

REQUEST FOR ADDITIONAL INFORMATION  
**ADAMSTOWN BOULEVARD**  
**PHASE 1**

MCCAULEY DAYE O'CONNELL ARCHITECTS



QUINTAIN

AUGUST 2022



Indicative CGI view of the Linear Park and Home Zone 1 at Adamstown Avenue



# INDEX

INTRODUCTION

0.0 SUMMARY OF RFI

1.0 RFI 2 - ACOUSTIC IMPACT

2.0 RFI 3.A - PASSIVE SURVEILLANCE

2.1 H3AA

2.2 H3DA

3.0 RFI 3.C - LANDMARK BUILDINGS

3.1 H3DA

3.2 H4HA

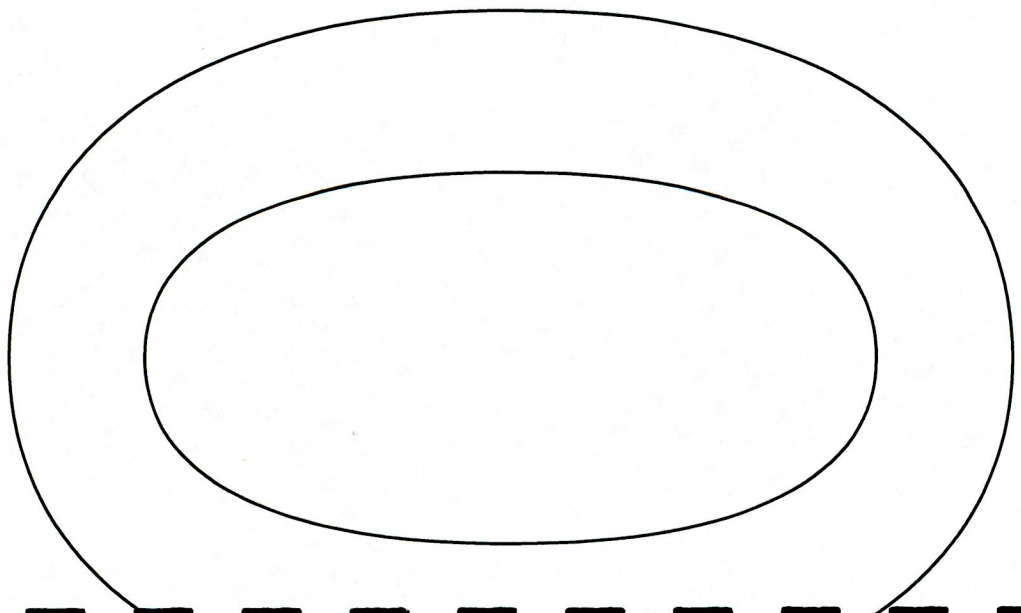
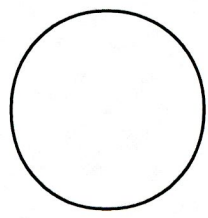
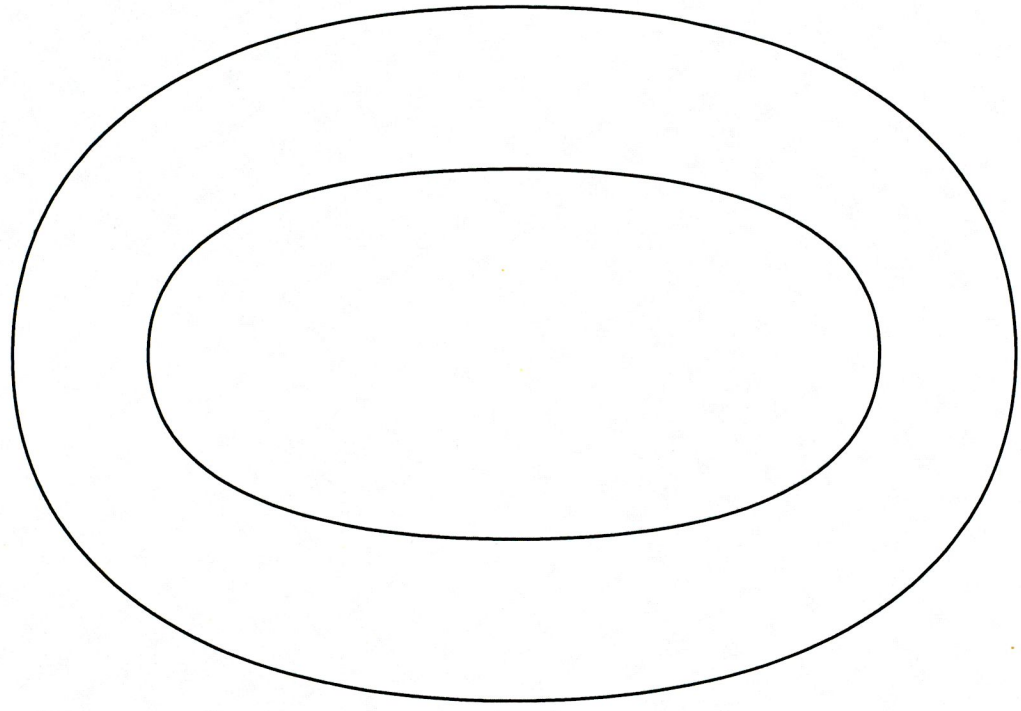
3.3 H4HAF

3.4 H4BCF3

4.0 RFI 5 - EIAR

PLANNING COUNTER  
2 - SEP 2022  
RECEIVED





# SUMMARY OF RFI



# 0.1 SUMMARY OF RFI

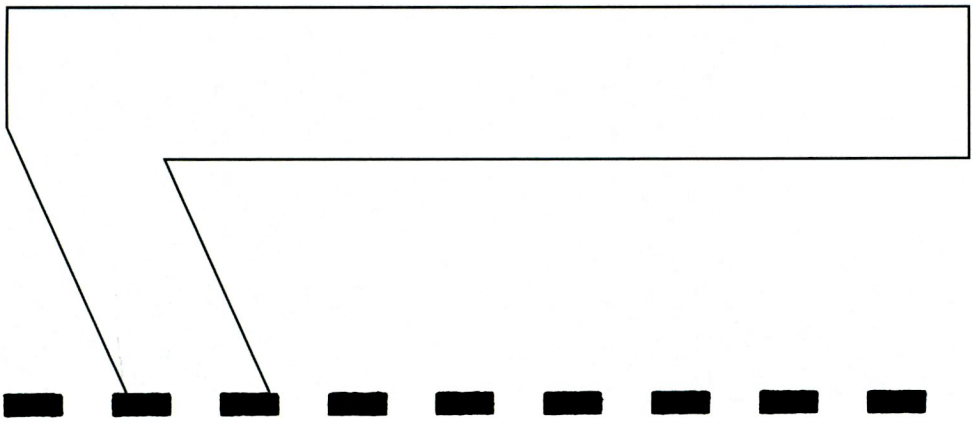
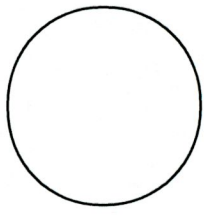
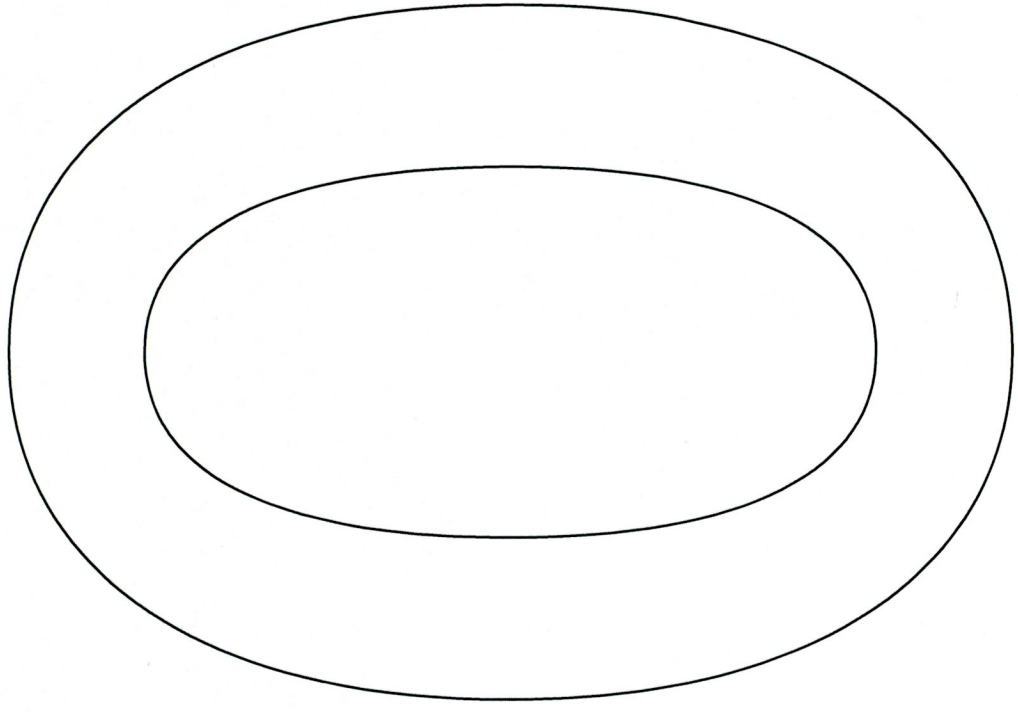
Planning Ref: SDZ22A/0007  
Application Date: 06-05-2022

