



**URBAN DESIGN STATEMENT
RESIDENTIAL DEVELOPMENT, GRANGE ROAD, NUTGROVE AVENUE AND LORETO TERRACE,
RATHFARNHAM, DUBLIN 14.**

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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)
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3.1.109	Proposed New Roof Plan
3.1.200	As Granted - Elevations North West, North, South East and South West
3.1.201	Proposed New Elevations North West, North, South East and South West
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3.1.203	Proposed New Contextual Elevations North West, North, South East and South West
3.1.300	As Granted - Sections AA, BB and CC
3.1.301	Proposed New Sections AA, BB and CC
3.1.302	As Granted - Contextual Sections AA, BB and CC
3.1.303	Proposed New Contextual Sections AA, BB and CC

1.2 Other Documentation

- Completed South Dublin County Council Planning Application Form
- Part V Proposal as prepared by CDP Architecture
- Cover Letter as prepared by CDP Architecture
- Site Notice in A4 (in white)
- Newspaper Advertisement (one being the original and outlined in red)
- Design Statement (including 3D Visualisations) as prepared by CDP Architecture
- Housing Quality Assessment as prepared by CDP Architecture
- Schedule of Accommodation as prepared by CDP Architecture

- Architects Issue Sheet as prepared by CDP Architecture
- OS Map as prepared by CDP Architecture
- Architects Drawings as listed in the Architects drawings list above
- Mechanical and Electrical Planning Information as prepared by RMBA
- Civil and Structural Planning Information as prepared by PUNCH Consulting Engineers
- Fire Safety/Dac Planning Information as prepared by G. Sexton of Partners.

2.0 Site Description & Context

2.1 Site Location

The subject site is located at the junction of Grange Road, Nutgrove Avenue and Loreto Terrace, Rathfarnham, Dublin 14 which measures 0.2638 ha. The site is surrounded by Grange Road to the west, Loreto Terrace to the south, Nutgrove Avenue to the north and Loreto to the East, the site has a frontage of 24m approximately along Nutgrove Avenue and approximately 48m along Loreto Terrace.

Loreto Terrace beyond the site provides access to a narrow cul-de-sac on the eastern side of the site and to the southwest by Loreto Terrace the carriageway ranges in widths from 7m close to its junction with Grange Road to 5.5m in the southern corner of the subject site. There is a 2m footpath which runs along the edge of the site.

The subject site does not accommodate any buildings or structures and comprises a level area of land under unkempt grass which is fenced off and unoccupied. The junction between Grange Road and Nutgrove Avenue is controlled by signals and there is also an area across the road which is open space. The site is surrounded by several bungalows with dormers and two storey dwellings.

The site is in a suitable, accessible location and of adequate size to accommodate a sustainable density of a residential development.



Reference Image 1: Satellite Map Extract

Site Boundary 

3.0 Planning History

3.1 South Dublin County Council Reg Ref. S00A/0885 (2002)

Applicant Name: Rathfarnham Medical Centre Limited

Development Description:

Erection of a three-storey nursing home and medical consultancy centre

Decision: GRANT PERMISSION

3.2 South Dublin County Council Reg Ref. SD06A/1021 (2007)

Applicant Name: Karl & Stuart Reid

Development Description:

A mixed use development on lands to include the following: 5 no. 1 bed apartments and 28 no. 2 bed apartments all with balconies (overall total 33 no apartments);, 493sq.m. medical centre arranged at first floor level; 726sq.m. retail floor area arranged in 6 no. units at ground floor level; an ESB substation and associated switch room (21sqm); all arranged in a single block ranging in height from 1 storey to 4 storey over 2 storey basement carpark; landscaped courtyard with surface carparking, new vehicular entrance from Loreto Terrace; diversion of all existing drainage pipes, boundary walls and fences and all associated site and landscaping works all on a site of 0.2638ha.

Decision: REFUSED PERMISSION

3.3 South Dublin County Council Reg Ref. SD07A/0540 (2008)

Applicant Name: Karl and Stuart Reid

Development Description:

A mixed use development on lands to include the following: 5 no. 1 bed apartments and 28 no. 2 bed apartments all with balconies (overall total 33 no apartments);, 493sq.m. medical centre arranged at first floor level; 726sq.m. retail floor area arranged in 6 no. units at ground floor level; an ESB substation and associated switch room (21sqm); all arranged in a single block ranging in height from 1 storey to 4 storey over 2 storey basement carpark; landscaped courtyard with surface carparking, new vehicular entrance from Loreto Terrace; diversion of all existing drainage pipes, boundary walls and fences and all associated site and landscaping works all on a site of 0.2638ha.

