



**PAMES**  
DEVELOPMENTS LIMITED

Office

Retail

Residential

Industrial

**Site Analysis**

**for**

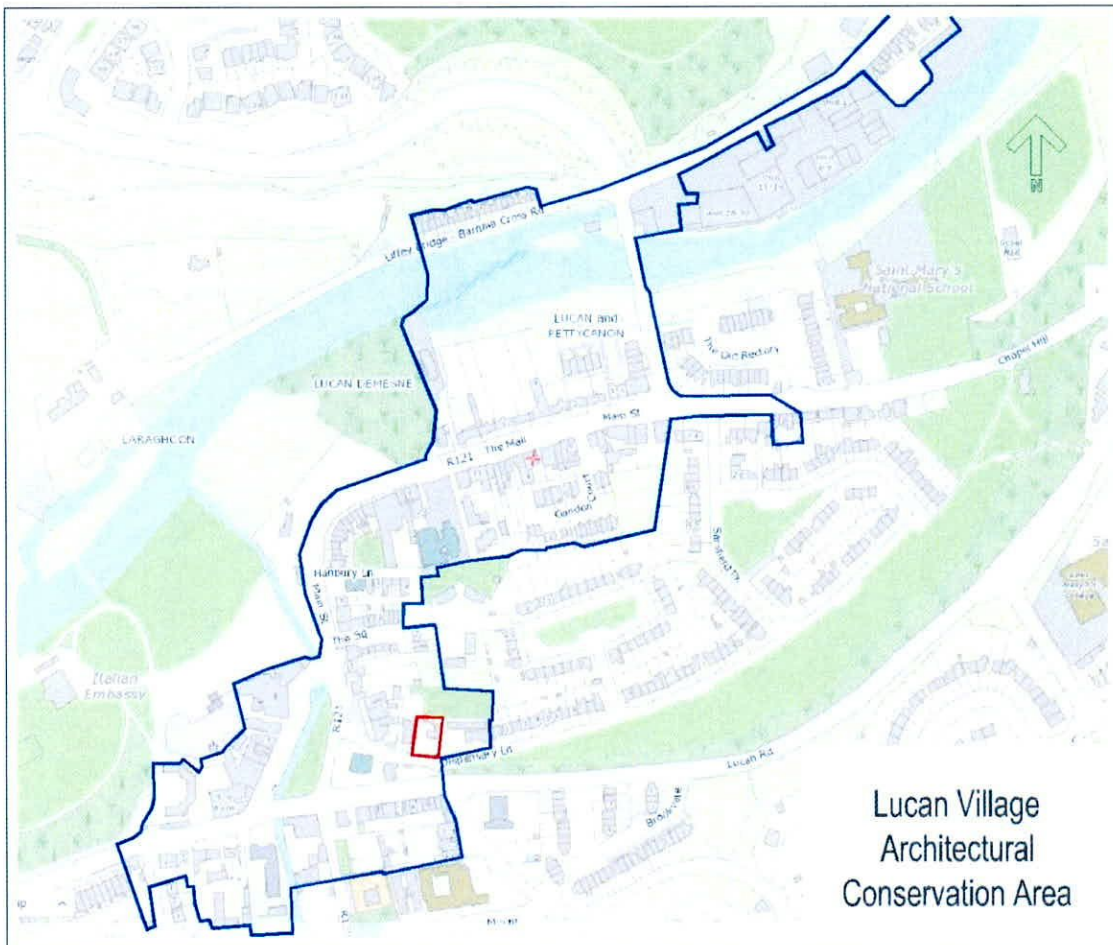
**Proposed Residential Development**

**At**

**'Hillview'**

**Dispensary Lane, Lucan, Co. Dublin**

**August 2022**



**Site location map** (site shown outlined in red)  
**(boundary of Lucan Village ACA outlined in Blue)**

**Introduction**

The site is a small rectangular site of approximately 569m<sup>2</sup> located in the Lucan Village Architectural Conservation Area. It is zoned VC (Village Centre land use zoning objective), “to protect, improve, and provide for future development of Village Centres”.

**Site Description**

The site fronts on to Dispensary Lane with access directly off the lane. It is bounded to the west by an ‘Eir’ telephone exchange, to the east by the HSE Lucan Health Centre, and to the rear by an open field. Dispensary lane is a cul-de-sac with bollards preventing traffic movements between the lane and Sarsfield Park. The lane provides vehicular access to the Methodist Church and associated dwelling, the parking area to the rear of the property known as Muintir na Tire, the telephone exchange, the site, the subject of this application known as

Hillview, and the Lucan Health Centre. There is pedestrian linkage, located opposite the boundary between the site and the Health Centre, between Dispensary Lane and Lucan Road by way of steps.

