pleanála, South Dublin and Dun Laoghaire Rathdown County Councils and the design team for BCDK Ltd. and Coill Avon Ltd. on February 3rd, 2021 under reg. ref. ABP- 308723-20, the scheme has been reviewed and revised based on the discussions held at that meeting and the opinions received from An Bord Pleanála and South Dublin and Dun Laoghaire Rathdown County Councils.

The proposed development on a site that extends to 6.77 hectares includes the derelict Kilmashogue House (southern lands) and Coill Avon house (northern lands), adjacent roads in the control of South Dublin County and Dun Laoghaire Rathdown County Councils and consists of the following developments: -

- Demolition of Kilmashogue House and outbuildings and demolition of Coill Avon house and outbuildings;
- The refurbishment and re-use of 2 no. stone outbuildings for community use, to be incorporated into an area of public open space on the southern lands;
- The construction of a mixed-use development comprising neighbourhood centre and 178 no. residential units comprising 72 no. houses, 38 no. apartments and 68 no. duplex apartments;
- The 72 no. houses will comprise 2, 2.5 and 3-storey detached, semi-detached and terraced units to include:-
 - 6 no. 2-bed houses;
 - 45 no. 3-bed houses;
 - 21 no. 4-bed houses;
- The 38 no. apartments and 68 no. duplex apartments are located across 7 no. buildings ranging in height from 3 to 5-storey consisting of 1 no. Block A/B, 1 no. Block C, 1 no. Block E, 1 no. Block S and 3 no. Blocks T-type as follows: -
 - **Block A/B:** 5-storey over basement and podium accommodating 10 no. 1-bed apartments, 16 no. 2-bed duplex apartments and 1 no. 3-bed duplex apartment with associated balconies/terraces;
 - **Block C:** 5-storey over basement accommodating 4 no. 1-bed apartments and 8 no. 2-bed duplex apartments with associated balconies/terraces;
 - **Block E:** 4-storey over basement accommodating 8 no. 1-bed apartments and 16 no. 2-bed

- duplex apartments with associated balconies/terraces;
- **Block S:** 3-storey accommodating 2 no. 2-bed duplex apartments and 1 no. 3-bed apartment and 1 No. 3-bed duplex apartments with associated balconies/terraces;
 - **Block T:** 3no. 3-storey buildings accommodating 6 no. 1-bed apartments, 18 no. 2-bed duplex apartments, 9 no. 3-bed apartments and 6 no. 3-bed duplex apartments, all with associated balconies/terraces;
- Block A/B and Block C are arranged around a landscaped podium. The neighbourhood centre is located below this podium and accommodates a 2-level creche (313m²) at lower ground and ground floor level, and 3 no. retail/non-retail/cafe service units (470m²) at ground level;
 - The basement below Block A/B and Block C accommodates 50 no. car parking spaces, bicycle parking, bin stores, plant and staff service area (80m²);
 - The basement below Block E accommodates 35 no. car parking spaces, bicycle parking, bin store and plant;
 - A section of link street with footpath and cycle path (approx. 438 linear metres) extending from the junction of Whitechurch Road and College Road on an alignment parallel to the M50, to provide access to the southern development lands and incorporating a bus turning circle;
 - Upgrade works to College Road including a new two-way cycle track and relocated footpath from the Whitechurch Road junction to provide connectivity to the Slang River pedestrian/cycle Greenway;
 - A new signalised crossroads junction to connect the proposed link street with Whitechurch Road and College Road;
 - Upgrade to the existing vehicular access at the entrance to Coill Avon house on Whitechurch Road;
 - Foul sewer drainage works along Whitechurch Road from the Kilmashogue junction to the existing junction at Glinbury housing estate;
 - All landscaping, surface car parking, boundary treatments, infrastructure works, ESB substation, and associated site works and services.

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Total Residential Development: 178 No. Dwellings

72	no. Houses	40.5%
106	no. Apartments / Duplexes	59.5%

These breakdown as follows:

28	no. 1-bed units	16%
66	no. 2-bed units	37%
63	no. 3-bed units	35%
21	no. 4-bed units	12%

South Dublin County Development Plan

Section 11.3.1(i) of the CDP states that the mix of dwellings should contribute to the overall dwelling mix in the locality and that with the exception of student accommodation proposals that include a high proportion of one-bedroom dwellings (over 10%) shall be required to demonstrate a need for such accommodation, based on local demand and the demographic profile of the area.

Proposed development

Although the dominant dwelling type in Rathfarnham at the moment is larger three and four bedroom houses, the demographic trend nationally from the CSO clearly demonstrates the increase in household numbers, and the decrease in household sizes. The density proposed is 41 dwellings per hectare. The dwellings range in form from two and three storey houses in semi-detached, terrace or detached typologies, duplex apartments in 4No. three storey solitaire blocks, a four storey over basement apartment building in the northern part of the site and a five storey over basement Neighbourhood Centre in two blocks with the residential units at first to fourth floors. This proposal provides for an appropriate medium density form that is a generally low rise solution, with taller buildings at strategic locations in a high quality form.

This proposed development provides for 16% one bedroom units. Based upon the prevailing pattern of development in the vicinity being one off houses on individual plots or typical low –density three and four bedroom semi-detached suburban houses, the provision of a different type of dwelling is an added benefit to the overall area. A relatively high number of three and four bed houses are provided for as a part of this scheme, and on balance we contend the proposed mix is an acceptable and sustainable plan for these lands.

A wide range of dwellings are proposed, from one-bedroom apartments to four bedroom houses. The highest proportion of dwellings are two bedroom units, closely followed by three bedroom dwellings. These two bedroom units vary from larger two bedroom houses with gardens, to two storey duplex two bedroom apartments to smaller simplex two bedroom apartments. In addition to these, there are a good proportion of one bedroom units. These one bedroom units range from 45.7m² to 61.5m², and 47% of dwellings are larger three and four bedroom units. A number of larger three bedroom apartments are provided as a part of the development – in particular in the duplex apartment blocks. This will cater for a wide range of household types, forms and sizes.

As a part of the specific objective H3 SLO 1, the South Dublin County Development Plan seeks *“to promote housing for older people (nursing home, independent and semi-independent) as a fully integrated part of such development”*. The range of housing typologies includes smaller accessible apartments that will facilitate independent and semi-independent living for older people in the area. The range of dwelling types would facilitate those who want to downsize or move to a more energy efficient property. The provision of local services in the Neighbourhood Centre will be of particular benefit for older people.

Please refer to the Architectural and Urban Design Statement, and the Statement of Consistency and Planning Report for further details.