Decision: GRANT PERMISSION

3.4 South Dublin County Council Reg Ref. SD07A/0540/EP (2012)

Applicant Name: Karl and Stuart Reid

Development Description:

A mixed use development on lands to include the following: 5 no. 1 bed apartments and 28 no. 2 bed apartments all with balconies (overall total 33 no apartments);, 493sq.m. medical centre arranged at first floor level; 726sq.m. retail floor area arranged in 6 no. units at ground floor level; an ESB substation and associated switch room (21sqm); all arranged in a single block ranging in height from 1 storey to 4 storey over 2 storey basement carpark; landscaped courtyard with surface carparking, new vehicular entrance from Loreto Terrace; diversion of all existing drainage pipes, boundary walls and fences and all associated site and landscaping works all on a site of 0.2638ha.

Decision: GRANT EXTENSION OF DURATION OF PERMISSION

3.5 South Dublin County Council Reg Ref. SD18A/0053 (2018)

Applicant Name: Karl and Stuart Reid

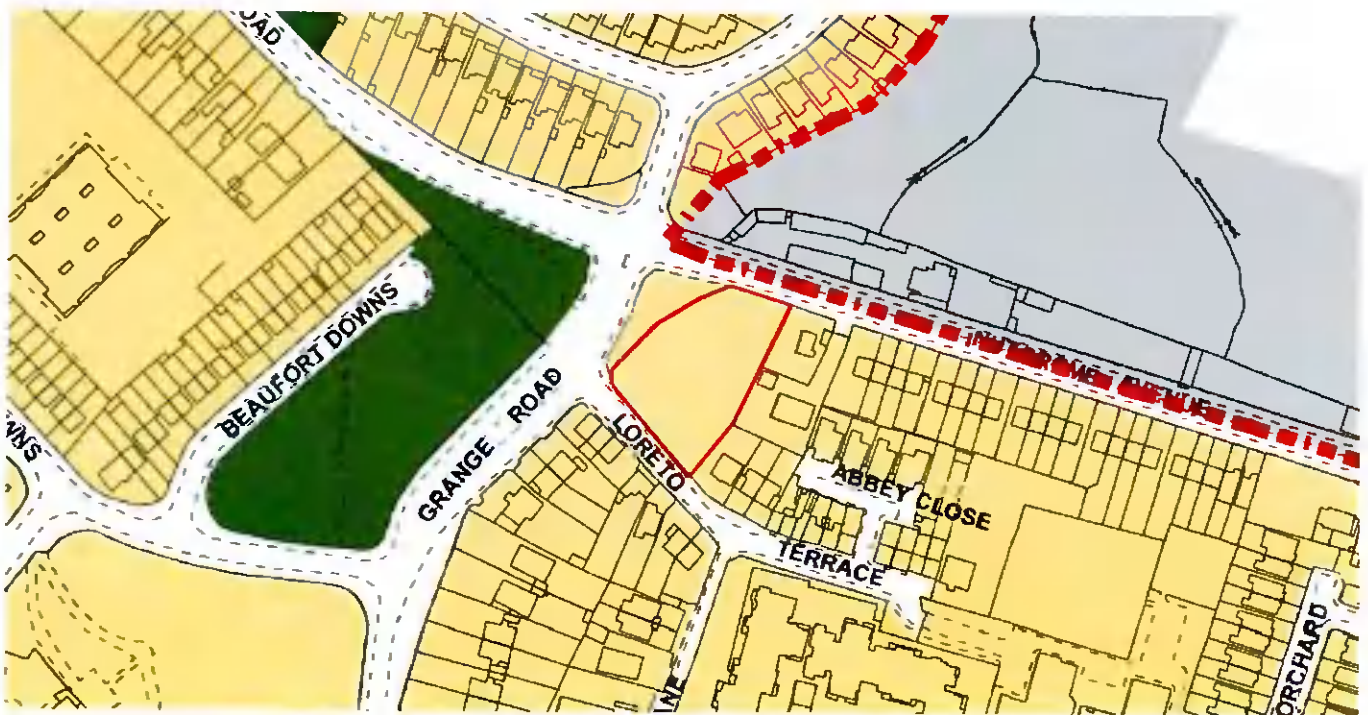
Development Description:

Construction of 2 three-storey buildings (linked at first and second floor levels) (4,931sq.m gross floor area, including one basement level of 1,730sq.m gross floor area) accommodating: 32 apartments (2 one-bedroom; 28 two-bedroom; and 2 three-bedroom); ancillary space including circulation cores (lifts and stairs), plant areas throughout the building etc; and an ESB sub-station and associated switch room (22sq.m). The development will also consist of the provision of: private, semi-private and communal open spaces in the form of balconies, terraces and a central landscaped courtyard; a new vehicular entrance from Loreto Terrace: a vehicular ramp providing access to basement level; car parking (40 spaces at basement level and 3 spaces on Loreto Terrace); bicycle parking (48 spaces at basement level); tenant storage; the repositioning of an ESB pole on Grange Road; a 1.5m footpath to the north-west of the site; diversion of existing drainage pipes; plant enclosures at roof level including lift over-runs; waste compounds/stores/recycling centres; SuDS measures including attenuation tank; all hard and soft landscaping; elevational treatments; lighting; signage; and all other associated site excavation, infrastructural and site development works above and below ground including changes in level, boundary treatments and associated site servicing (foul and surface water drainage and water supply). The development proposed is a variation on that permitted under Reg: SD07A/0540 (as extended under Reg. Ref. SD07A/0540/EP).

Decision: GRANT PERMISSION

4.0 Zoning & Policy

4.1 Land Use Zoning



Reference Image 2: Land Zoning Map

Site Boundary 

Under the current South Dublin County Council Development Plan the subject site is zoned as “Objective RES – To protect and/or improve residential amenity”

The proposed development will be for residential use, this is listed in the permitted in principle section within table 11.3 which can be seen below.

Table 11.3: Zoning Objective RES-N: ‘To provide for new residential communities in accordance with approved area plans’

Use Classes Related to Zoning Objective	
Permitted in Principle	Childcare Facilities, Community Centre, Cultural Use, Doctor/Dentist, Education, Enterprise Centre, Funeral Home, Garden Centre, Guest House, Health Centre, Housing for Older People, Industry-Light, Nursing Home, Offices less than 100 sq.m, Open Space, Primary Health Care Centre, Public House, Public Services, Recreational Facility, Recycling Facility, Residential Institution, Residential, Restaurant/Café, Retirement Home, Shop-Local, Shop Neighbourhood, Sports Club/Facility, Stadium, Traveller Accommodation, Veterinary Surgery.
Open for Consideration	Advertisements and Advertising Structures, Agriculture, Allotments, Bed & Breakfast, Betting Office, Camp Site, Car Park, Caravan Park-Residential, Cemetery, Crematorium, Embassy, Fuel Depot, Home Based Economic Activities, Hotel/Hostel, Industry-General, Live-Work Units, Motor Sales, Nightclub, Office-Based Industry, Offices 100 sq.m - 1,000 sq.m, Off-Licence, Petrol Station, Place of Worship, Refuse Transfer Station, Science and Technology Based Enterprise, Social Club, Wholesale Outlet.
Not Permitted	Abattoir, Aerodrome/Airfield, Boarding Kennels, Concrete/Asphalt Plant in or adjacent to a Quarry, Conference Centre, Heavy Vehicle Park, Hospital, Industry-Extractive, Industry-Special, Offices over 1,000 sq.m, Outdoor Entertainment Park, Refuse Landfill/Tip, Retail Warehouse, Rural Industry-Food, Scrap Yard, Service Garage, Shop-Major Sales Outlet, Transport Depot, Warehousing, Wind Farm.

Reference Image 3: Land Use Zoning - SDCC Development Plan

4.2 Car Parking

The proposed development has incorporated the provision for car parking spaces within the basement level with a ramp to access, this access route remains the same as the previously granted planning permission. The previously granted planning application (Ref. SD18A/0053) has 40 no. car parking spaces in the basement and 2 no. car parking spaces at surface. since we proposed to increase the number of units within the development, we have also increased the number of car parking spaces to 44 car parking spaces in the basement and no change on number of car parking at surface to ensure it complies with the South Dublin County Council Development Plan.