## Items addressed in this document

1. The applicant is requested to provide:
  - a. A revised layout of not less than 1:200 showing a turning area at the end of Homezones adjacent to the linear park, or an autotrack showing vehicle manoeuvres to allow safe turning.
  - b. A revised layout of not less than 1:200 showing the road layout for the vehicle access at the northern end with Adamstown Way.
2. The Environmental Health Department request the application to submit a Traffic Noise Impact Assessment to include:
  1. An acoustic assessment must be undertaken by a suitably qualified acoustic consultant describing and assessing the potential noise impact of the nearby railway line on the propose development. The investigation must include, but not be necessarily limited to, the following:
    - (a) The identification and cumulative assessment of all sources of traffic noise on the proposed development.
    - (b) An assessment of the existing background (LA90,15 min) and ambient (LAeq,15 Min) acoustic environment at the receiver locations representative of the time periods that any noise impacts may occur.
    - (c) Distances between the proposed development and the nearest noise sources (i.e. traffic noise) and the predicted level of noise (L<sub>Aeq</sub>, 15min) from these noise sources when assessed at the boundary of the proposed development.
    - (e) A statement outlining recommended acoustic control measures that should be incorporated into the design and construction of the proposed houses and/or site to ensure the use will not create adverse noise impacts on the occupiers. This should include parameters for walls,

- glazing, doors and ventilation for the proposed development
3. a. The applicant is requested to increase openings on the following end of terrace dwellings to increase passive surveillance:
  - H3AA
  - H3DA
- b. The applicant is requested to provide revised boundary treatment details / landscaping details for the boundary of the properties close to the hedgerow to the west.
- c. The applicant is requested to provide further details of each landmark structure, excluding the structure contained within the apartment complex. In this regard, the applicant should demonstrate that each building would be of significant design quality, so that they are clearly discernible from adjacent buildings.
4. The NTA has requested that the temporary park and ride on the subject site be retained until such times as a permanent park and ride is available. The applicant is requested to provide a response to the concerns raised by the NTA in this regard.
5. Having regard to the nature and scale of the proposed development and pursuant to Schedule 5 of the Planning and Development Regulations 2001 (as amended), the Planning Authority is not satisfied from the information submitted that the proposal is not a class of development for which a mandatory Environmental Impact Assessment Report is required. The application form states that the site area is 10.14ha. Under Schedule 5, Part 2 (10) (iv) Urban development which would involve an area greater than 2 hectares in the case of a business district, 10 hectares in the case of other parts of a built-up area and 20 hectares elsewhere.  
The applicant is requested to address the requirement for EIAR.
6. While it is noted that the applicant has indicated that the proposed public open space provision would significantly exceed the minimum quantum required by the Planning Scheme, for this title, concerns are maintained that areas to the south (adjacent to Station Road) and to the west of the site (areas which contain the existing hedge row) may not be usable public open space. The applicant is therefore requested to provide further information in relation to the usability of these spaces.





# RFI 2 ACOUSTIC IMPACT



AN ACOUSTIC ASSESSMENT MUST BE UNDERTAKEN BY A SUITABLY QUALIFIED  
ACOUSTIC CONSULTANT DESCRIBING AND ASSESSING THE POTENTIAL NOISE IMPACT OF  
THE NEARBY RAILWAY LINE ON THE PROPOSED DEVELOPMENT



# 1.1 RFI 2

## ACOUSTIC IMPACT - ASSESSMENT



Noise mapping

- Acoustics have been engaged to provide an Acoustic Design Statement in response to the request raised by the Environmental Health Department.
- Acoustics have carried out an assessment and assessed the noise impact of the nearby railway line and other sources of noise. To summarise their findings -
  - Road traffic and rail noise are the two dominant noise sources
  - Railway line runs east - to - west along the southern boundary of the site. Levels range from 55-64dB day and 45-54dB night

- South facing houses along Station Rd are most exposed, however do not exceed the SDCC threshold for undesirable high sound levels 70dB day and 55dB night

### Recommendations:

- To reduce noise exposure in private gardens, a 2.4m solid brick wall has been recommended, in specific locations
  - Enhanced glazing build up has been recommended for dwellings facing the railway line (Station Rd).
- The proposed windows will achieve the recommended value of min 41dB.

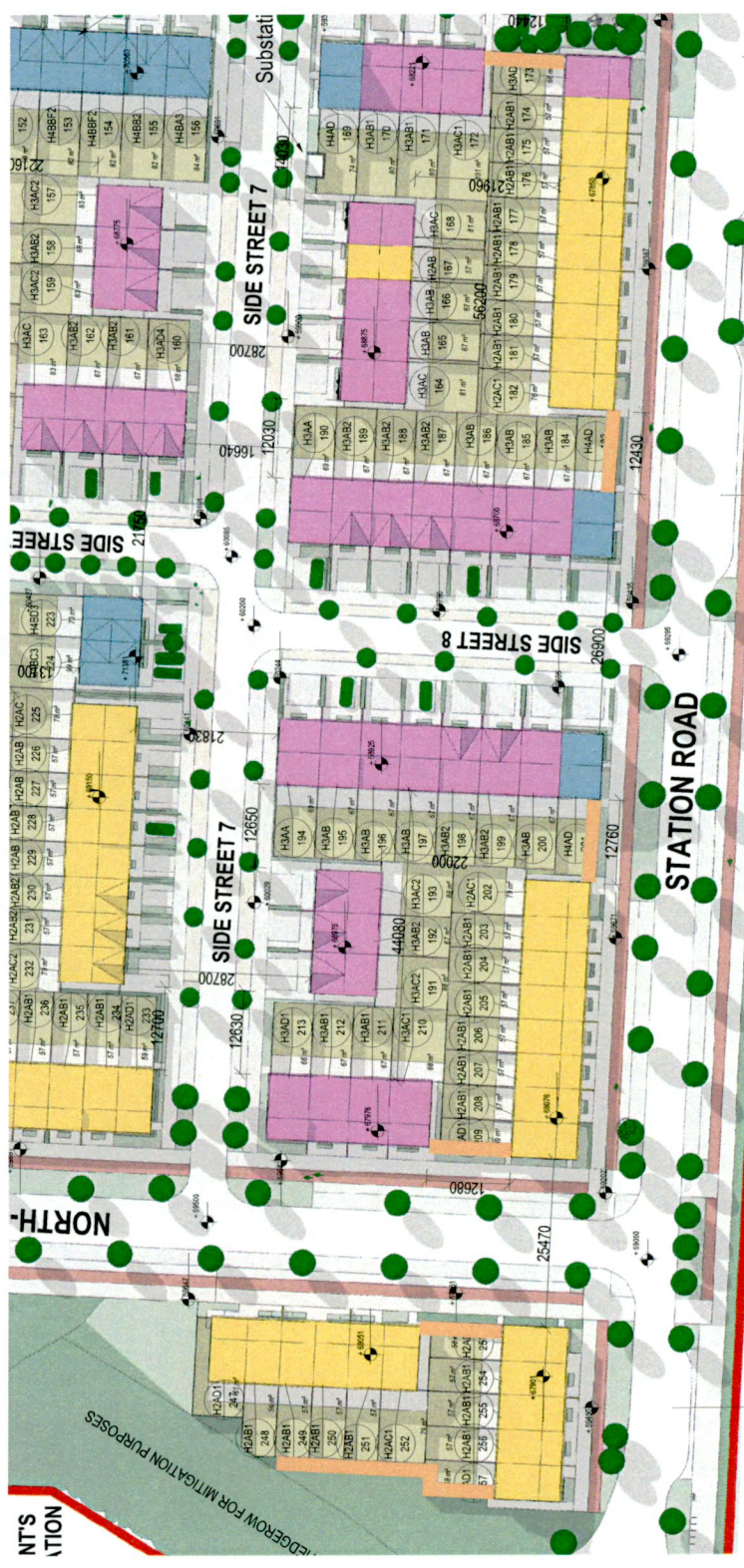
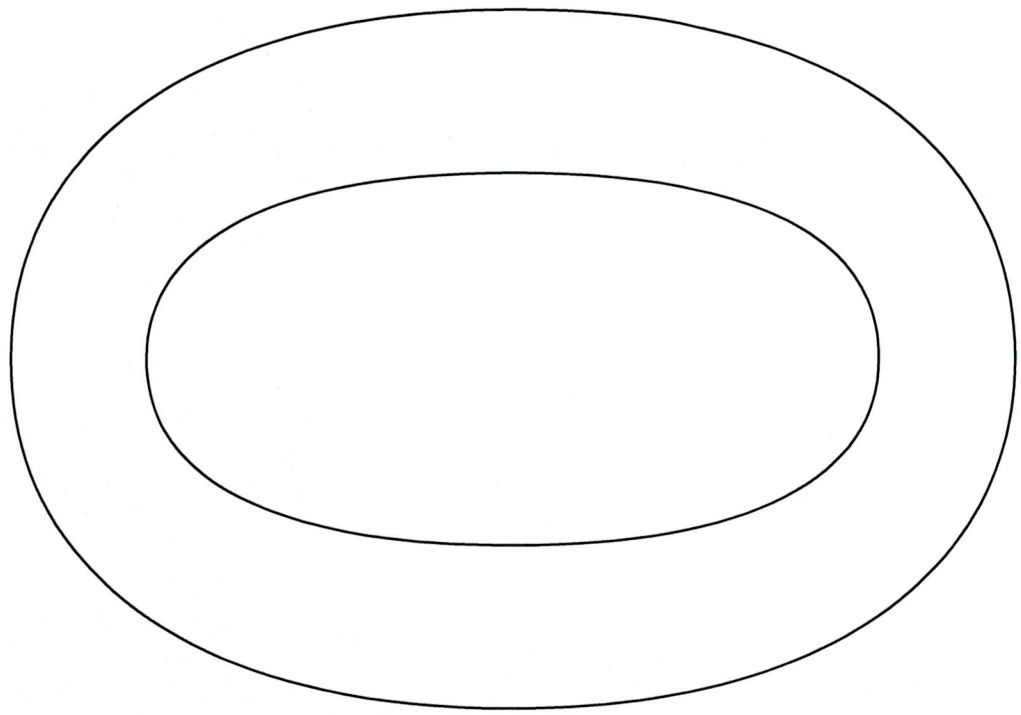


