

THE HAVEN SHD

ARCHITECTURAL STATEMENT OF RESPONSE TO ABP OPINION
PROPOSED BUILD TO RENT MIXED USE DEVELOPMENT
BELGARD SQUARE EAST, BELGARD ROAD AND
BLESSINGTON ROAD, TALLAGHT, DUBLIN 24



MAY 2022

HENRY J LYONS

Revision	Description	Date
01	Planning Submission	31/05/22

THE HAVEN

Belgard Square East, Belgard Road and Blessington Road,
Tallaght, Dublin 24.

Housing Quality Assessment Report & Schedule of Areas

Ravensbrook Limited

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THE HAVEN SHD

Proposed Build to Rent Mixed Use Development of Site at Belgard Square East, Tallaght.

This statement of response has been prepared on behalf of Ravensbrook Ltd. of no. 8 Parnell Square East, Dublin 1, and forms part of a submission for planning permission, as part of the SHD planning application to An Bord Pleanála, and addresses items raised in the An Bord Pleanála Opinion.

This design statement outlines the site context and key aspects of the proposed design, and summarises the planning and design concept for the proposed strategic housing development comprises a mixed-use development including 310 no. “Build-to-Rent” residential apartments, a creche and commercial units (c. 2,289 sqm) on a c. 1.26 ha site at Belgard Square East, Belgard Road and Blessington Road, Tallaght, Dublin 24.

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This document should be read in conjunction with the reports and drawings that accompany this submission. Please refer to the listed consultants within this document, and reports as listed in the schedule of documents submitted with this application.

This development has been designed with regard to the following:

- ‘Making Sustainable Neighbourhoods’ section of the City Development Plan for Urban Design Statements;
- Section 5.2.1 The Delivery of Sustainable Neighbourhoods ‘The Plan Approach’ of the Draft South Dublin County Development Plan 2022 -2028



CONSULTANTS

Architects

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Planning Consultant

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D02 ND61
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Townscape & Landscape Visual Assessment

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London
SW1W OEX
www.citydesigner.com

Landscape Architect

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www.parkhood.com

Structural + Civil Engineers

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D02 AC95
info@axiseng.ie

Fire Engineering

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19 Windsor Place
Lower Pembroke Street
Dublin 2
www.msa.ie

Verified Views

Visual Lab
Mozars Place, 2nd floor
Salthill, Co. Galway
H91 YFC2
www.visuallab.ie

Daylight & Sunlight Analysis

BPG3.
Fumbally Exchange, 5 Dame Lane
Dublin 2
D02 HC67
www.bpg3.com

Environmental Reports

Enviroguide Consulting
3D, Core C, Block 71
The Plaza, Park West,
Dublin 12
D12F9TN
www.enviroguide.ie

Waste Management Plan

AWN Consulting
The Tecpro Building
Clonsaugh Business & Technology Park
Dublin 17
D17 XD90

Arboricultural Impact Assessment

Charles McCorkell Arboral Consultancy
4 Deerpark,
Ashbourne
Co. Meath
A84 HK79
www.cmarbor.com

Archaeological Assessment

IAC Archaeology
Unit G1
Network Enterprise Park
Kilcoole, Co. Wicklow
A63 KT32
www.iac.ie

Wind Analysis

B-Fluid Ltd | Buildings Fluid Dynamics
IAC Archaeology
28 Baggot St Lower,
Dublin 2
D02 NX43
www.b-fluid.com

ISM

77 Camden St,
D02 XE80
www.ismireland.com

Operation Management Plan

Hooke & MacDonald
118 Lower Baggot Street,
Dublin 2
D02 AW89

Site Retail Provision Report

Bannon Property Consultants & Chartered
Valuation Surveyors
Hambleden House,
19/26 Pembroke Street Lower, Dublin 2
D02WV96

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00 INTRODUCTION

00.1 INTRODUCTION

Proposed Build to Rent Mixed Use Development of Site at Belgard Square East, Tallaght.

This statement of response has been prepared on behalf of Ravensbrook Ltd. of no. 8 Parnell Square East, Dublin 1, and forms part of a submission for planning permission, as part of the SHD planning application to An Bord Pleanála, and addresses items raised in the issued An Bord Pleanála Opinion.

Where there is a primary report relating to a response directly, additional material to reinforce the application is included in this statement of response, and should be read in conjunction with the Architectural Design Statement. Where information is directly relevant to the An Bord Pleanála Opinion, it is duplicated within this document for purposes of clarification.



PROPOSED VIEW LOOKING EAST, WEST



PROPOSED VIEW LOOKING WEST



PROPOSED VIEW LOOKING EAST

01 ABP OPINION ITEMS SUMMARY

01.1 OPINION - BASIS FOR APPLICATION

Notice of Pre-Application Consultation Opinion Case reference ABP-311896-21

Key Comments / Summary Points addressed in this response document:

An Bord Pleanála considers that the following issues need to be addressed in the documents submitted that could result in them constituting a reasonable basis for an application for strategic housing development.

1. A detailed statement of consistency and planning rationale, outlining how in the prospective applicant's opinion, this primarily residential development is in compliance with the policies of the County Development Plan for this area.

Such statement should have regard in particular to the "Town Centre" land use zoning objective and the identification of this as a Retail Opportunity Site, as well as the provisions of section 2.4.2 of the LAP relating to Mixed Use Frontage in such locations.

2. Further consideration / justification of the documents as they relate to the height, scale and density of development proposed. In this regard the application should be accompanied by a detailed Rationale / Justification for the proposed density and building heights, having particular regard to section 2.6 of the Tallaght Town Centre LAP 2020 in respect of Intensity of Development and section 3.2 in relation to The Centre, and the provisions of the County Development Plan in this regard, as well as the criteria set out in Section 3.2 of the Urban Development and Building Height, Guidelines for Planning Authorities' 2018.

3. Further clarification and elaboration for the documents as they relate to the design and function of the proposed Tertiary Road linking Belgard Road with Belgard Square East. The intent with regard to the taking-in-charge of this road should be clearly stated.

01.2 OPINION - SPECIFIC INFORMATION

Furthermore, Pursuant to article 285(5)(b) of the Planning and Development (Strategic Housing Development) Regulations 2017, the prospective applicant is hereby notified that, in addition to the requirements as specified in articles 297 and 298 of the Planning and Development (Strategic Housing Development) Regulations 2017, the following specific information should be submitted with any application for permission:

1. The application should include a comprehensive daylight and sunlight assessment examining the proposed dwelling units and amenity / open spaces, as well as potential impacts on daylight and sunlight to adjoining properties. In preparing such assessment regard should be had to the provisions of section 3.2 of the Urban Development and Building Heights Guidelines for Planning Authorities (2018) and to the approach outlined in guides like the BRE 'Site Layout Planning for Daylight and Sunlight' (2nd edition) or BS 8206-2: 2008 - 'Lighting for Buildings - Part 2: Code of Practice for Daylighting'.
2. The assessment should provide a comprehensive view of the performance of the entire development in respect of daylight provision. Where any alternative, compensatory design solutions in respect of daylight are proposed, these should be clearly identified and justified, and their effect appropriately described and / or quantified.

3. An analysis of wind microclimate and pedestrian comfort, with reference to pedestrian occupation and usability of new public spaces and the safety and comfort of residential amenity spaces, including communal spaces, roof terraces and private upper floor balconies. The achievement of appropriate acceptance criteria for upper floor balconies should be clearly demonstrated.

4. Any required mitigation or other design measures arising from such assessment should be clearly identified and described in the study.

5. A management plan which addresses the varied requirements of the proposed Built-to-Rent residential units and associated amenities and facilities, as well as proposed commercial uses within the development.

6. A site layout plan, which clearly indicates areas intended to be taken in charge.

01.3 OPINION - SPECIFIC INFORMATION CONT.

7. Details clearly distinguishing between areas proposed as public open space and those specified as communal open space and identifying which areas it is proposed that the council would take in charge. Where it is not proposed that open space would be taken in charge, details should be submitted as to how

such space would be managed including the management of access and use of the space, and who would take responsibility over the long-term for the costs arising from maintenance and the liability for accidents.

8. Details of the treatment of existing gas infrastructure on the eastern / Belgard Road frontage of the site. Any wayleaves associated with such gas infrastructure affecting the application site should be clearly identified.

9. Drawings clearly identifying all works proposed in the public realm including any modifications to the adjoining road and public footpath networks. The relationship with future works and improvements as part of BusConnects, including modifications and upgrades to junctions, bus stops and footpaths should be clearly described.

02 RESPONSE TO ABP OPINION : BASIS FOR APPLICATION

02.1 ITEM 1: TOWN CENTRE & LAND USE ZONING

Notice of Pre-Application Consultation Opinion Case reference ABP-311896-21

Key Comments / Summary Points addressed in this response document:

An Bord Pleanála considers that the following issues need to be addressed in the documents submitted that could result in them constituting a reasonable basis for an application for strategic housing development.