Table 11.24: Maximum Parking Rates (Residential Development)

DWELLING TYPE	NO. OF BEDROOMS	ZONE 1	ZONE 2
Apartment	1 Bed	1 space	0.75 space
	Duplex		
	2 bed	1.25 space	1 space
	3 bed+	1.5 spaces	1.25 space
House	1 Bed	1 space	1 space
	2 Bed	1.5 space	1.25
	3+ bed	2 space	1.5

Reference Image 4: Maximum Parking Rates - SDCC Development Plan

4.3 Bicycle Parking

The Proposed development seeks to provide 46 No. basement bicycle parking spaces. The Development Plan outlines the minimum requirements of 1 space per 5 apartments. The 38 apartments would require 8 car parking

spaces based on the long term stay requirements which can be seen below. The proposed development exceeds the number of bicycle storage spaces needed and therefore is in compliance.

Table 11.22: Minimum Bicycle Parking Rates

CATEGORY	LAND USE	LONG TERM	SHORT STAY
Accommodation	Hotel ¹	1 per 5 staff	1 per 10 bedrooms
	Nursing Home	1 per 5 staff	1 per 10 residents
	Residential Apartment	1 per 5 apartments	1 per 10 apartments
	Student Accommodation	1 per bedroom	1 per 5 bedrooms

Reference Image 5: Maximum Bicycle Rates - SDCC Development Plan

4.4 Policy Context

South Dublin County Council Development Plan 2016-2022 located within the administrative area of South Dublin County Council, the County Development Plan 2016-2022 is the principal planning policy document that informs future development, setting out the zoning objectives and development management standards for future development proposals.

The RPGs translate the national and regional population and housing targets set by the NSS to county level. Legislation requires the County Development Plan to be consistent with the population and housing targets set out in the NSS and RPGs.

Table 1.3: NSS/RPG Population and Housing Targets for South Dublin

SDCC	CENSUS 2006	CENSUS 2011	TARGET 2016	TARGET 2022
Population	246,935	265,205	287,341	308,467
Housing	87,484	97,298	115,373	137,948

Source: RPGs and CSO Census

Reference Image 6: Population and housing targets

High Quality Housing

A core objective of the National Housing Policy Statement, DECLG (2011) is "to enable each household to have access to good quality housing that is appropriate to its circumstances and in a community of its choice"

Housing Policy 7 Urban Design in Residential Developments

It is the policy of the Council to ensure that all new residential development within the County is of high-quality design and complies with Government guidance on the design of sustainable residential development and residential streets including that prepared by the Minister under Section 28 of the Planning & Development Act 2000 (as amended).

The proposed development is in compliance with housing policy 7 within the proposed development plan 2016-2022. The development consists of a new high quality residential development that will form part of the community with surrounding residential dwellings. The proposed development will not change much from the previously granted planning permission ref. no. SD18A/0053 but the additional units have been designed to ensure a high-quality residential development is achieved.

Housing 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.

The proposed density of the residential development is fully compliant with the provisions set out in the South Dublin County council development plan 2016-2022 and the proposal of additional units to the development is going to slightly change the density from the previously granted planning permission. On the previously granted planning the density was 123/HA while in the new proposal is 146/HA.

Housing 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.

The proposed new residential development is compliant with the housing policy 11. The proposal of additional units within the development will consist of a design and layout which is in compliance with all the relevant national and local design standards set out for apartments and will have a high-quality external appearance. It will also provide residents with a high-quality living environment.

Housing 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.

The proposed additional units within the residential development will incorporate private open space within the design for each apartment, with a ground floor level open space proposed and balconies proposed on first and second floor in order to achieve a high quality private open space for all residents. The proposed development will incorporate a central courtyard which would be in compliance with the standards set out for public open space where the residence can all use.

Layout and Orientation

Dual Aspect units

Dual Aspect Dual aspect ratios in apartment schemes shall be provided in accordance with Sustainable Urban Housing: Design Standards for New Apartments. Guidelines for Planning Authorities, DECLG (2015).