The site is quite discretely located and is actually most visible only from around the Lucan Road/Lucan-Newlands Road junction of Lucan Road which passes to the south of Dispensary Lane. From the Village Green the site is fully obscured by the two storey Muintir na Tire building, and the two storey building adjoining it. For this reason, the site context has more in common with context of the area of Lucan Road around the Lucan-Newlands Road junction, and the residential development of Sarsfield Park than the old Lucan Village centre and the Village Green area.

### **Local Context of Development Site**

As can be seen in the photomontages provided in response to Further Information Item 1(iv) it is only from Lucan Road that views of the proposed houses relate in any way to the Architectural Conservation Area of Lucan Village Centre and any protected structures. The site is very much on the periphery of the ACA and the proposed new development has very little visual impact.

### **Scale of New Development**

The proposed development has been revised to reduce the overall height and visual impact of the roof. The houses are similar in scale to the buildings in the immediate vicinity of the site, such as the residential building behind the Methodist Church, the Muintir na Tire building, and the more modern housing along Sarsfield Park.

### **Density of New Development**

The South Dublin County Council Development Plan 2016 – 2022 sets out the objectives for the proper planning and development of the area.

#### *H7 Objective 1:*

*To ensure that residential development contributes to the creation of sustainable communities in accordance with the requirements of the Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas, DEHLG (2009) (or any superseding document) including the urban design criteria as illustrated under the companion Urban Design Manual – A Best Practice Guide, DEHLG (2009).*

#### *H7 Objective 2:*

*To ensure that residential development provides an integrated and balanced approach to movement, place-making and streetscape design in accordance with the requirements of the Design Manual for Urban Roads and Streets, DTTAS and DEHLG (2013).*



*H8 Objective 1:*

*To ensure that the density of residential development makes efficient use of zoned lands and maximises the value of existing and planned infrastructure and services, including public transport, physical and social infrastructure, in accordance with the Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas, DEHLG (2009).*

*H8 Objective 2:*

*To consider higher residential densities at appropriate locations that are close to Town, District and Local Centres and high capacity public transport corridors in accordance with the Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas, DEHLG (2009).*

*H17 Objective 1:*

*To support residential consolidation and sustainable intensification at appropriate locations to encourage consultation with existing communities and other stakeholders.*

*H17 Objective 7:*

*To support and facilitate the replacement of existing dwellings with on or more replacement dwellings, subject to the protection of existing residential amenities and the preservation of the established character (including historic character and visual setting) of the area (see Section 9.1.4 Older Buildings, Estates and Streetscapes).*

These objectives formed the basis and starting point for considering the redevelopment of the site. Currently the site only provides a single dwelling unit which equates to approximately 17 dwellings per hectare. It is the state policy of SDCC to increase residential density where appropriate.

It is proposed to site three dwelling houses on the site. This equates to a site density of approximately 53 houses per hectare. The plot ratio for the proposed development is 0.7 (where the plot ratio is the ratio between the overall gross development area and the overall site area). The site coverage will be 33.5% (where site coverage is the ratio between the total area of the footprint of the houses and the overall site area).

While the land zoning use is given as VC in the development plan the overall area is designated as part of the Metropolitan Consolidation Town comprising Lucan, Clondalkin and Tallaght on the South Dublin County Core Strategy Map in the South Dublin County Council Development Plan 2016 – 2022. It is the stated policy of South Dublin County Council to promote higher residential densities at appropriate locations and to ensure that the density of residential development makes efficient use of zoned lands and maximises the value of existing. In this regard we contend that the development represents sustainable development and is the appropriate density for this site.

### **Layout of the New Development in relation to Local Context**

The three houses are grouped as a pair of semi-detached houses and a single detached house. This allows each house to have private access into their back gardens. As well as the amenity value that this provides to each house, it also allows bins to be stored in the private back gardens and easily taken to the front for lifting and emptying. Each house is set back from the

back of the pavement sufficiently far to allow for off-road parking in front of each house. Two parking spaces are provided. This is similar to the amount and style of parking being provided in new developments in Lucan such as the Shackleton estate.

### **Siting of New Development**

The photomontages show that there are two contrasting aspects to the site. Encountering the site on a journey from the Village Centre along Dispensary Lane as shown in the first sequence of photographs the context of the site is suburban, moving out into the suburbs or Lucan village, with the site sandwiched between the utilitarian telephone exchange and the social hub of the health centre, before extending into the residential estate of Sarsfield Park. The scale of the development, encountered from this direction is modest and contemporary and as the pedestrian stairway link to Lucan road is reached the neighbouring buildings are modern commercial buildings.

The final sequence of photographs show the site as it encountered on entering Lucan Village along Lucan Road. The site is very much part of the "suburban" landscape of the approach to the conservation area of the village centre proper. The backdrop to the site is the rear of Muintir na Tire and it's adjoining building and the site is distinctly peripheral to the village centre. The photomontage shows that the scale of the proposed scheme is sympathetic to the backdrop period buildings, while the contemporary design identifies it as a modern intervention but in keeping with the environs of the site.