1. A detailed Statement of Consistency and planning rationale, outlining how in the prospective applicant's opinion, this primarily residential development is in compliance with the policies of the County Development Plan for this area.

Such statement should have regard in particular to the "Town Centre" land use zoning objective and the identification of this as a Retail Opportunity Site, as well as the provisions of section 2.4.2 of the LAP relating to Mixed Use Frontage in such locations.

RESPONSE:

Refer to the following reports:

- John Spain Associates - Statement of Consistency & Statement of Response to ABP Opinion;
- Citydesigner - Townscape & Landscape Visual Assessment Report;
- Bannon Property Consultants & Chartered Valuation Surveyors - Site Retail Provision Report.

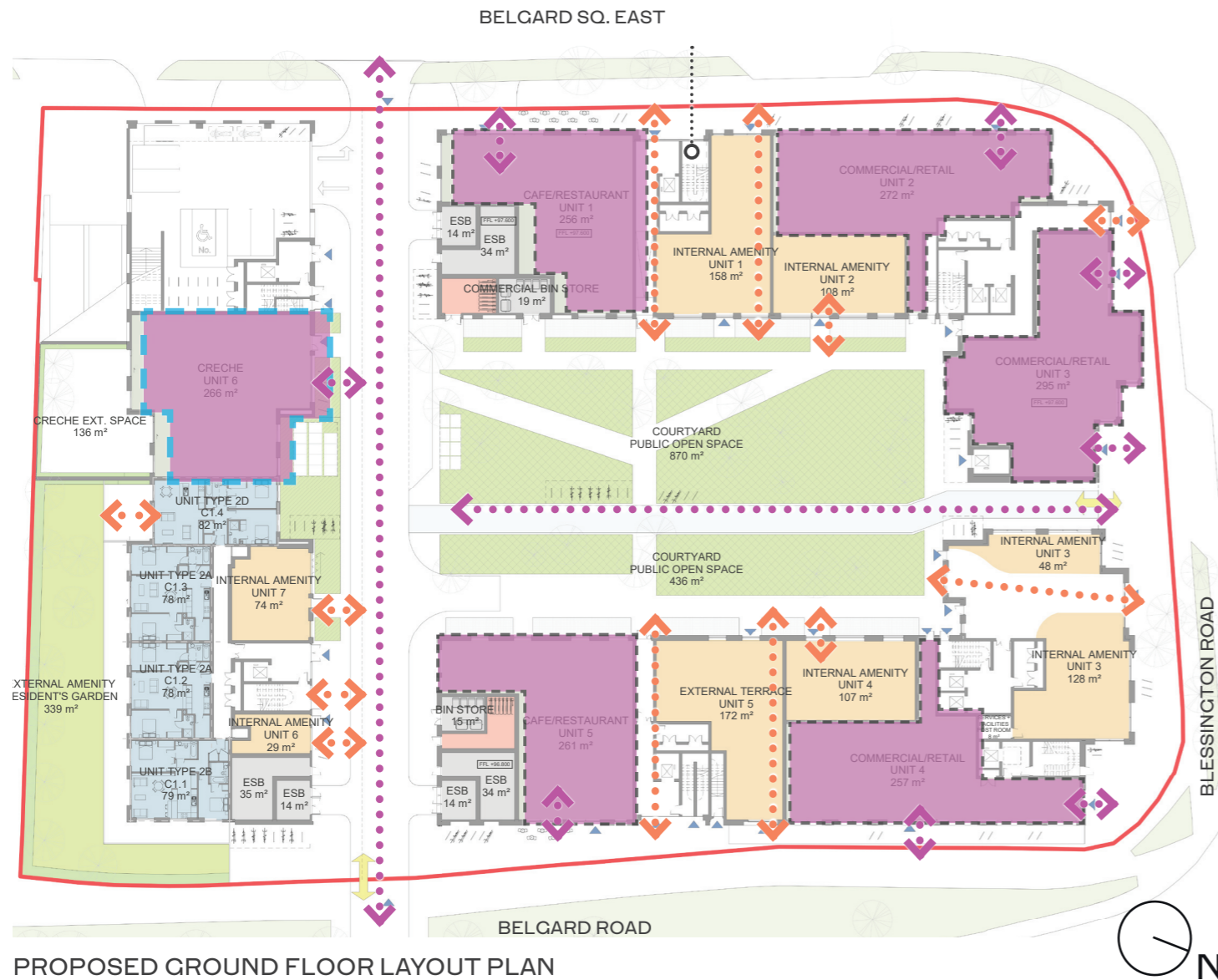
RESPONSE CONTINUED:

In response to this item, and with consideration to the Section 247 Pre-App meeting, a number of design changes were incorporated into the proposed:

- Retail / Commercial units are placed to the perimeter of the site in order to provide active frontage, and provide future retail opportunity in order to address section 2.4.2 of the LAP relating to Mixed Use Frontage;
- Ground floor apartments were omitted from the plan in order that the ground floor area could provide a greater quantum of commercial area to the ground floor level;
- Resident's internal amenity areas at ground floor level were reduced in area, and repositioned to the public courtyard, and to the south of the site, where there is little street frontage, and therefore a location less desirable for retail, and therefore provides a usable space for residents, without impacting on the proposed retail offering;
- Additional resident's internal amenity is repositioned to the first floor level, to allow for additional retail / commercial area at ground floor level;
- The proposed development provides active frontage, which includes landscaping to the public realm. The active frontage will run along the perimeter of the site to the street. The pathway will be accessible, with planted buffers separating it from the road, reducing interaction with passing vehicles. Main residential entrances were relocated in the design process, to allow easy access for residents.
- For more detailed information on the proposed planting to the public realm, please refer to the Park Hood Chartered Landscape Architects Landscape DAS Report, and drawings that accompany this application.

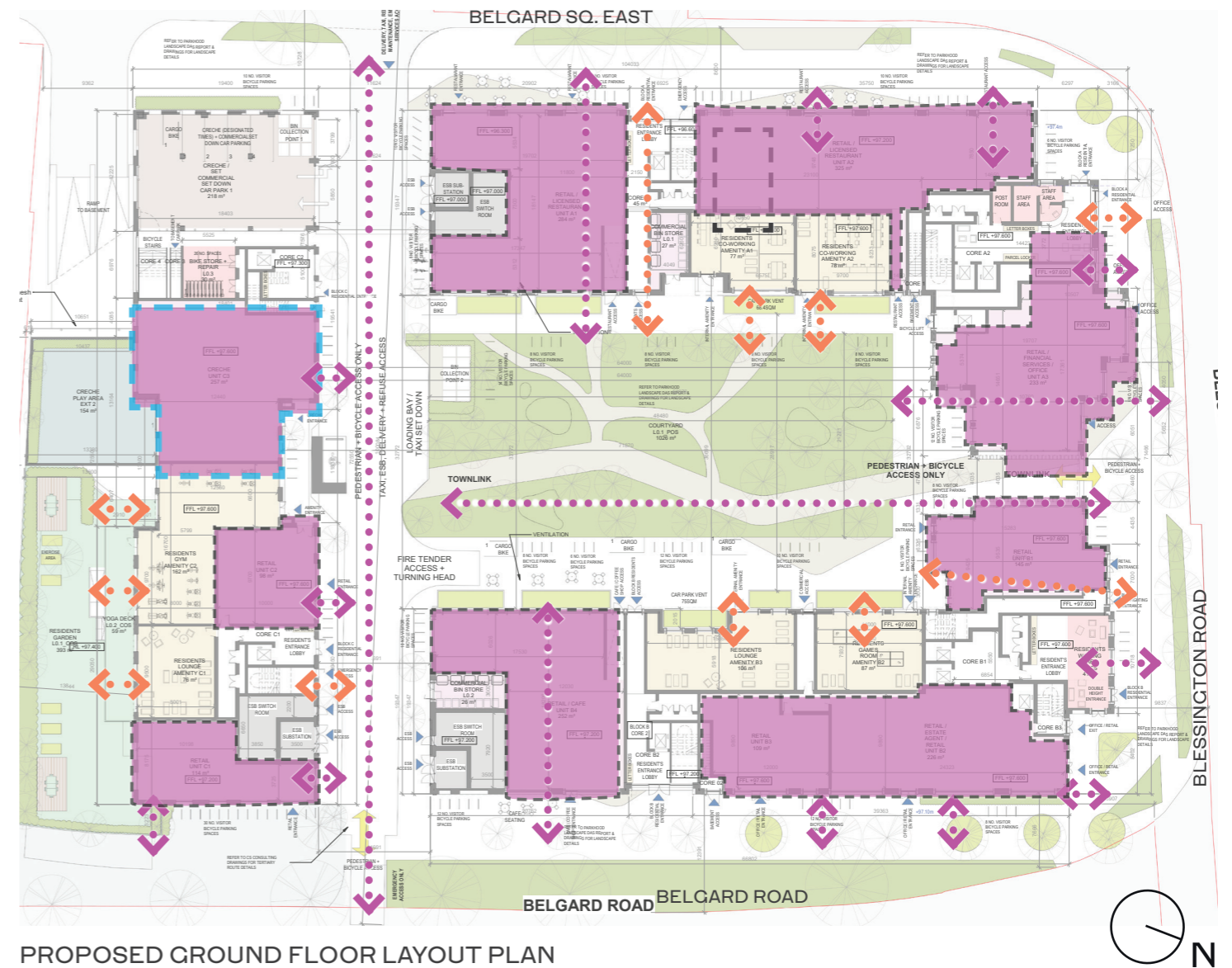
02.2 ITEM 1: MIX OF USES - INCREASED RETAIL PROVISION