The layout and orientation of the proposed development has been altered slightly to allow for the provision of additional units within the development. Most of the development remains unchanged but some minor changes to the external elevations of the development, including window positions and the location of balconies to the rear elevation in order to comply with the current regulations.

In urban locations, it is a specific planning policy requirement that the minimum number of dual aspect apartments that may be provided in any single apartment scheme shall be 50%.

The majority of the development has dual aspect units with the incorporation of additional units, with 25 units dual aspect and 13 units single aspect, giving an overall percentage of 65.79 percent dual aspect. This complies with the standards set out in the design standards for new apartments (2015) by exceeding the 50 percent requirement.

Where single aspect apartments are provided, the provision of south facing units should be maximised, with west or east facing single aspect units also being acceptable.

The single aspect units have been proposed to ensure a sufficient amount of glazing is provided in order to comply with the current standards and have been positioned to allow them to gain the maximum amount of daylight possible.

Overshadowing and Overlooking

The design and layout of the proposed development has been designed with the neighbouring properties in mind and has only minor changes from the previously granted design (Ref. SD18A/0053). The proposed changes are to the rear of the proposed development where the balcony positions for unit number 37 and unit number 38 have been updated in order to keep the design more uniform throughout the three floors.

We consider, in our opinion that the design and the scale of the proposed development will not create overshadowing on neighbouring buildings and care within the design of the development has been taken to ensure residents within the proposed apartments cannot overlook neighbouring properties.

5.0 Part V

The provision of 1 No. additional unit will be required to be provided under Part V as the unit total has increased from 32 units to 38 units. See enclosed Part V proposal.

6.0 Proposal

6.1 Outline Proposal

The proposed development seeks modifications to the previously granted permission SDCC Reg. Ref. SD18A/0053 which consisted of the: construction of 2 No. three-storey buildings (linked at First and Second Floor levels) {4,931 sq m gross floor area (including one basement level of 1,730 sq m gross floor area)}; accommodating: 32 No.

apartments, ancillary space including circulation cores (lifts and stairs), plant areas throughout the building etc.; and an ESB sub-station and associated switch room.

The proposed modifications will consist of: external and internal alterations to previously granted development of 2 No. three-storey buildings (linked at First and Second Floor levels), increase in area to {total of 6077.2 sq m gross floor area (including one basement level of 1,922 sq m gross floor area)} accommodating: 38 No. apartments, including alterations proposed to the previously permitted unit mix, resulting in an overall increase of 6 no units in total, i.e. from 2 No. one-bed; 28 No. two-bed; and 2 No. three-bed (32 units) to now provide 6 No. Studio; 9 No. one-bed; and 23 no. two-bed (38 no units). Please note no additional floor is proposed, building remains at 3 storeys in height.

Increase in the no. of car spaces from 40 spaces to 44 No. spaces at basement level and no change to parking on Loreto terrace. No change is proposed to SuDS, drainage, landscaping, or site development works, as granted under SDCC Reg. Ref. SD18A/0053.

6.2 Response to Urban Design Manual: A Best Practice Guide 2009

The purpose of the Urban Design Statement is to support planning applications, demonstrating how the proposal contributes to the creation of place, responds to its context, contributes towards development of a legible and permeable urban form which is focused on public and sustainable transport and strengthens existing communities and neighbourhoods. This Urban Design Statement considers the twelve themes which have informed the design process, and which have influenced the amendments to the development. Our response to the 12 criteria established in the Urban Design Manual: A Best Practice Guide will be address below, where applicable and relevant. This approach will demonstrate how the revisions to the granted proposal have been considered at a range of different levels, where an urban design-led approach has formed an integral part of the design process.

For the purposes of clarity, please note our responses in green below each item.

01 Context

A new development has to make the most positive contribution possible to its neighbourhood or landscape. The aim of those planning for, designing or building schemes should be to ensure that the development in some way improves on or enhances the existing situation.

The proposal of additional units within the proposed development will increase the capacity of the residential development while only making minor changes to the external elevations of the building. The building will improve the site and will use external finishes render (Cement render with painted finish – Ral color 9016) and brick (WBS 15mm Argo brick slips).

The development seems to have evolved naturally as part of its surroundings • Form, architecture, and landscaping have been informed by the development's place and time • The development positively contributes to the character and identity of the neighbourhood.