Figure 6-1 Location of recommended block wall (noise barrier) to rear gardens near the railway line

2.4 m high masonry wall





**RFI 3.A**  
**PASSIVE SURVEILLANCE**



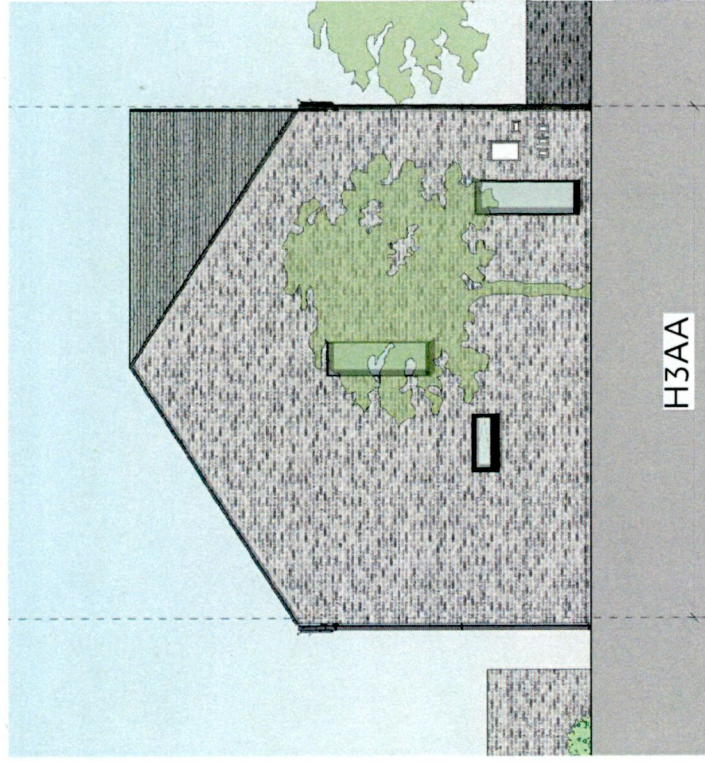
**2.0 RFI 3.A**

**THE APPLICANT IS REQUESTED TO INCREASE OPENINGS ON THE FOLLOWING END OF TERRACE DWELLINGS TO  
INCREASE PASSIVE SURVEILLANCE; H3AA & H3DA**



# 2.1 RFI 3.A H3AA - AS SUBMITTED

Plans & Elevations

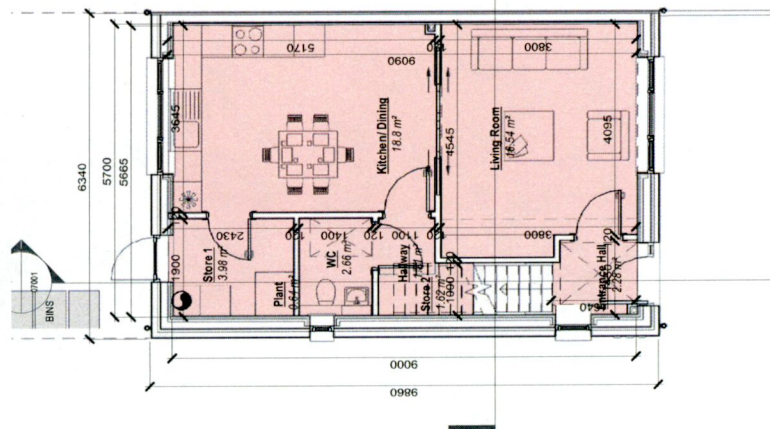


Indicative CGI

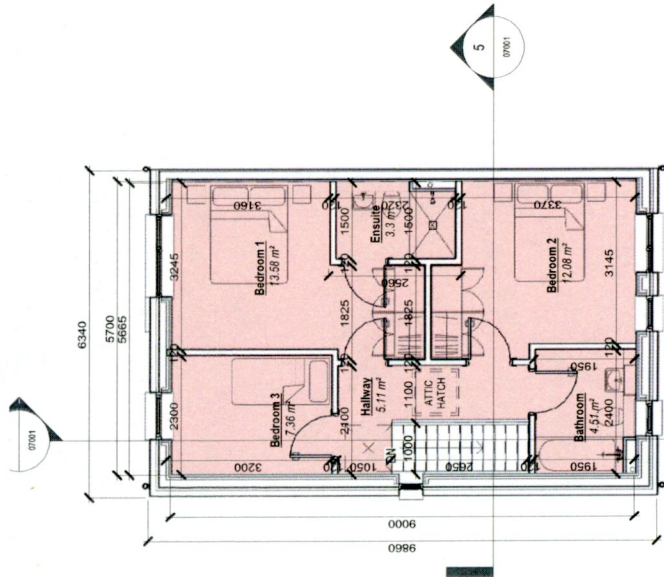


The applicant was requested to increase openings to provide passive surveillance on House Type H3AA.

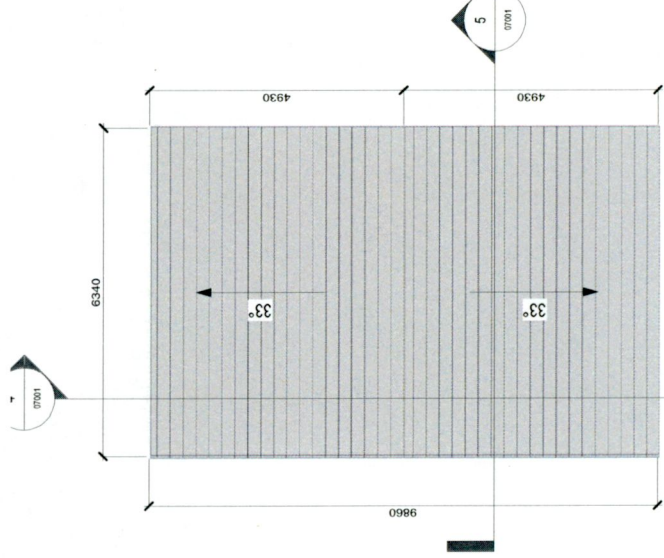
The drawings and indicative CGIs to the left show the design as submitted.



1 Level 00  
Scale: 1 : 100



2 Level 01  
Scale: 1 : 100

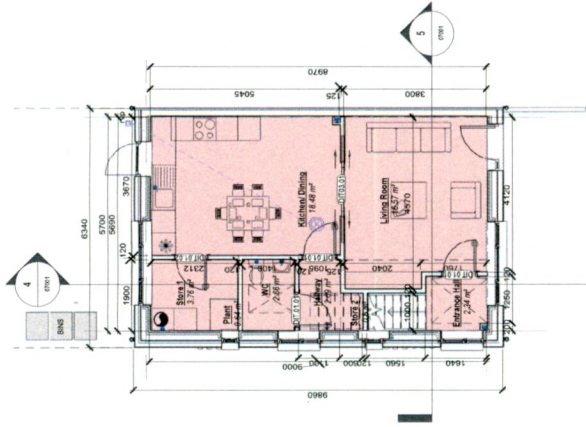


3 Roof Level  
Scale: 1 : 100

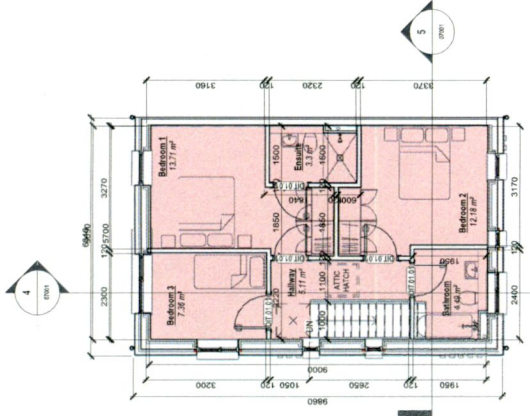


# 2.1 RFI 3.A H3AA - PROPOSAL

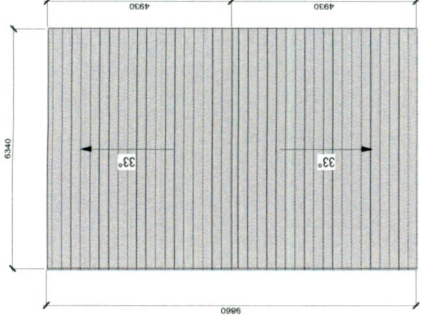
To increase passive surveillance, the proposal is to mirror the floor plan on Level 0 and Level 1. This will increase the extent of windows on the side elevation.