PRE -APP SUB-MISSION



PROPOSED GROUND FLOOR LAYOUT PLAN

PROPOSED SUBMISSION



PROPOSED GROUND FLOOR LAYOUT PLAN

- APPLICATION SITE BOUNDARY
- RESIDENTIAL ACCESS
- PUBLIC ACCESS (PEDESTRIAN + CYCLE)
- RESIDENT'S INTERNAL AMENITY
- RETAIL
- CRECHE

SCHEDULE

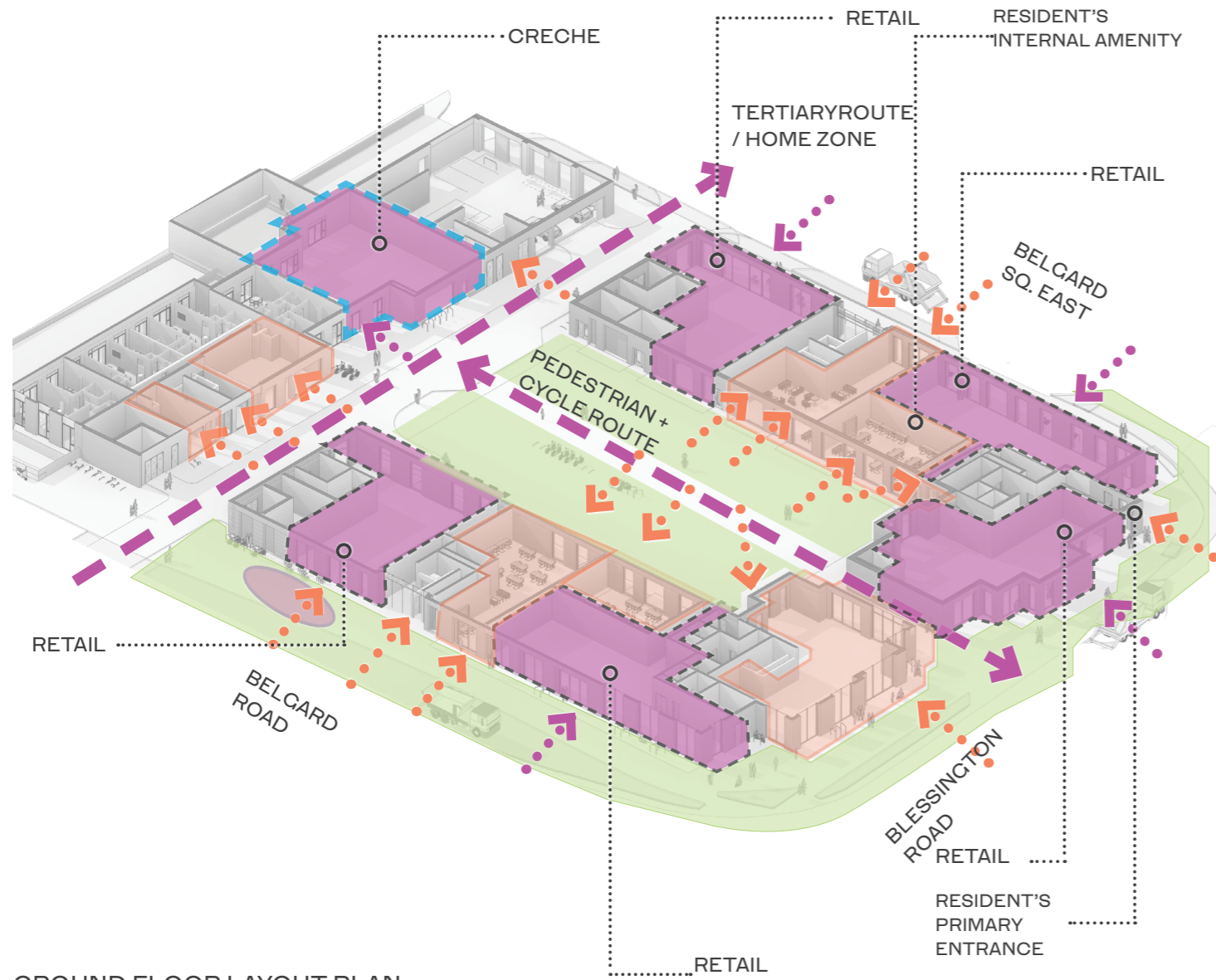
GFA Retail/Commercial (Retail / Office / Creche) 1640 sqm

SCHEDULE

Basement: GFA Retail/Commercial (retail / office / creche)	66 sqm	Overall GFA (Commercial)	7%
GF: GFA Retail/Commercial (retail / office / creche)	2,096 sqm	Ground Floor Area (Commercial)	57%
1st floor: GFA Retail/Commercial (Retail / Office / Creche)	127 sqm	GFA Commercial Increase:	40%
Total Provision	2,289		

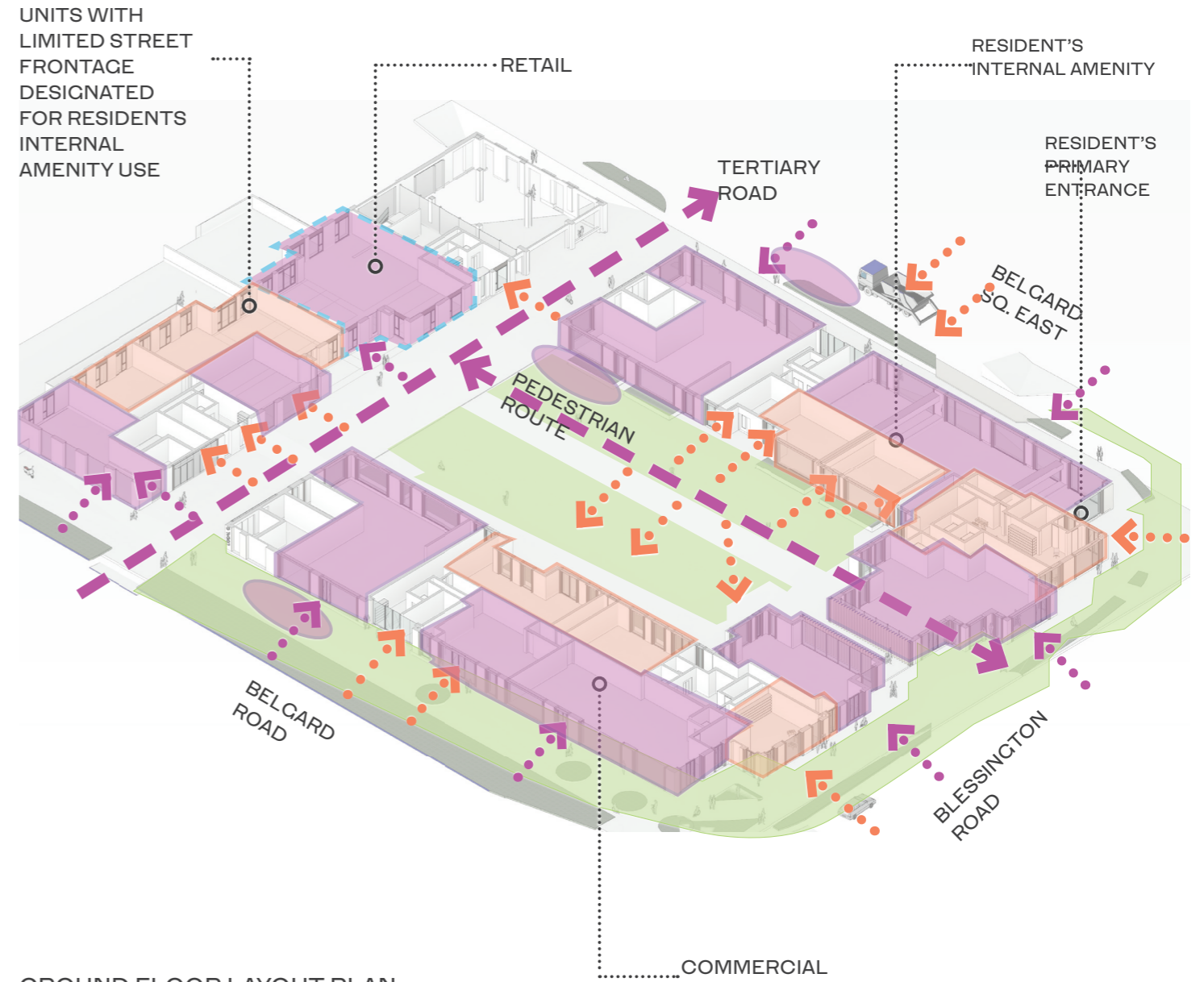
02.3 ITEM 1: MIX OF USES - INCREASED RETAIL PROVISION