The proposed amendments to the scheme as granted under Ref. No. SD18A/0053 do not constitute considerable changes to the way in which the Grange Road development addresses and integrates into its context.

Appropriate increases in density respect the form of buildings and landscape around the site's edges and the amenity enjoyed by neighboring users

The proposed amendments to the scheme as granted under Ref. No. SD18A/0053 is going to slightly change the density of the permitted development. On the previously granted planning the density was 123/HA while in the new proposal is 146/HA.

02 *Connections*

There are attractive routes in and out for pedestrians and cyclists

The routes and access points for cyclists and pedestrian remain unchanged from the granted proposal.

The revised scheme features 46 bicycle parking spaces which are located in the basement level of the proposed development.

The development's layout makes it easy for a bus to serve the scheme

The development's layout remains largely unchanged from the scheme as granted under Ref. No. SD18A/0053, therefore the bus routes that will be used to access the residential development will remain unchanged and will not be affected with the proposal of additional units.

The layout links to existing movement routes and the places people will want to get to.

The proposal for additional units within the residential development will not affect movement routes. The development's layout remains largely unchanged from the scheme as granted under Ref. No. SD18A/0053

Appropriate density, dependent on location, helps support efficient public transport

The proposed amendments to the scheme as granted under Ref. No. SD18A/0053 do not change the density of the permitted development, nor do they constitute considerable changes to how the development will relate to its context.

03 *Inclusivity*

Design and layout enable easy access by all

The layout of the development has been amended in order to accommodate a larger number of units. The layout will be easily accessed by all with the access routes remaining unchanged from the previously granted planning application Ref. No. SD18A/0053

New homes meet the aspirations of a range of people and households

The mix of different size units with different numbers of beds will accommodate a wide variety of people of all ages and stages in life. The proposed development will consist of 6 No. Studio Apartments (2 Person), 9 No. 1 bed (2 Person) units, 10 No. 2 Bed (3 Person) units and 13 No. 2 bed (4 Person) units. Total: 38 units.

There is a range of public, communal and/or private amenity spaces and facilities for children of different ages, parents, and the elderly

The overall design and location of communal and private amenity spaces provided within the development remain unchanged from the scheme as granted under Ref. No. SD18A/0053. The private balconies within some units have been repositioned in order to accommodate access routes to the balcony. There has been a balcony added to ensure all units have access to a private amenity space within their apartments. The private balcony space will accommodate a wide variety of people of all ages and stages in life.

Areas defined as public open space will be clearly defined, accessible and open to all.

The overall design and location of public open spaces provided within the development remain unchanged from the scheme as granted under Ref. No. SD18A/0053. The public open space is located in the central courtyard.

04 Variety

Activities generated by the development contribute to the quality of life in its locality

The range of activities facilitated by the development remains unchanged from the scheme as granted Ref. No. SD18A/0053

Uses that attract the most people are in the most accessible places

The layout of the development remains largely unchanged from the scheme as granted under Ref. No. SD18A/0053. The proposed public open space remains centrally located within the development.

Neighbouring uses and activities are compatible with each other

The range of activities facilitated by the development remains unchanged from the scheme as granted under Ref. No. SD18A/0053

Housing types and tenure add to the choice available in the area.

The mix of different size units with different numbers of beds will accommodate a wide variety of people of all ages and stages in life. The proposed development will consist of 6 No. Studio Apartments (2 Person), 9 No. 1 bed (2 Person) units, 10 No. 2 Bed (3 Person) units and 13 No. 2 bed (4 Person) units. Total: 38 units.

Opportunities have been taken to provide shops, facilities and services that complement those already available in the neighbourhood

The range of activities facilitated by the development remains unchanged from the scheme as granted under Ref. No. SD18A/0053

05 *Efficiency*

The proposal looks at the potential of higher density, taking into account appropriate accessibility by public transport and the objectives of good design

The proposed amendments to the scheme as granted under Ref. No. SD18A/0053 is going to slightly change the density of the permitted development. They will also not constitute considerable changes to how the development will relate to the surrounding context. The proposed amendments will not drastically change the design or accessibility by public transport from the previously granted planning permission.