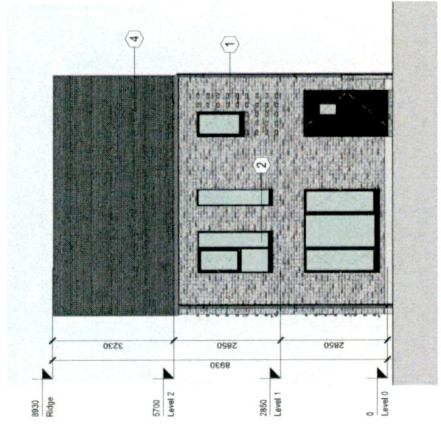
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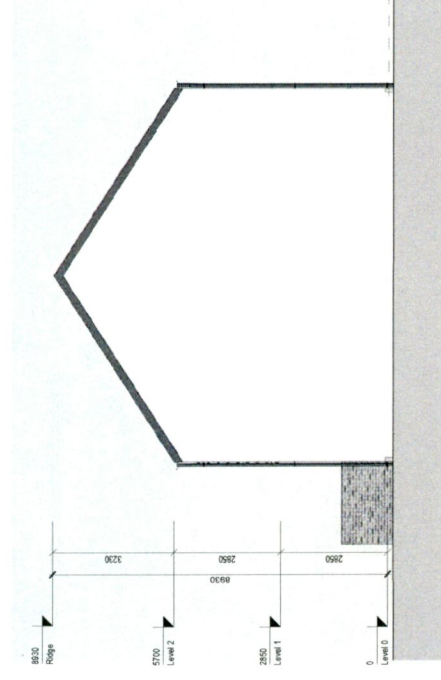
2 Level 01  
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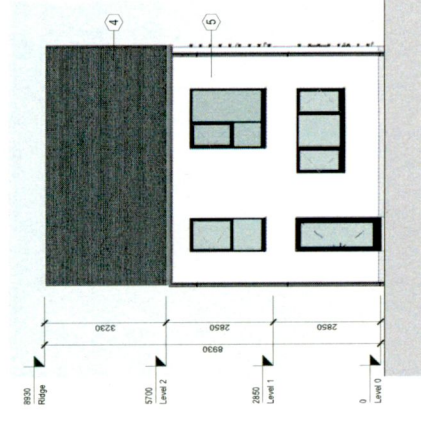
3 Roof Level  
Scale: 1:700