PRE -APP SUBMISSION



GROUND FLOOR LAYOUT PLAN

PROPOSED SUBMISSION



GROUND FLOOR LAYOUT PLAN

-  APPLICATION SITE BOUNDARY
-  RESIDENTIAL ACCESS
-  PUBLIC ACCESS (PEDESTRIAN + CYCLE)
-  RESIDENT'S INTERNAL AMENITY
-  RETAIL
-  CRECHE

02.4 DESIGN & LAYOUT: ACTIVE FRONTAGE



02.5 DEVELOPMENT PRINCIPLE: ACTIVE FRONTAGE



VARIED FRONTAGE TO STREET WITH DEFINED ENTRANCE POINTS



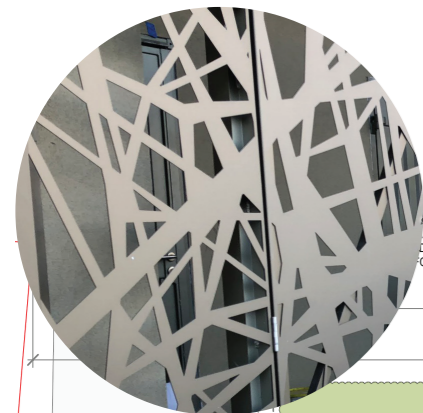
DEFINED DOUBLE HEIGHT COMMERCIAL SHOPFRONT TO STREET

DEFINED RESIDENTIAL FRONTAGE TO STREET WITH HIGH FLOOR TO CEILING



PRIMARY RESIDENTIAL ENTRANCE FROM STREET

02.6 GROUND FLOOR RETAIL



Attractive screening to exterior of ESB substation and switchroom



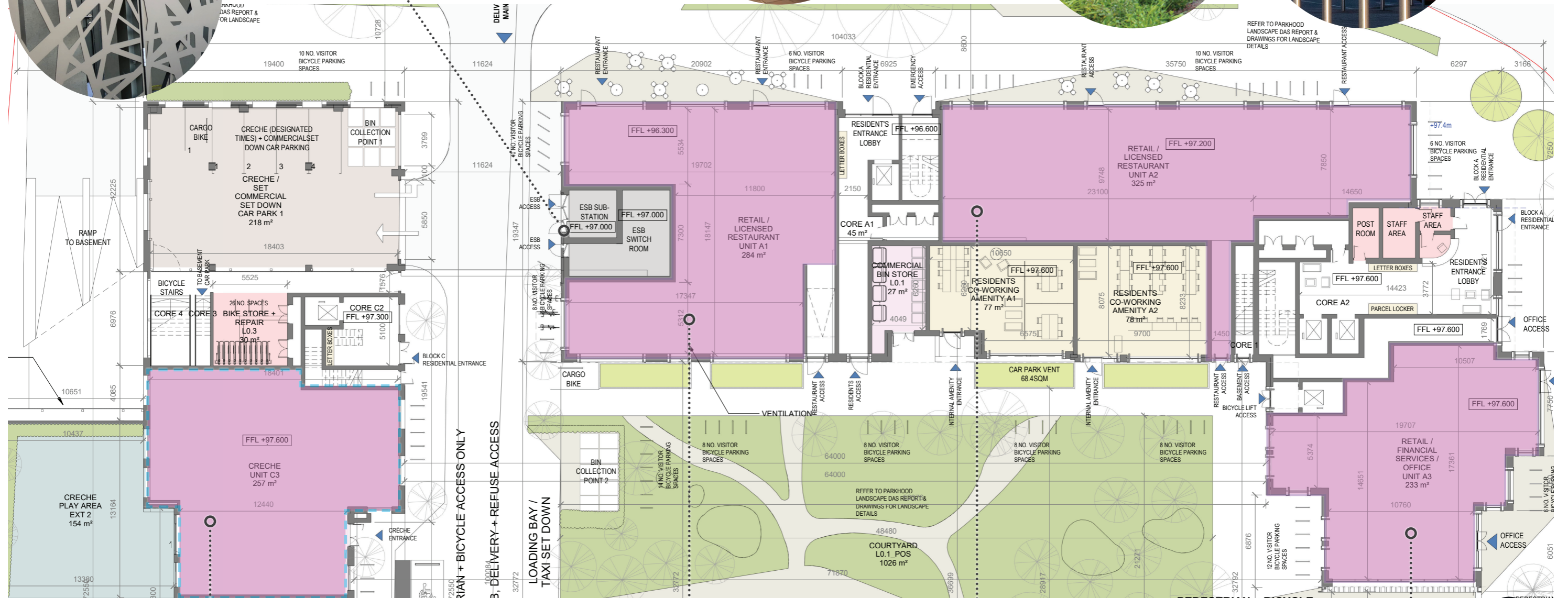
Activated street frontage, with potential to have outdoor seating



Planting to Public Realm



Double height appearance



257 sqm creche unit.
This has been sized suitably to be able to function as a creche, and is located to encourage more activity along the tertiary route, and allow for ease of access for drop offs and pick ups. It has a private external play area.
It is anticipated that a tenant will operate the creche, will provide the internal fitout to specific tenant requirements.

284 sqm unit.
This has been sized suitably to be able to function as Retail / Commercial / Licenced Restaurant use.
A specific fit-out would form part of a separate application, to be determined by tenant requirements.

325 sqm unit.
This has been sized suitably to be able to function as Retail / Commercial / Licenced Restaurant use.
It is anticipated that a tenant will operate a business in this unit and will provide the internal fitout to specific tenant requirements.

233 sqm unit.
This has been sized suitably to be able to function as Retail / Financial Services Office use. The location, and potential for multiple entrances at this key visible location creates an attractive location for a business which relies on footfall in the vicinity.
It is anticipated that a tenant will operate a business in this unit and will provide the internal fitout to specific tenant requirements.

- APPLICATION SITE BOUNDARY
- PUBLIC ACCESS (PEDESTRIAN + CYCLE)
- RESIDENTIAL ACCESS
- RESIDENT'S INTERNAL AMENITY
- RETAIL
- CRECHE