Landscaped areas are designed to provide amenity and biodiversity, protect buildings and spaces from the elements and incorporate sustainable urban drainage systems

The landscaping design for the proposed development will change from the previously granted planning permission as granted ref. SD18A/0053.

Buildings, gardens, and public spaces are laid out to exploit the best solar orientation

The orientation of the building remains unchanged from the previously granted planning permission, however, some minor alterations to window positions and balcony positions have been amended to ensure compliance with the current design standards set out in the “Sustainable Urban Housing: Design Standards for New Apartments”. The proposed open public space remains unchanged from the previously granted planning permission and will remain in the central courtyard of the proposed development. The proposed development has been designed to ensure most of the apartments are dual aspect, where we have 65.79 percent dual aspect which is more than the requirement necessary.

The scheme brings a redundant building or derelict site back into productive use

The proposed site does not accommodate any buildings or structures and comprises a level area of land under unkempt grass which is fenced off and unoccupied. The proposed site has no changes in this application from the previously granted planning permission ref. SD18A/0053.

06 Distinctiveness

The place has recognisable features so that people can describe where they live and form an emotional attachment to the place

Key features of the development remain unchanged from the scheme as granted under Ref. No. SD18A/0053

The layout makes the most of the opportunities presented by existing buildings, landform, and ecological features to create a memorable layout

The layout of the development remains largely unchanged from the scheme as granted under Ref. No. SD18A/0053

There is a discernible focal point to the scheme, or the proposals reinforce the role of an existing centre

The layout of the development remains largely unchanged from the scheme as granted under Ref. No. SD18A/0053

07 Layout

Layout aligns routes with desire lines to create a permeable interconnected series of routes that are easy and logical to navigate around.

The layout of the development remains largely unchanged from the scheme as granted under Ref. No. SD18A/0053

The streets are designed as places instead of roads for cars, helping to create a hierarchy of space with less busy routes having surfaces shared by pedestrians, cyclists, and drivers

The design of roads and streetscapes within the development remain largely unchanged from the scheme as granted under Ref. No. SD18A/0053

Traffic speeds are controlled by design and layout rather than by speed humps

The design of roads and streetscapes within the development remain largely unchanged from the scheme as granted under Ref. No. SD18A/0053

Block layout places some public spaces in front of building lines as squares or greens, and some semiprivate space to the back as communal courts

The layout of amenity spaces within the development remains largely unchanged from the scheme as granted under Ref. No. SD18A/0053

08 *Public Realm*

All public open space is overlooked by surrounding homes so that this amenity is owned by the residents and safe to use

The overall design and location of public open spaces provided within the development remains unchanged from the scheme as per previously granted planning permission Ref. No. SD18A/0053

The public realm is considered as a usable integrated element in the design of the development

The overall design and location of public open spaces provided within the development remains unchanged from the scheme as per previously granted planning permission Ref. No. SD18A/0053

Children's play areas are sited where they will be overlooked, safe and contribute to the amenities of the neighbourhood

The overall design and location of public open spaces provided within the development remains unchanged from the scheme as per previously granted planning permission Ref. No. SD18A/0053

There is a clear definition between public, semiprivate, and private space

The proposal of additional units within the residential development will have a public open space which is located within the central courtyard. The additional units will also need to incorporate a private open space, due to this reason there has been slight amendments to the balconies which were previously granted.

Roads and parking areas are considered as an integral landscaped element in the design of the public realm.

The design of roads and streetscapes within the development remain largely unchanged from the scheme as granted under Ref. No. SD18A/0053

09 *Adaptability*

- The homes are energy-efficient and equipped for challenges anticipated from a changing climate
- The structure of the home and its loose fit design allows for adaptation and subdivision, such as the creation of an annexe or small office

- Each apartment has access to an area of private outdoor space.
- The layout of the units maximises the number of homes enjoying dual aspect.
- Homes are designed to prevent sound transmission by appropriate layout.
- Windows are sited to avoid views into the apartment from other houses or the street and adequate privacy is affordable to ground floor units by provision of louvres.
- The apartments are designed to provided adequate storage including space within the unit for the sorting and storage of recyclables.

11 Parking

Appropriate car parking is on-street or within easy reach of the home's front door.