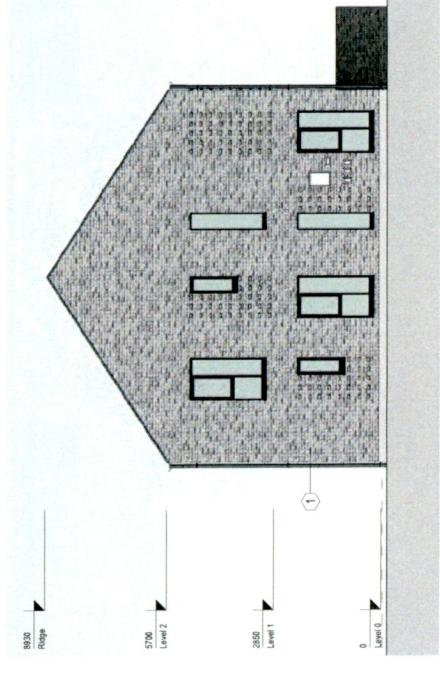
6 Front Elevation  
Scale: 1:100



8 Side Elevation A (sides onto another house type)  
Scale: 1:100



7 Rear Elevation  
Scale: 1:100



9 Side Elevation B  
Scale: 1:100

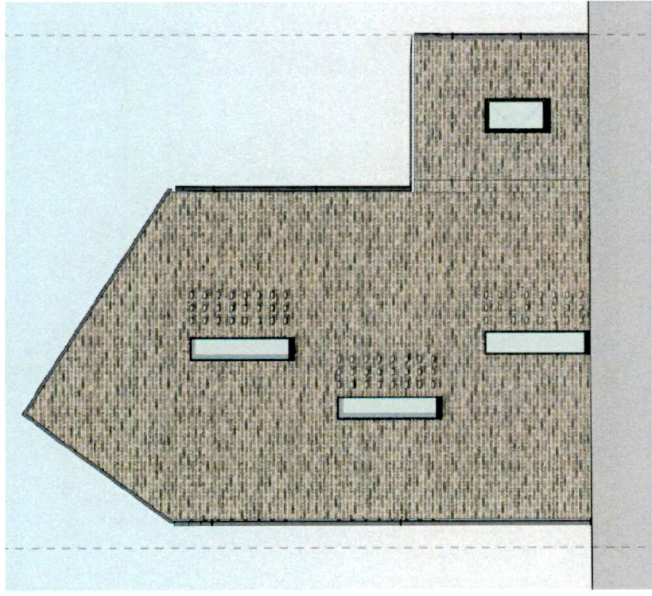
Indicative CGI



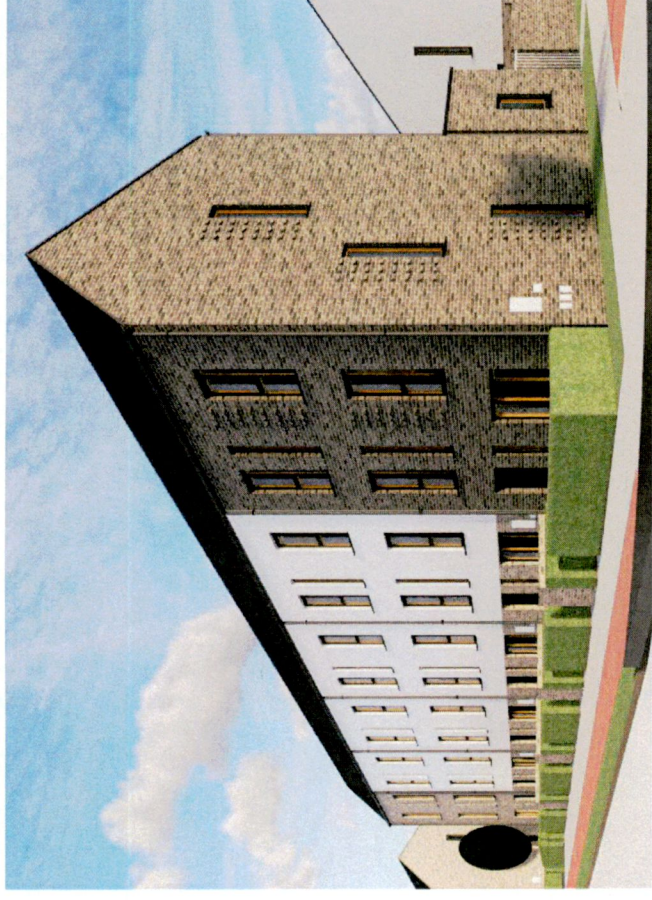


# 2.2 RFI 3.A H3DA - AS SUBMITTED

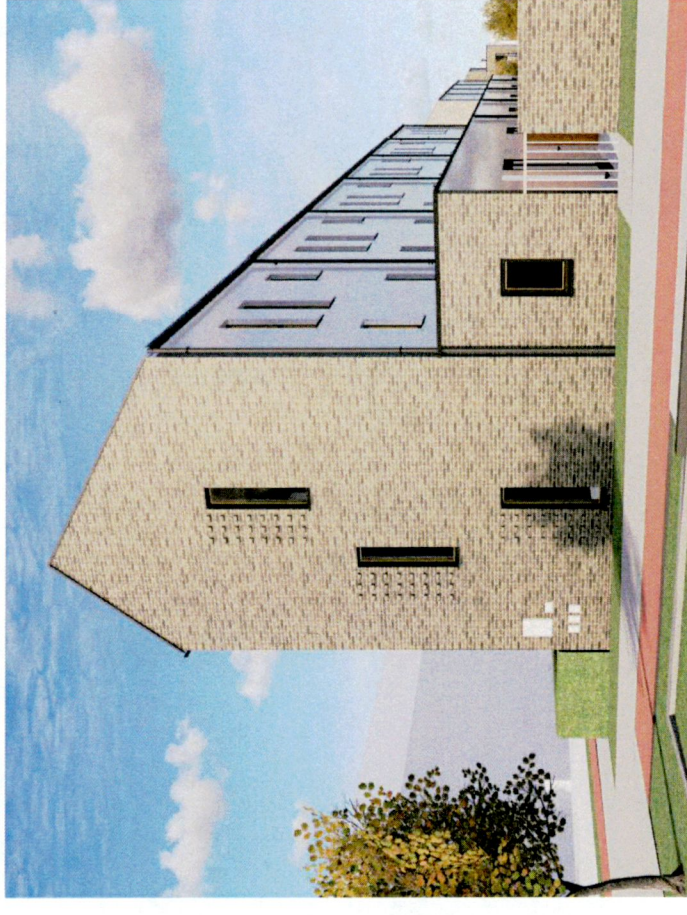
Plans & Elevations



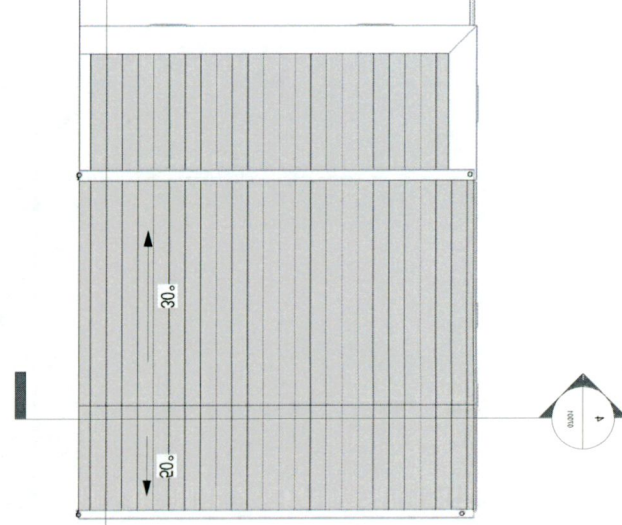
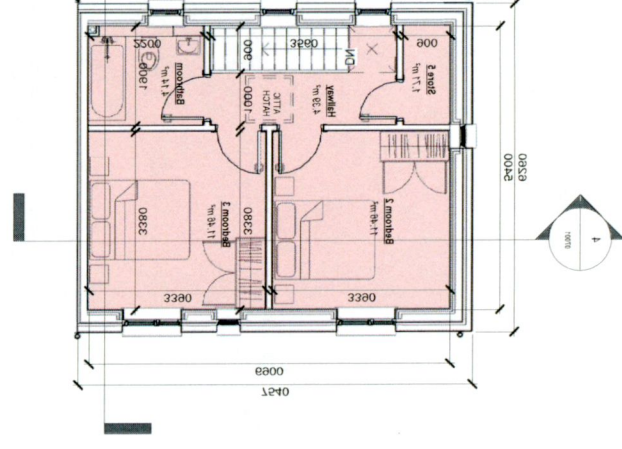
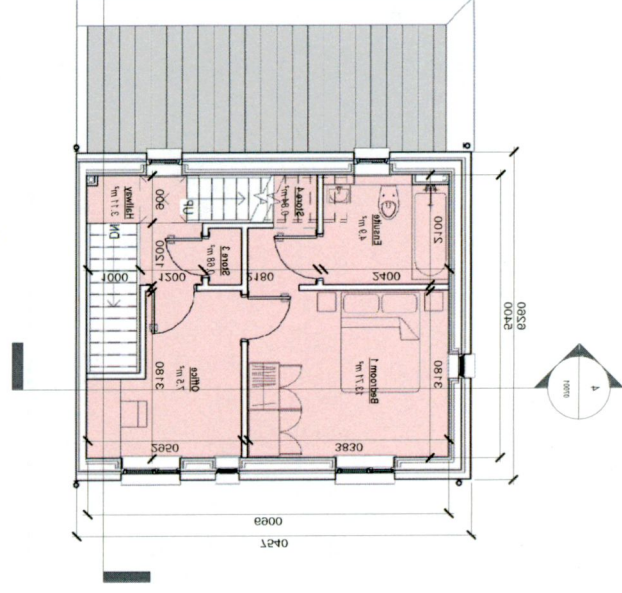
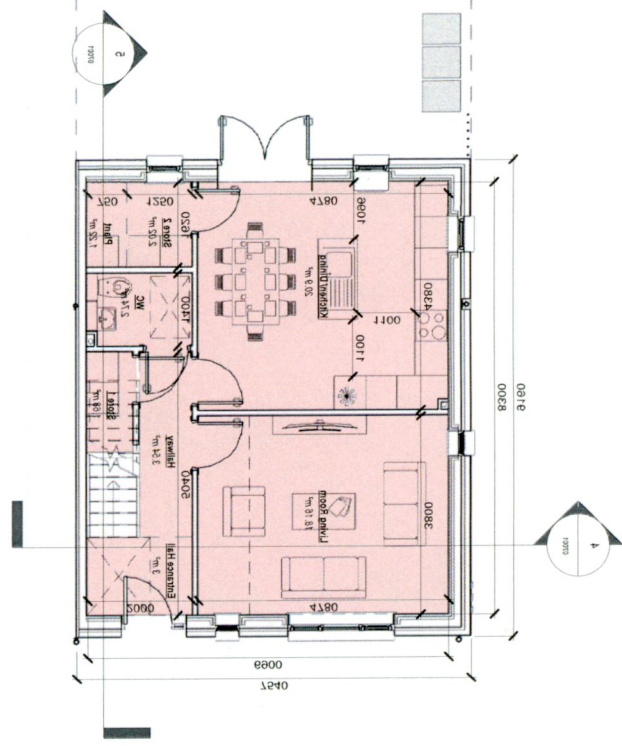
Indicative CGI



Indicative CGI



The applicant was requested to increase openings to provide passive surveillance on House Type H3DA. The drawings to the left show the plans and elevations of what was submitted. Also shown are indicative CGIs.





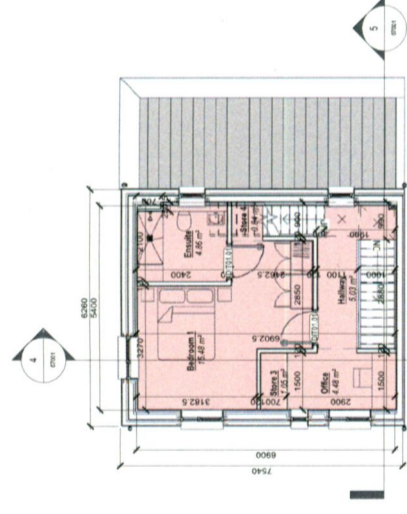
## 2.2 RFI 3.A H3DA - PROPOSAL

To improve passive surveillance, we propose to increase the extent of windows on the side elevation, therefore increasing passive surveillance onto the street.