02.7 GROUND FLOOR RETAIL

Planting to Public Realm



Retail / Estate Agents



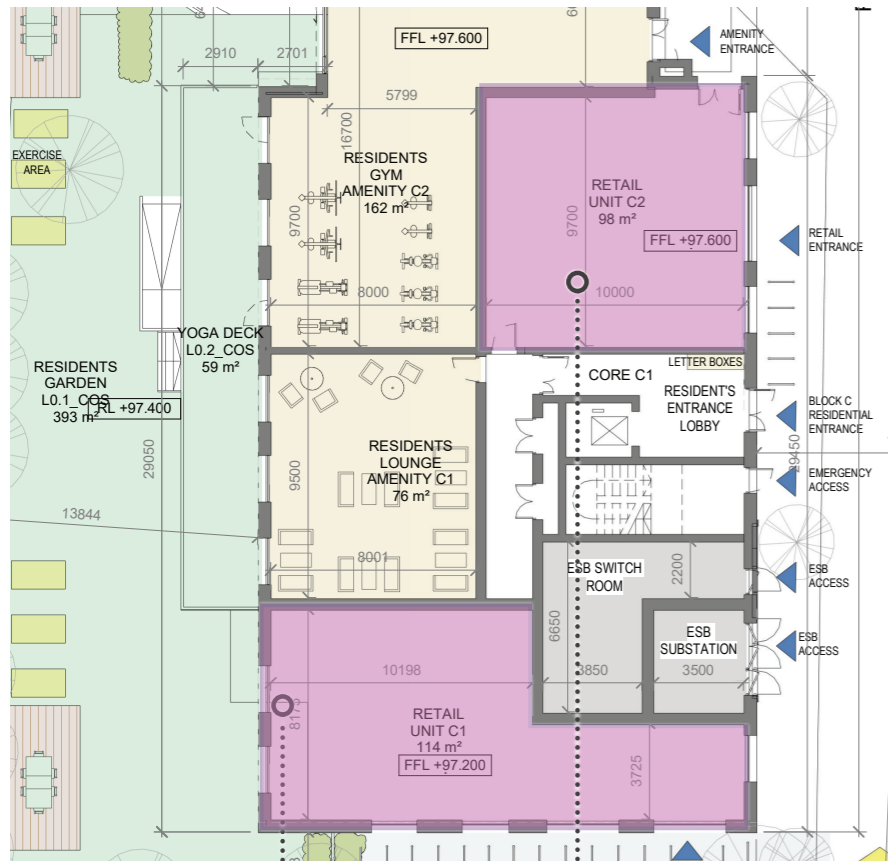
Street frontage



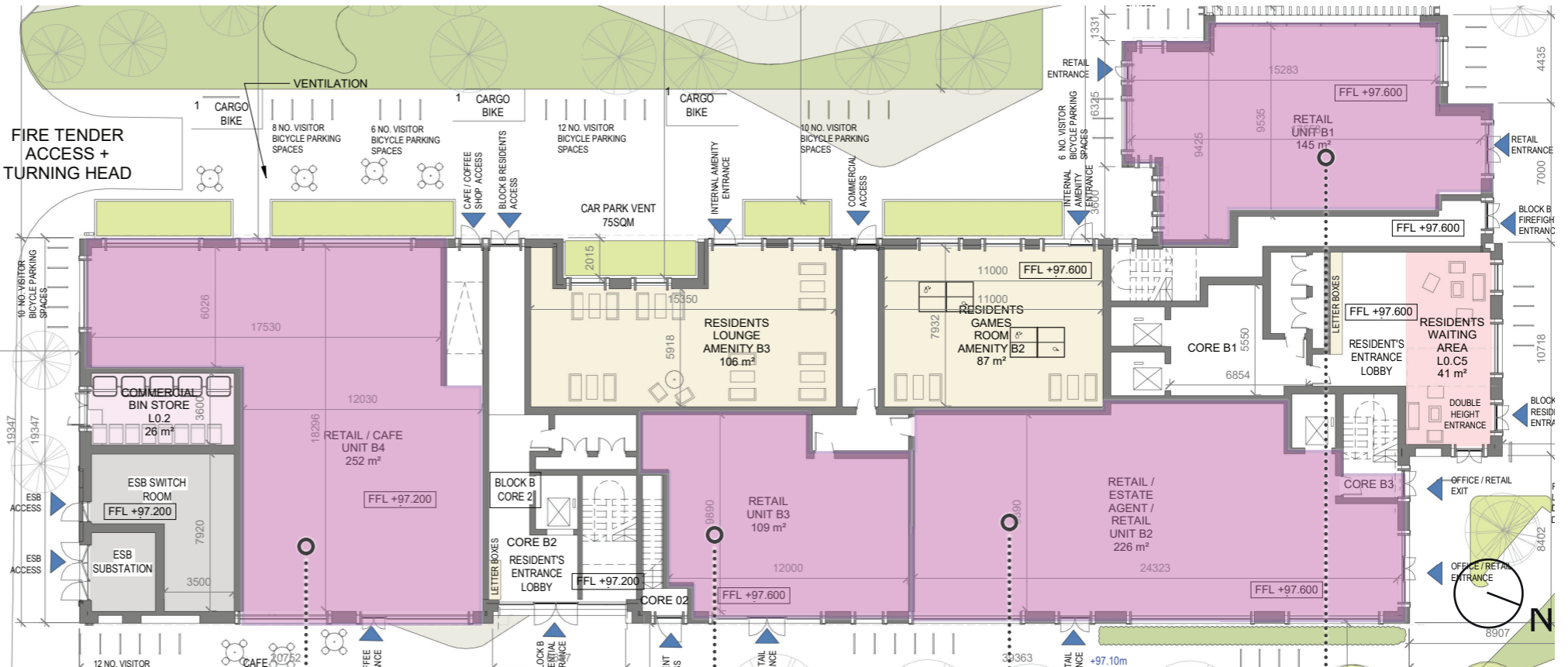
Defined Retail frontage



double height space to emphasis ground floor retail



114 sqm unit.
This has been sized suitably to be able to function as Retail at this prominent location. A specific fit-out would form part of a separate application, to be determined by tenant requirements.

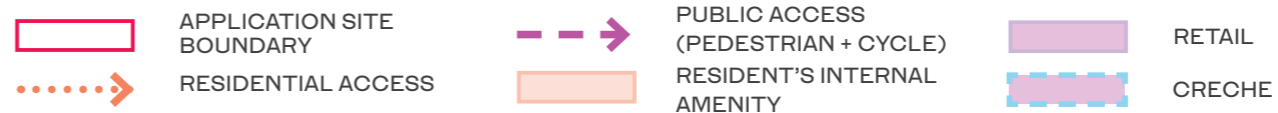


252 sqm unit.
This has been sized suitably to be able to function as Retail / Commercial / Cafe use. A specific fit-out would form part of a separate application, to be determined by tenant requirements.

109 sqm unit.
This has been sized suitably to be able to function as Retail at this location. A specific fit-out would form part of a separate application, to be determined by tenant requirements.

353 sqm self contained partial 2 storey unit.
This has been sized suitably to be able to function as Retail / Commercial / Estate agent. It is anticipated that a tenant will operate a business in this unit and will provide the internal fitout to specific tenant requirements.

145 sqm unit.
This has been sized suitably to be able to function as Retail at this prominent location. A specific fit-out would form part of a separate application, to be determined by tenant requirements.



02.8 ITEM 2: OPINION - HEIGHT, SCALE & DENSITY

Notice of Pre-Application Consultation Opinion Case reference ABP-311896-21

Key Comments / Summary Points addressed in this response document:

An Bord Pleanála considers that the following issues need to be addressed in the documents submitted that could result in them constituting a reasonable basis for an application for strategic housing development.

2. Further consideration / justification of the documents as they relate to the height, scale and density of development proposed. In this regard the application should be accompanied by a detailed Rationale / Justification for the proposed density and building heights, having particular regard to section 2.6 of the Tallaght Town Centre LAP 2020 in respect of Intensity of Development and section 3.2 in relation to The Centre, and the provisions of the County Development Plan in this regard, as well as the criteria set out in Section 3.2 of the Urban Development and Building Height, Guidelines for Planning Authorities' 2018.

RESPONSE:

Refer to the following reports:

- John Spain Associates - Statement of Consistency & Statement of Response to ABP Opinion;
- Citydesigner - Townscape & Landscape Visual Assessment Report;
- Henry J Lyons Architectural Design Statement.

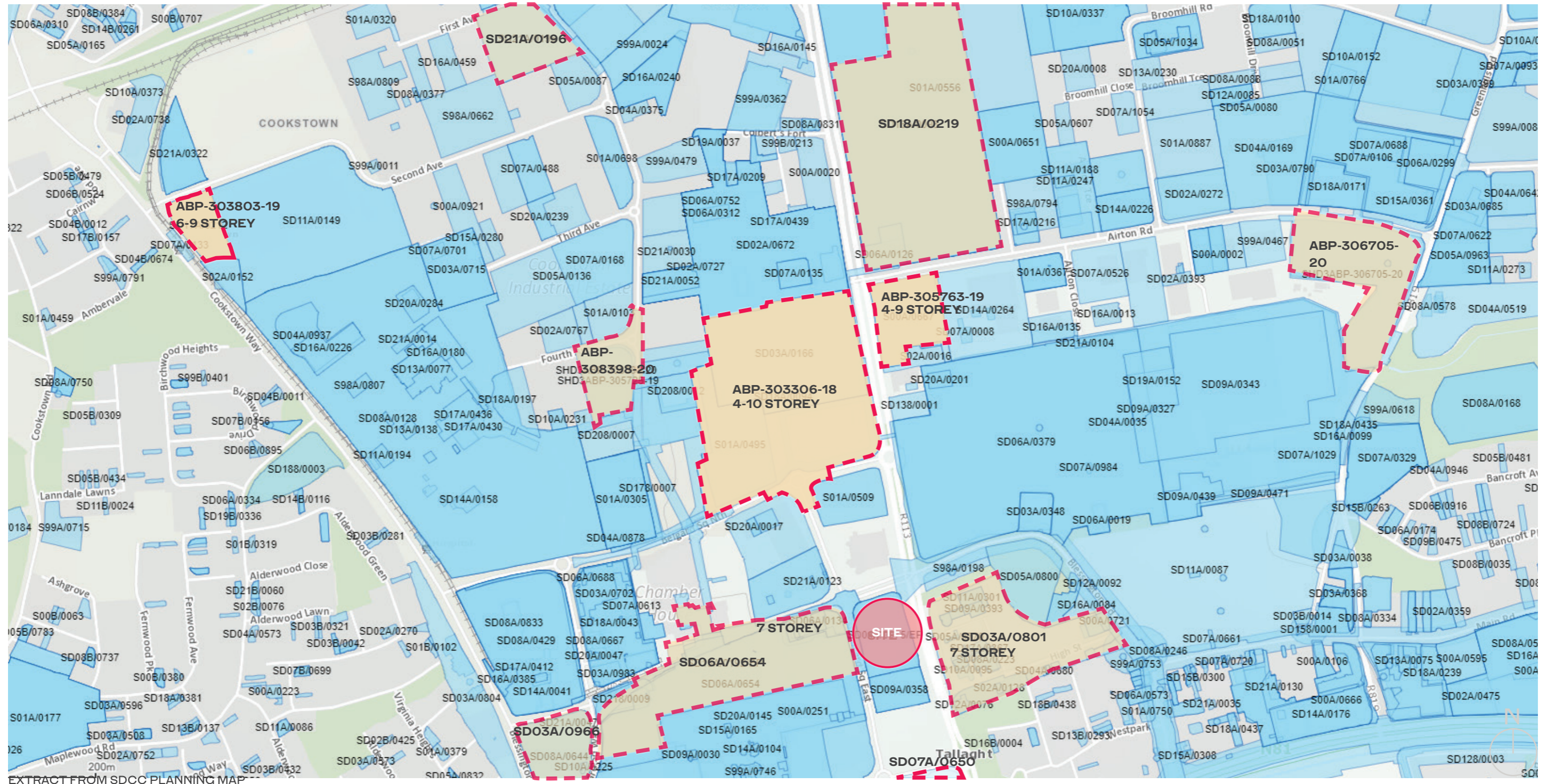
RESPONSE CONTINUED:

In addition, following on from the Pre-App Meeting, in response to this item, at some higher areas of the proposed, a change in material is proposed. This gives animation to the elevation, variety in materiality and the impact of massing, and helps to tie the proposed in with the surrounding context.

See extract below from Citydesigner Townscape & Landscape Visual Assessment Report

'From the outset, a key design objective was to reinstate the urban grain along Belgard Road and Blessington Road, and to provide this prominent site with a building of high quality design and that marks the norther-eastern gateway to Tallaght Town Centre, while presenting an appropriate scale and mass to the building's contexts. The overall massing is articulated with contrasting vertical bays informed by fenestration arrangements, balcony positions, setbacks and varied materials. Landscape buffers are utilised along the development perimeters, enhancing the streetscape and presenting a human scale.'

02.9 ITEM 2: OPINION - HEIGHT, SCALE & DENSITY: SITE CONTEXT



EXTRACT FROM SDCC PLANNING MAP

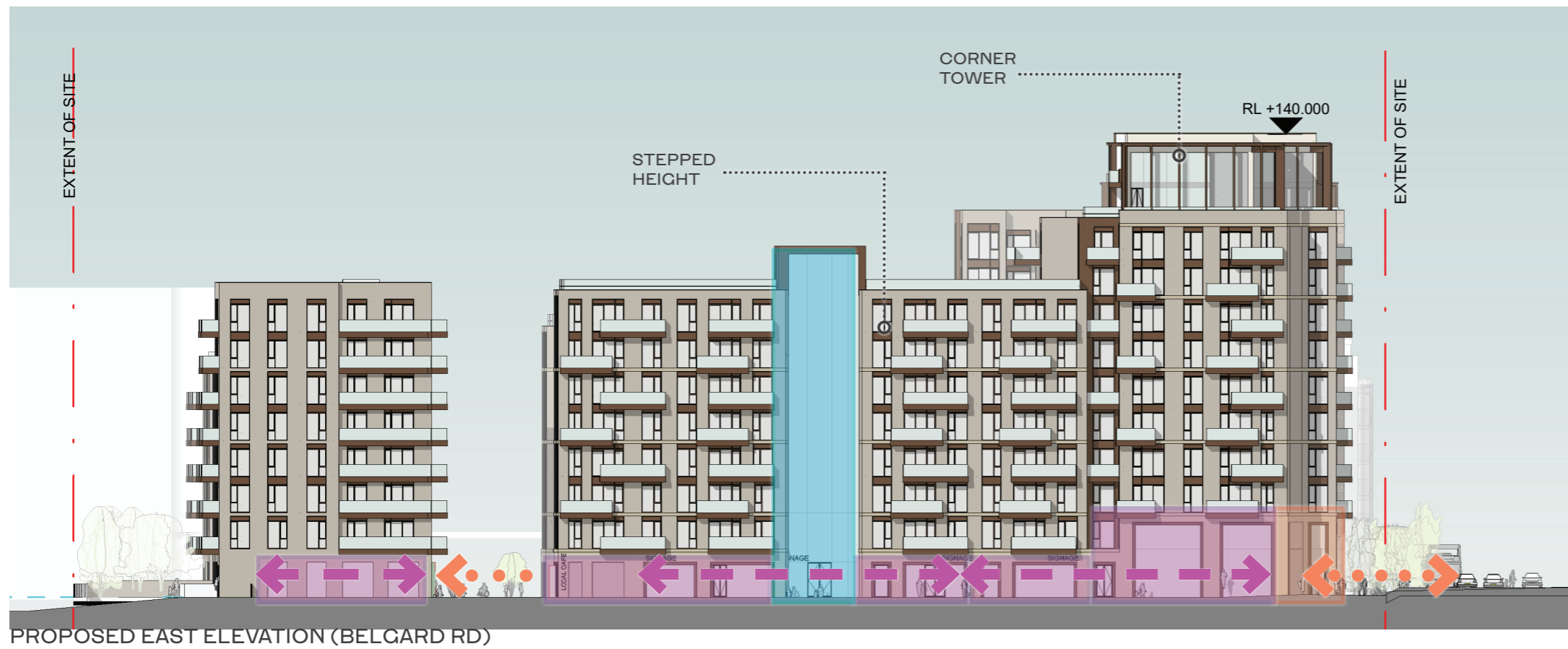
NOT TO SCALE

In recent times there have been a number of planning applications granted for taller buildings, a number of which are currently under construction.

There is a growing trend to have taller buildings within Tallaght, as the location is suitable, due to anticipated increase in population, and proximity to public transport, including the Luas, and places of employment.



02.10 ITEM 2: OPINION - HEIGHT, SCALE & DENSITY: SITE CONTEXT



PROPOSED EAST ELEVATION (BELGARD RD)



EAST ELEVATION (BELGARD ROAD)



PROPOSED EAST ELEVATION (BELGARD RD)

- APPLICATION SITE BOUNDARY
- ⋯→ RESIDENTIAL ACCESS
- - → LINK THROUGH SITE
- RESIDENT'S INTERNAL AMENITY
- COMMERCIAL

02.11 ITEM 2: OPINION - HEIGHT, SCALE & DENSITY: DESIGN & FORM



VIEW LOOKING NORTH WEST SHOWING STEPPED MASSING & CHANGE IN MATERIAL

02.12 ITEM 3: OPINION - TERTIARY ROUTE

Notice of Pre-Application Consultation Opinion Case reference ABP-311896-21

Key Comments / Summary Points addressed in this response document:

An Bord Pleanála considers that the following issues need to be addressed in the documents submitted that could result in them constituting a reasonable basis for an application for strategic housing development.

3. Further clarification and elaboration for the documents as they relate to the design and function of the proposed Tertiary Road linking Belgard Road with Belgard Square East. The intent with regard to the taking-in-charge of this road should be clearly stated.

RESPONSE:

Refer to the following reports:

- John Spain Associates - Statement of Consistency;
- CS Consulting Engineering Services Report & Traffic & Transport Assessment;
- Citydesigner Townscape & Landscape Visual Assessment Report;
- Park Hood Chartered Landscape Architects Landscape DAS Report.

03 RESPONSE TO ABP OPINION : SPECIFIC ITEMS

03.1 ITEM 1 & 2: DAYLIGHT & SUNLIGHT

Notice of Pre-Application Consultation Opinion Case reference ABP-311896-21

Key Comments / Summary Points addressed in this response document:

Furthermore, Pursuant to article 285(5)(b) of the Planning and Development (Strategic Housing Development) Regulations 2017, the prospective applicant is hereby notified that, in addition to the requirements as specified in articles 297 and 298 of the Planning and Development (Strategic Housing Development) Regulations 2017, the following specific information should be submitted with any application for permission:

1. The application should include a comprehensive daylight and sunlight assessment examining the proposed dwelling units and amenity / open spaces, as well as potential impacts on daylight and sunlight to adjoining properties. In preparing such assessment regard should be had to the provisions of section 3.2 of the Urban Development and Building Heights Guidelines for Planning Authorities (2018) and to the approach outlined in guides like the BRE 'Site Layout Planning for Daylight and Sunlight' (2nd edition) or BS 8206-2: 2008 - 'Lighting for Buildings - Part 2: Code of Practice for Daylighting'.