The proposed car parking area will remain unchanged and will be located on the basement floor level as per previously granted planning application ref. no. SD18A/0053, however, we have proposed to add an additional 4 car parking spaces in order to comply with the standards set out in the South Dublin County Council Development Plan. The basement level will have an accessible lift and stairway which can be used to access all the floors above.

Parked cars are overlooked by houses, pedestrians, and traffic, or stored securely, with a choice of parking appropriate to the situation.

The car parking will be proposed within the basement and will not be overlooked by houses, pedestrians, or traffic. The parking remains mainly unchanged from the previously granted planning permission and has just been amended to incorporate a larger number of spaces.

Parking is provided communally to maximise efficiency and accommodate visitors without the need to provide additional dedicated spaces

The parking remains mainly unchanged from the previously granted planning permission and has just been amended to incorporate a larger number of spaces, the spaces proposed are in accordance with the standards set out in the South Dublin County Council Development Plan.

Adequate secure facilities are provided for bicycle storage

Please note, the style of secure facility has remained unchanged from the granted parent permission, but on the previously granted planning consisted of 48 bicycle stores, whereas the proposed new development consists of 46 bicycle stores. The proposed development exceeds the number of bicycle storage spaces needed and therefore is in compliance.

The layout of landscaped spaces within the development remains largely unchanged from the granted proposal. Landscapes and earthwork scheme will be carried out within the first planting season following substantial completion of external construction works

Design of the buildings and public space will facilitate easy and regular maintenance

The proposed building remains largely unchanged from the previously granted planning permission ref. no. SD18A/0053. The central landscaped courtyard has a new proposed design.

7.0 Areas of Consideration

7.1 Parking

Parking as per Permission Granted Ref. No. SD18A/0053

Car Parking: 40 spaces (Basement) + 2 spaces (Surface) = 42 spaces.

Bike Storage: 48 spaces

Parking as per Proposed

Car Parking: 44 spaces (Basement) + 2 spaces (Surface) = 46 spaces. (additional 4 spaces from granted permission)

Bike Storage: 46 spaces (No additional spaces to granted permission as it is in compliance).

7.2 Landscaping

Please note that the landscaping scheme remains at same place with a new proposed design from the previously granted Ref. No. SD18A/0053

7.3 Materials

The proposal will have minor changes at the external elevations of the building from the previously granted planning permission ref. no. SD18A/0053.

8.0 Statistics

8.1 Site Statistics

Plot area: 0.2638 ha

Plot ratio: 6078 sq.m

Density: 144.05

Site coverage: 54%

Open space: 700sq.m

8.2 Schedule of Areas

For a complete schedule regarding the compliance of the additional apartment units please see the enclosed the *Housing Quality Assessment* and *Schedule of Accommodation* as prepared by CDP Architecture.

9.0 Summary Points to Support Application

As illustrated by this document this uplift application on the subject site represents an opportunity to maximise the efficiency of the development and provide an increased number of high-quality residential units in an area of Grange Road, Rathfarnham, which is currently experiencing increasing demand and growth.

Careful assessment of the granted parent proposal suggested the scheme has revealed the potential to improve on the proposal as granted under Ref. No. SD18A/0053. The quantum of parking and bin storage has been increased to allow for the required provision for car, cycle and bin storage using the ratios as per the granted permissions. To achieve these additional elements slight amendments were made to the public open space and site layout, which can be seen within the accompanying drawings.

10.0 Conclusion

This design statement has been prepared to accompany a planning application to South Dublin County Council to the proposed residential development on the Lands at the junction of Grange Road, Nutgrove Avenue and Loreto Terrace, Rathfarnham, Dublin 14 as granted under a previously permitted planning application Ref. No. SD18A/0053. The proposed development seeks to revise and build upon these granted permission to allow the scheme to be slightly increased in the number of units proposed.

It is considered that the proposed development is in accordance with the proper planning and sustainable development of the area in which it is located, as expressed in the national, regional and local planning policy and Guidelines issued under Section 28 of the Planning and Development, 2000 (as amended). The proposed amendments will serve the policies and objectives of the development plan 2016-2022 and aid to address the housing shortfall crisis in south Dublin.

In conclusion, the proposal supports the provision of much needed housing within South Dublin County Councils administrative area whilst keeping the majority of the development unchanged in terms of shape size and scale from the previously granted planning permission.