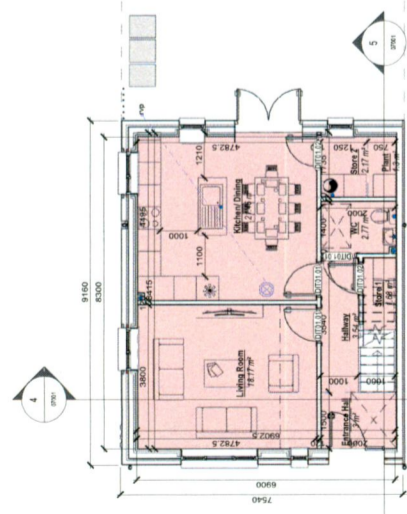
Indicative CGI



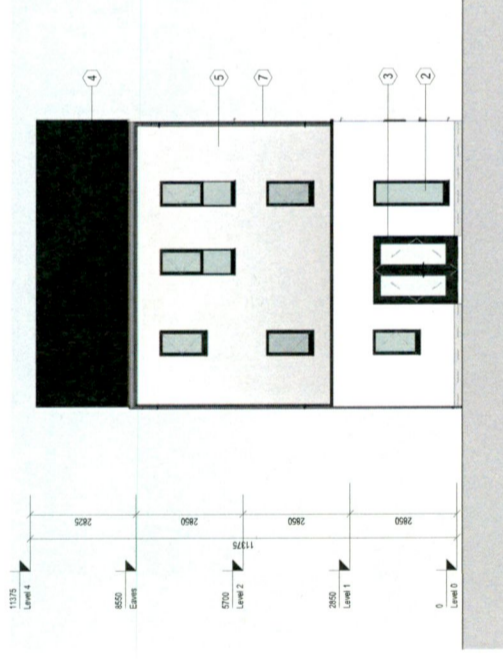
Indicative CGI



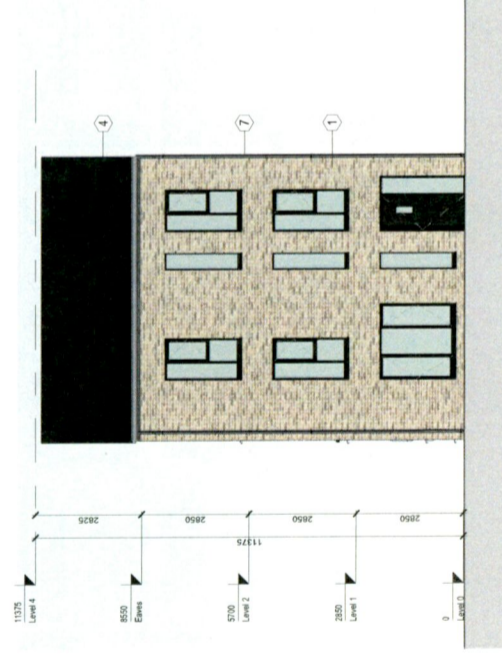
② Level 01  
Scale: 1:100



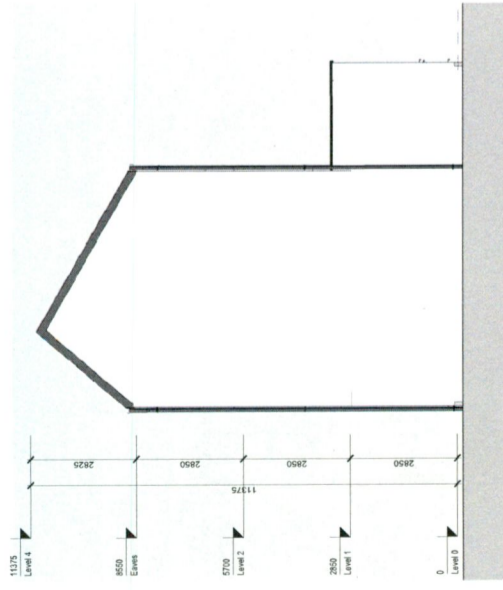
① Level 00  
Scale: 1:100



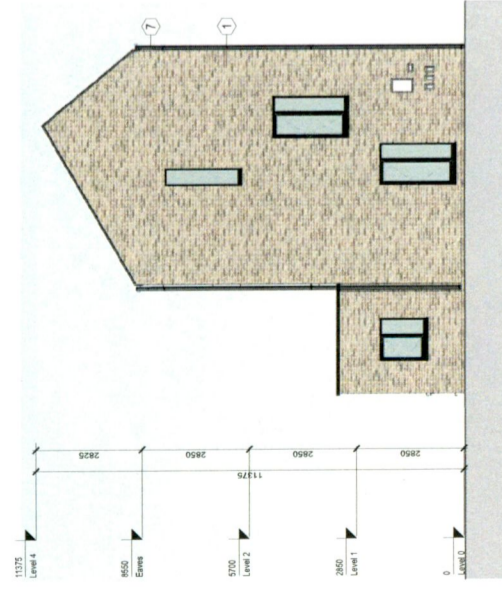
⑧ Rear  
Scale: 1:100



⑨ Front Elevation  
Scale: 1:100

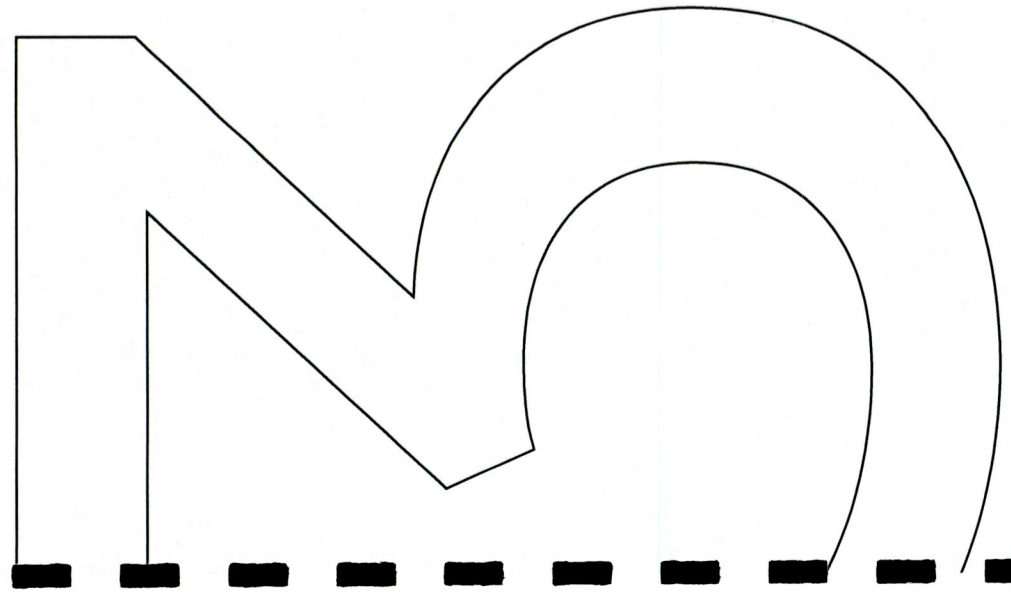
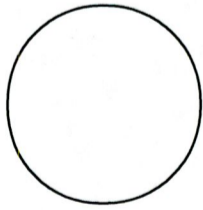
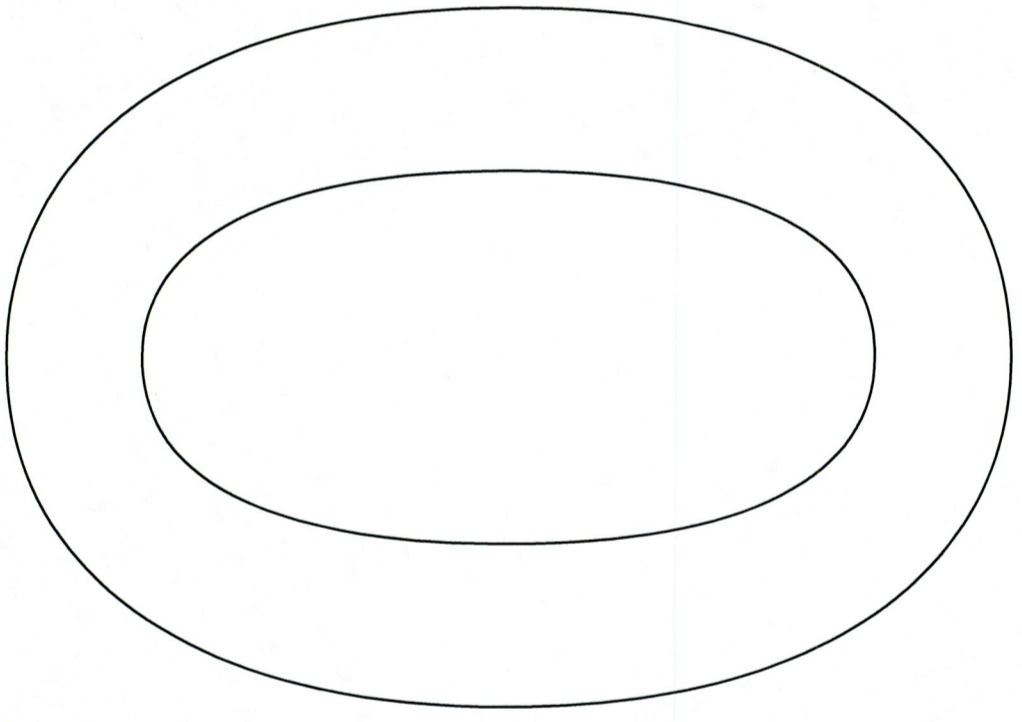


⑥ Side Elevation A (sides onto another house type)  
Scale: 1:100



⑦ Side Elevation B  
Scale: 1:100





**RFI 3.C**  
**LANDMARK BUILDINGS**



**3.0 RFI 3.C**  
**LANDMARK BUILDINGS**

THE APPLICANT IS REQUESTED TO PROVIDE FURTHER DETAILS OF EACH LANDMARK STRUCTURE, EXCLUDING THE STRUCTURE CONTAINED WITHIN THE APARTMENT COMPLEX. IN THIS REGARD, THE APPLICANT SHOULD DEMONSTRATE THAT EACH BUILDING WOULD BE OF SIGNIFICANT DESIGN QUALITY, SO THAT THEY ARE CLEARLY DISCERNIBLE FROM ADJACENT BUILDINGS.