2. The assessment should provide a comprehensive view of the performance of the entire development in respect of daylight provision. Where any alternative, compensatory design solutions in respect of daylight are proposed, these should be clearly identified and justified, and their effect appropriately described and / or quantified. 3. An analysis of wind microclimate and pedestrian comfort, with reference to pedestrian occupation and usability of new public spaces and the safety and comfort of residential amenity spaces, including communal spaces, roof terraces and private upper floor balconies. The achievement of appropriate acceptance criteria for upper floor balconies should be clearly demonstrated.

RESPONSE:

Refer to the following reports:

- John Spain Associates - Statement of Consistency;
- BPG3. Reports:
 - 1: Daylight impact report: Assessment of Daylight Impacts Associated with a Proposed Residential Development on Belgard Road, Dublin 24;
 - 2: Assessment of Daylight Adequacy within a Proposed Development on Belgard Square East, dublin 24. (Traditional testing);
 - 3: Assessment of Daylight Adequacy within a Proposed Development on Belgard Square East, Dublin 24. (En17037 testing);
- Park Hood Chartered Landscape Architects Landscape DAS Report.

RESPONSE CONTINUED:

In addition, following on from the Pre-App Meeting, in response to this item, a number of design changes were incorporated to improve the quality of daylighting achievable in the proposed development,

See extract below from BPG3. Assessment of Daylight Adequacy within a Proposed Development on Belgard Square East, dublin 24. (Traditional testing):

'When assessing the significance of the departures identified in this study it is important to recognise a number of compensating factors:

- *Balconies have been provided which would benefit from good levels of sunlight amenity in many cases.*
- *Occupants would also have access to high levels of sunlight amenity within the proposed outdoor amenity spaces.*
- *To the extent that sunlight is relied upon to provide passive solar heating, this reliance is significantly offset by the low U-values which are proposed for the fabric of this building.*
- *The wider scheme has been designed to a high standard with high quality internal finishes and external landscaping envisaged.*
- *A significant proportion (38%) of the apartments proposed within this development exceed minimum space requirements by more than 10%. • Private open space (balconies) provided to all apartments. HJL advise that the aggregate provision of private open space exceeds minimum requirements by 19%.*
- *Relative to the minimum proportion of dual aspect apartments required (33%) HJL advise that 48% of the apartments provided within the scheme achieve a dual aspect.*
- *The residents of this development will be provided with access to a number of ancillary amenities including, a number of residents lounges, a gym and a co-working space.*
- *Additional features which would contribute to the attractiveness of these apartments include the proximity to essential services as well as the favourable location relative to retail and recreational destinations'.*

03.2 ITEM 3 : WIND ANALYSIS

Notice of Pre-Application Consultation Opinion Case reference ABP-311896-21

Key Comments / Summary Points addressed in this response document:

Furthermore, Pursuant to article 285(5)(b) of the Planning and Development (Strategic Housing Development) Regulations 2017, the prospective applicant is hereby notified that, in addition to the requirements as specified in articles 297 and 298 of the Planning and Development (Strategic Housing Development) Regulations 2017, the following specific information should be submitted with any application for permission:

3. An analysis of wind microclimate and pedestrian comfort, with reference to pedestrian occupation and usability of new public spaces and the safety and comfort of residential amenity spaces, including communal spaces, roof terraces and private upper floor balconies. The achievement of appropriate acceptance criteria for upper floor balconies should be clearly demonstrated.

RESPONSE:

Refer to the following reports:

- John Spain Associates - Statement of Consistency;
- B-Fluid - Wind & Microclimate Modelling.
- Park Hood Chartered Landscape Architects Landscape DAS Report.

RESPONSE CONT:

See extract below from B-Fluid - Wind & Microclimate Modelling:

‘• The development is designed to be a high-quality environment for the scope of use intended of each areas/building (i.e. comfortable and pleasant

for potential pedestrian).

• The development does not introduce any critical impact on the surrounding buildings, or nearby adjacent roads.’

03.3 ITEM 4 : WIND ANALYSIS

Notice of Pre-Application Consultation Opinion Case reference ABP-311896-21

Key Comments / Summary Points addressed in this response document:

Furthermore, Pursuant to article 285(5)(b) of the Planning and Development (Strategic Housing Development) Regulations 2017, the prospective applicant is hereby notified that, in addition to the requirements as specified in articles 297 and 298 of the Planning and Development (Strategic Housing Development) Regulations 2017, the following specific information should be submitted with any application for permission:

4. Any required mitigation or other design measures arising from such assessment should be clearly identified and described in the study.

RESPONSE:

Refer to the following reports:

- John Spain Associates - Statement of Consistency & Statement of Response to ABP Opinion;
- B-Fluid - Wind & Microclimate Modelling
- BPG3. Reports:
 - 1: Daylight impact report: Assessment of Daylight Impacts Associated with a Proposed Residential Development on Belgard Road, Dublin 24;
 - 2: Assessment of Daylight Adequacy within a Proposed Development on Belgard Square East, dublin 24. (Traditional testing);
 - 3: Assessment of Daylight Adequacy within a Proposed Development on Belgard Square East, Dublin 24. (En17037 testing).See extract below from B-Fluid - Wind & Microclimate Modelling.

03.4 ITEM 4 : WIND ANALYSIS

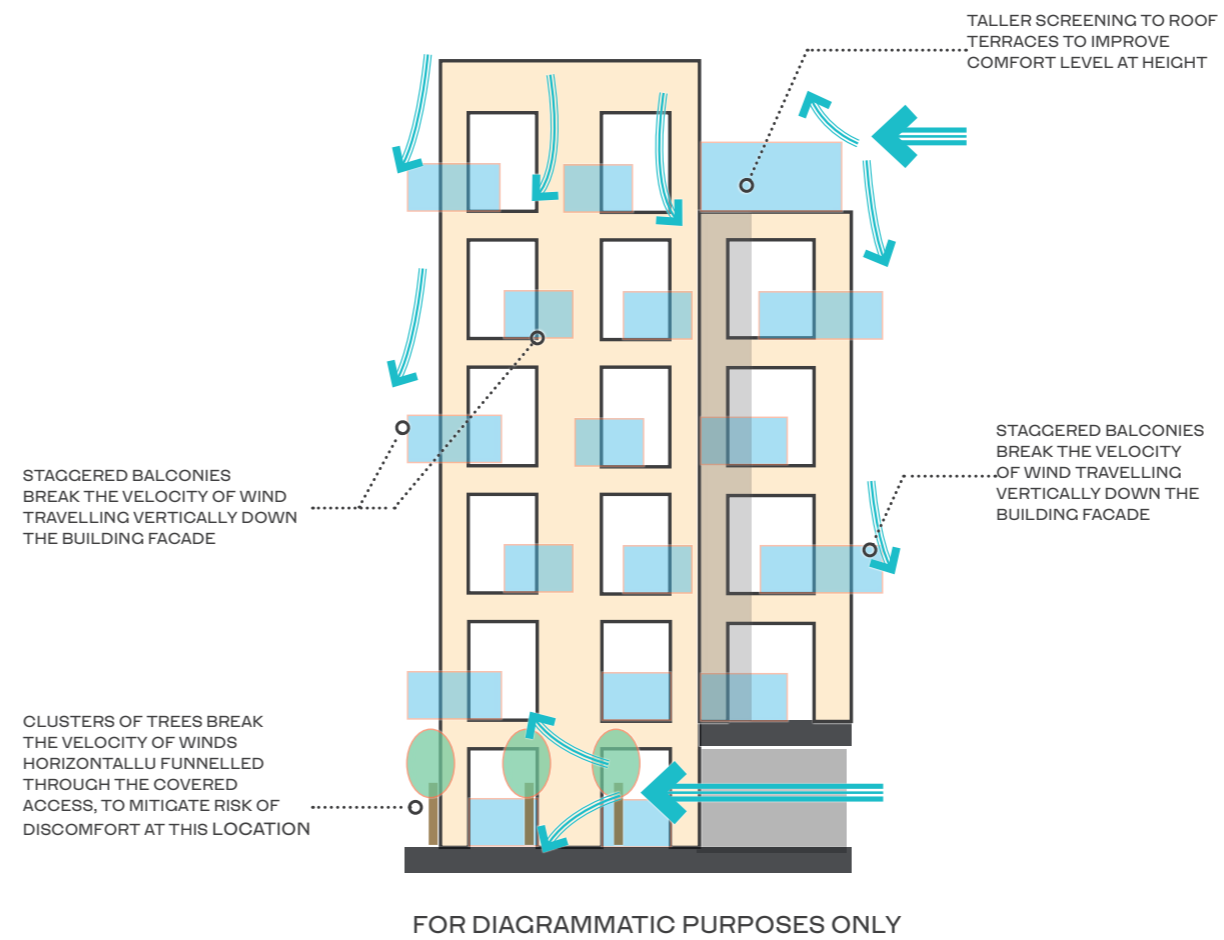
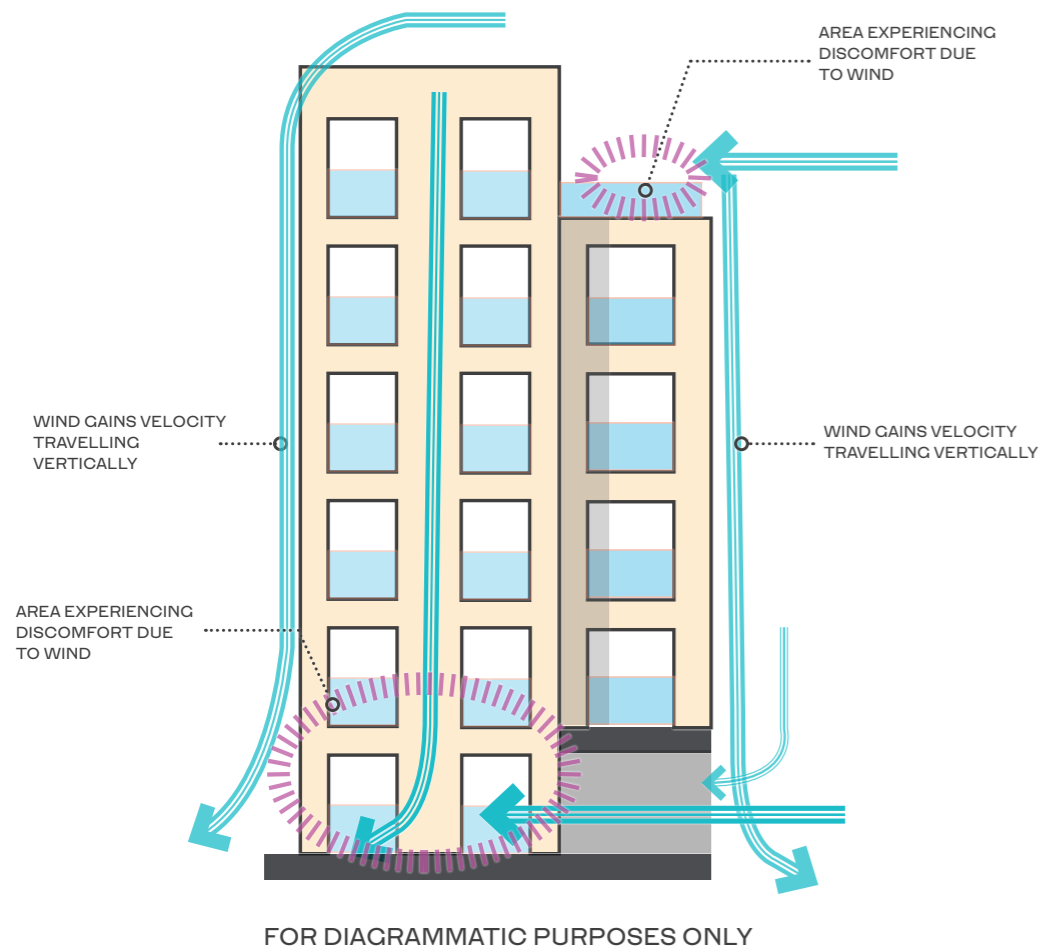
RESPONSE CONT.

Mitigation measures carried out:

At the very outset of the design process B-Fluid were consulted on what measures could be incorporated within the design, prior to testing, to reduce impacts of wind to the public realm to the perimeter of the site, and to the public open space.

The measures carried out are as follows:

- Staggered balconies;
- 1500mm glazed balustrades to rooftop terraces;
- Clusters of trees & planting to public open space to break any potentially higher velocity wind funnelled through the covered access route to the north of the site;
- Further measures carried out to mitigate the potential for the proposed massing to function as a wind funnel, and to improve comfort levels, such as proposing any seated areas away from where analysis shows there will be a potential for stronger winds.



KEY

← DIRECTION OF WIND

03.5 ITEM 5 & 6

Notice of Pre-Application Consultation Opinion Case reference ABP-311896-21

Key Comments / Summary Points addressed in this response document:

Furthermore, Pursuant to article 285(5)(b) of the Planning and Development (Strategic Housing Development) Regulations 2017, the prospective applicant is hereby notified that, in addition to the requirements as specified in articles 297 and 298 of the Planning and Development (Strategic Housing Development) Regulations 2017, the following specific information should be submitted with any application for permission:

5. A management plan which addresses the varied requirements of the proposed Built-to-Rent residential units and associated amenities and facilities, as well as proposed commercial uses within the development
6. A site layout plan, which clearly indicates areas intended to be taken in charge.

RESPONSE:

Refer to the following reports accompanying this application:

- John Spain Associates - Statement of Consistency & Statement of Response to ABP Opinion;
- Park Hood Chartered Landscape Architects Landscape DAS Report;
- Hooke & MacDonald Operational Management Plan.

6. A site layout plan, which clearly indicates areas intended to be taken in charge.

RESPONSE:

Refer to Henry J Lyons Drawing no. BR-HJL-00-00-DR-A-006

03.6 ITEM 7

Notice of Pre-Application Consultation Opinion Case reference ABP-311896-21

Key Comments / Summary Points addressed in this response document:

Furthermore, Pursuant to article 285(5)(b) of the Planning and Development (Strategic Housing Development) Regulations 2017, the prospective applicant is hereby notified that, in addition to the requirements as specified in articles 297 and 298 of the Planning and Development (Strategic Housing Development) Regulations 2017, the following specific information should be submitted with any application for permission:

7. Details clearly distinguishing between areas proposed as public open space and those specified as communal open space and identifying which areas it is proposed that the council would take in charge. Where it is not proposed that open space would be taken in charge, details should be submitted as to how such space would be managed including the management of access and use of the space, and who would take responsibility over the long-term for the costs arising from maintenance and the liability for accidents.

RESPONSE:

Refer to Henry J Lyons Drawing no. BR-HJL-00-DR-A-003, and the following reports:

- John Spain Associates - Statement of Consistency & Statement of Response to ABP Opinion;
- Park Hood Chartered Landscape Architects Landscape DAS Report;
- CS Consulting Engineering Services Report & Traffic & Transport Assessment;
- Hooke & MacDonald Operational Management Plan.

03.7 ITEM 7 RESPONSE



EXTERNAL SPACES






Public Realm & Communal Open Space Provision:

The public realm, including along the Tertiary Route and the public open space has been developed in conjunction with discussions with SDCC roads and parks departments.

The design development is further discussed in the accompanying Henry J Lyons Design Response to the ABP Pre-App, and with reference to the ParkHood Landscape DVA & drawings and CS Consulting Drawings & Report..

The Refer to accompanying Henry J Lyons architectural drawings , Statement of Response, and City Designer Visual Impact Assessment Report & Parkhood Landscape DAS.

LEGEND

APPLICATION SITE BOUNDARY		RESIDENTS COMMUNAL OPEN SPACE ROOF TERRACES	
PUBLIC OPEN SPACE		PUBLIC REALM	
PUBLIC REALM TO BE TAKEN IN CHARGE			



03.8 ITEM 8 & 9

Notice of Pre-Application Consultation Opinion Case reference ABP-311896-21

Key Comments / Summary Points addressed in this response document:

Furthermore, Pursuant to article 285(5)(b) of the Planning and Development (Strategic Housing Development) Regulations 2017, the prospective applicant is hereby notified that, in addition to the requirements as specified in articles 297 and 298 of the Planning and Development (Strategic Housing Development) Regulations 2017, the following specific information should be submitted with any application for permission:

8. Details of the treatment of existing gas infrastructure on the eastern / Belgard Road frontage of the site. Any wayleaves associated with such gas infrastructure affecting the application site should be clearly identified.

RESPONSE:

Refer to the following reports:

- CS Consulting Engineering Services Report & Traffic & Transport Assessment.

9. Drawings clearly identifying all works proposed in the public realm including any modifications to the adjoining road and public footpath networks. The relationship with future works and improvements as part of BusConnects, including modifications and upgrades to junctions, bus stops and footpaths should be clearly described.

RESPONSE:

Refer to the following reports:

- CS Consulting Engineering Services Report & Traffic & Transport Assessment.