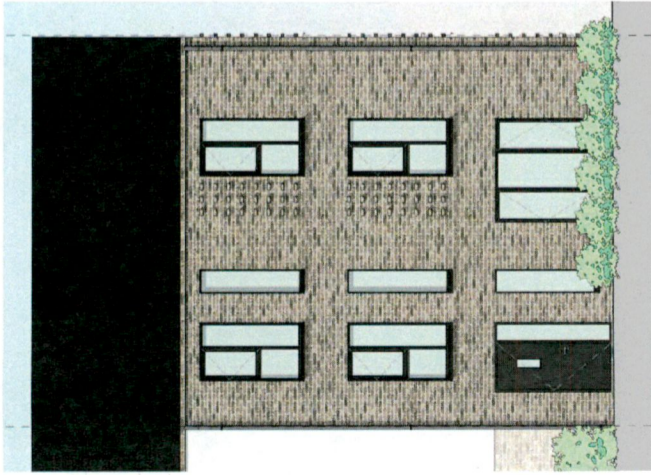


### 3.1 RFI 3.C

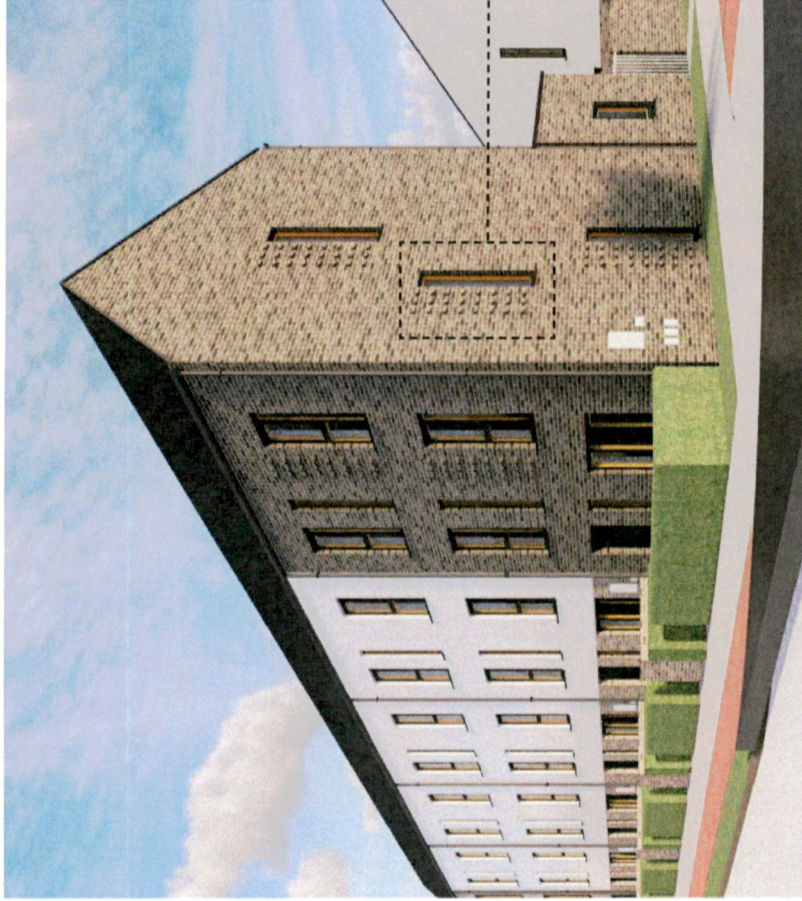
## H3DA - AS SUBMITTED

RENAMED TO H3DD - NEW UNIT TYPE

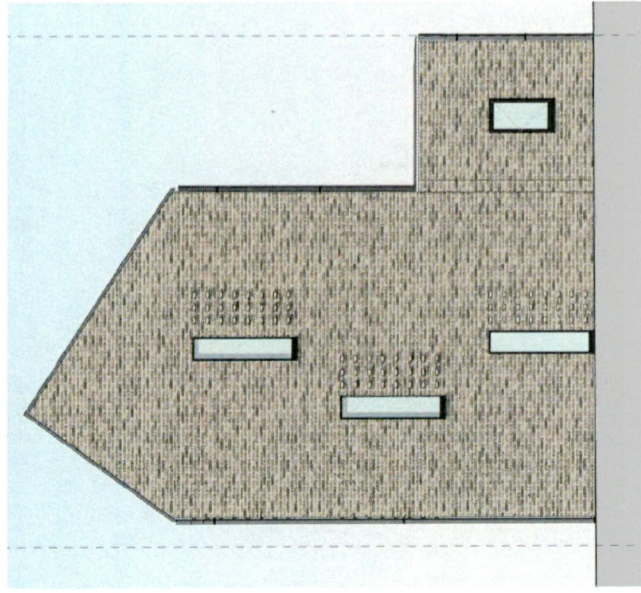
Front Elevation



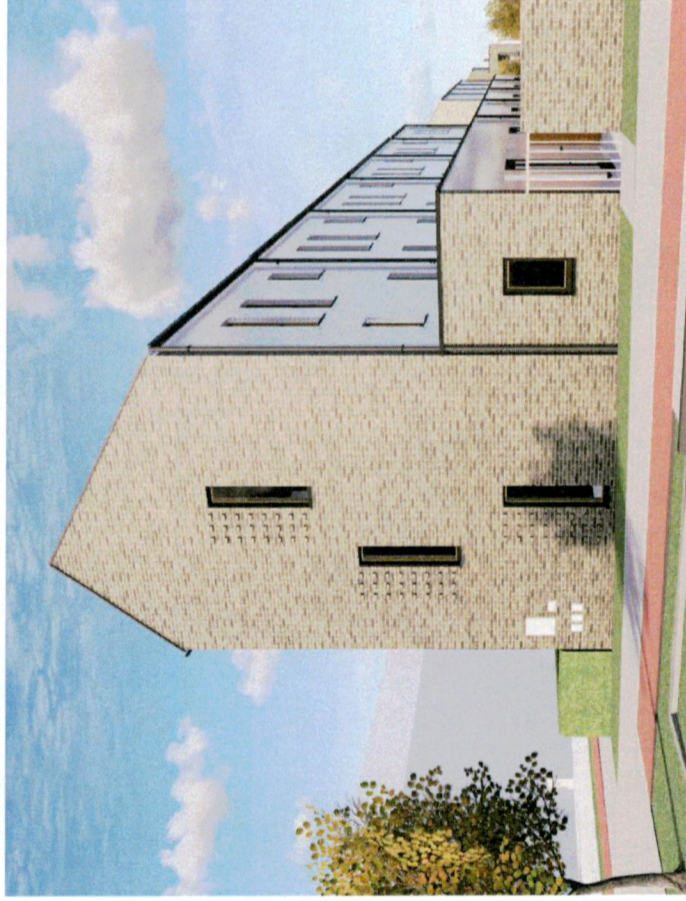
Indicative CGI



Side Elevation



Indicative CGI

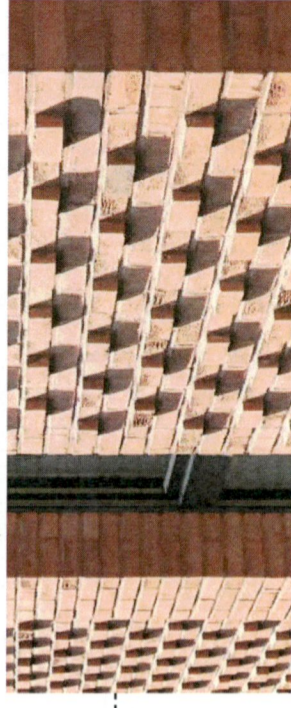


SDCC have requested further details of each landmark to demonstrate their significant design quality and discernibility from adjacent buildings.

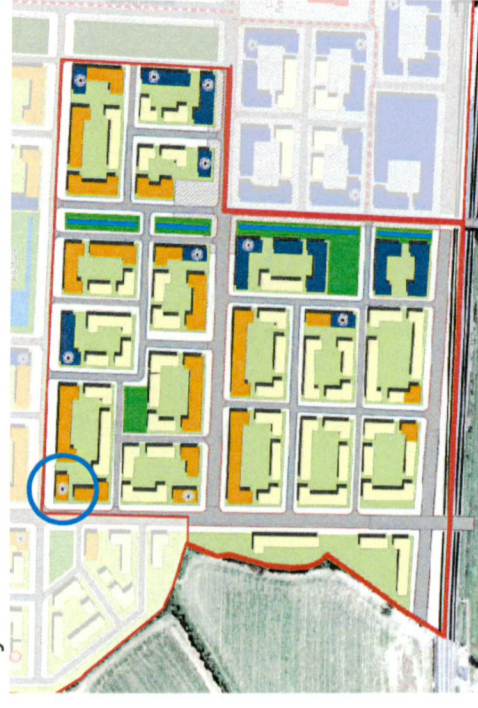
The drawings and indicative CGI to the left show what was submitted. The key plan below shows its location within the development site.

The as submitted proposal for this landmark used the following devices to create a landmark;

- brick detailing to exposed gables
- alternative brick colour to clearly differentiate from the adjacent buildings.



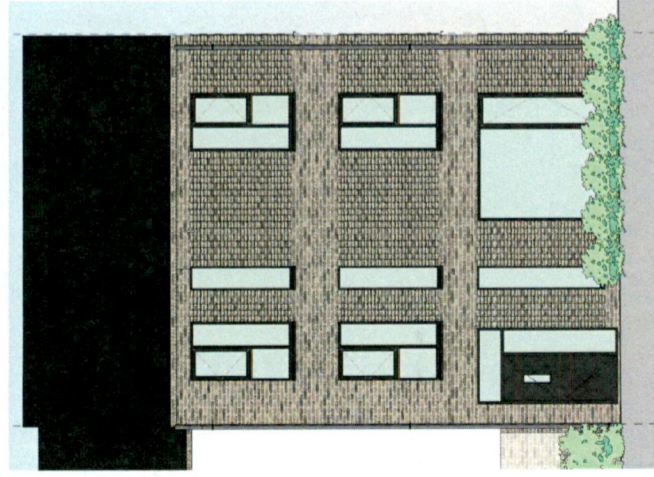
Key Plan - SDZ





# 3.1 RFI 3.C H3DD - PROPOSAL

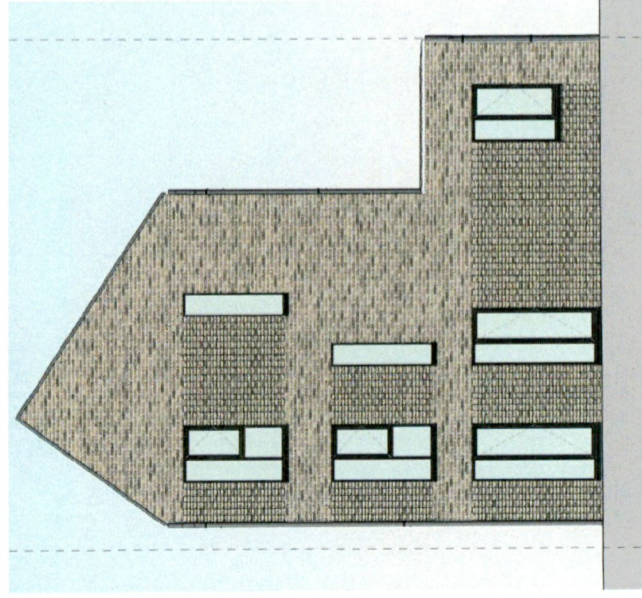
Front Elevation



Indicative CGI



Side Elevation



Indicative CGI



- In order to further emphasise the landmark features, we have;
- increased brick detailing extent to exposed gables
  - increased the height of the building by increasing the ground floor to ceiling height including windows and door.
  - maintained alternative brick colour to clearly differentiate from the adjacent buildings.
  - increased window extent as a consequence of the passive surveillance RFI query

Precedent



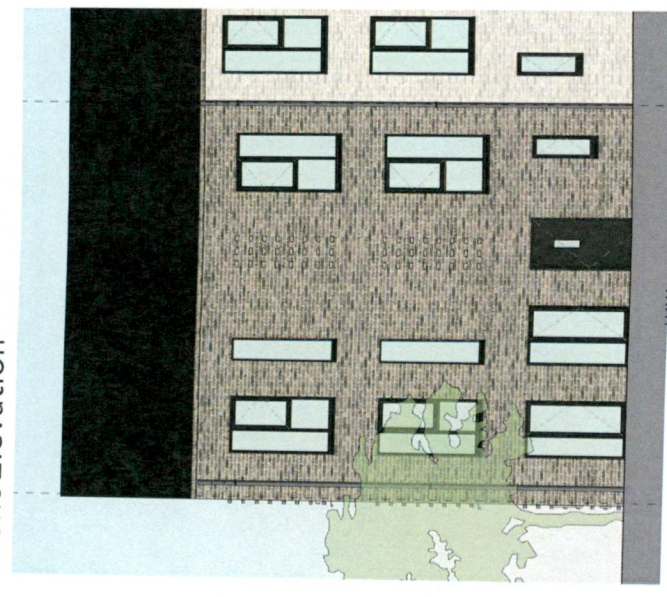
Key Plan - SDZ



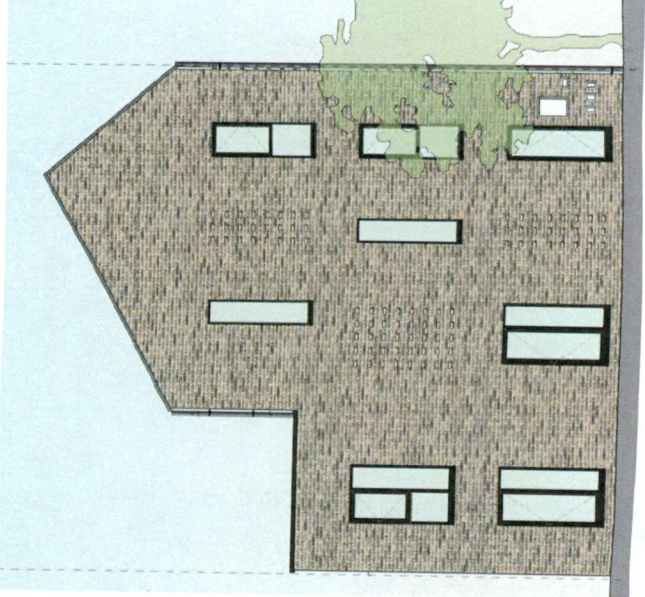


# 3.2 RFI 3.C

## H4HA - AS SUBMITTED



Front Elevation



Side Elevation



Indicative CGI

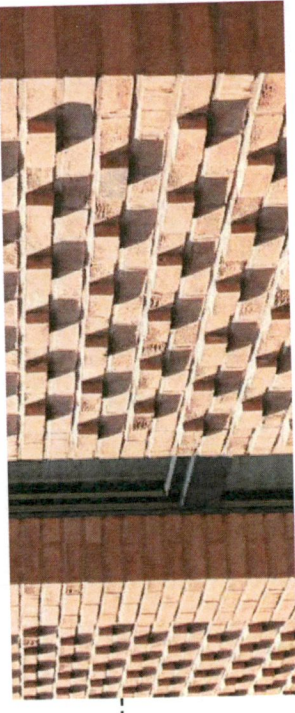


Indicative CGI

SDCC have requested further details of each landmark to demonstrate their significant design quality and discernibility from adjacent buildings.

The drawings and indicative CGI to the left show what was submitted. The key plan below show its location within the development site.

- The as submitted proposal for this landmark used the following devices to create a landmark;
- brick detailing to exposed gables
  - alternative brick colour to clearly differentiate from the adjacent buildings.



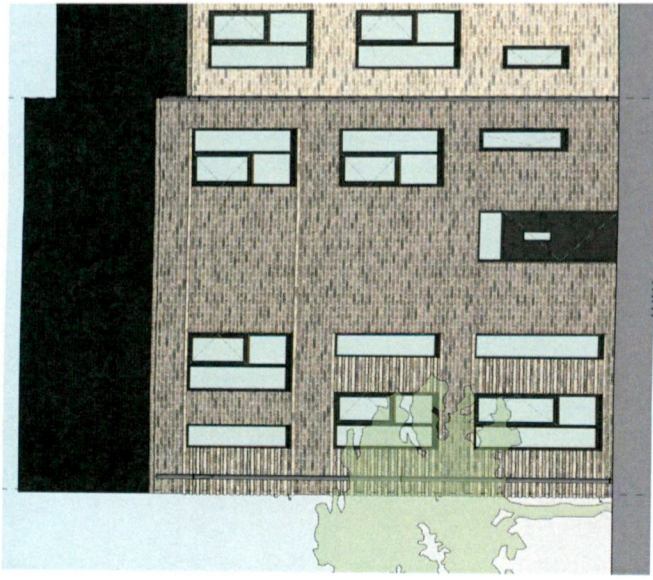
Key Plan - SDZ



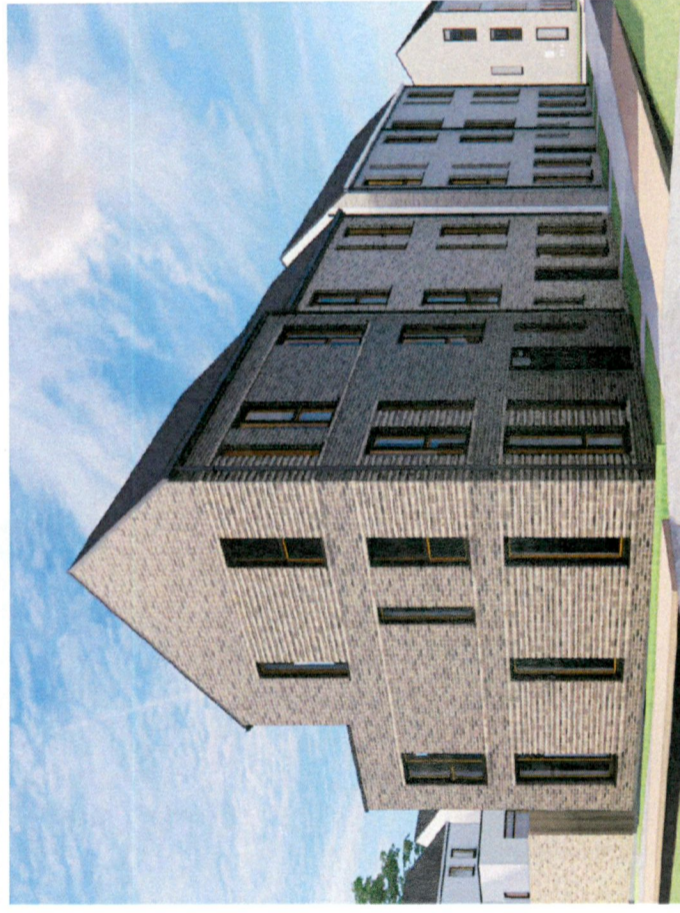
### 3.2 RFI 3.C H4HA - PROPOSAL

- In order to further emphasise the landmark features, we have;
- alternative brick detailing extent to exposed gables that turn the corner
  - increased the height of the building by increasing the ground floor to ceiling height including windows and door.
  - maintained alternative brick colour to clearly differentiate from the adjacent buildings.

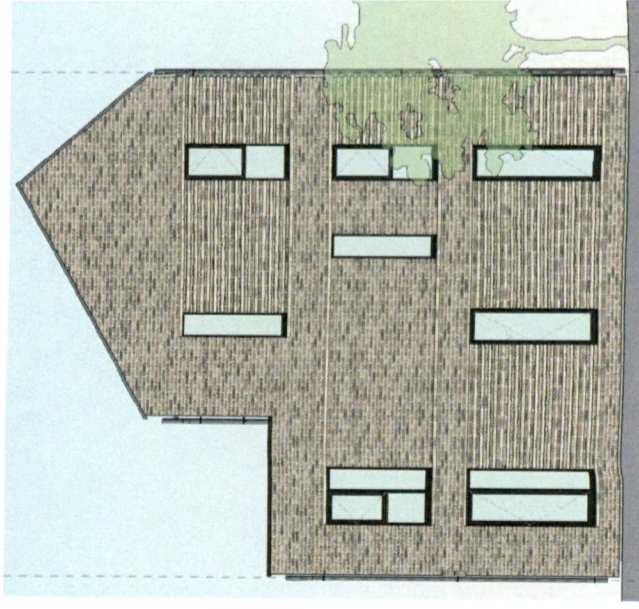
Front Elevation



Indicative CGI



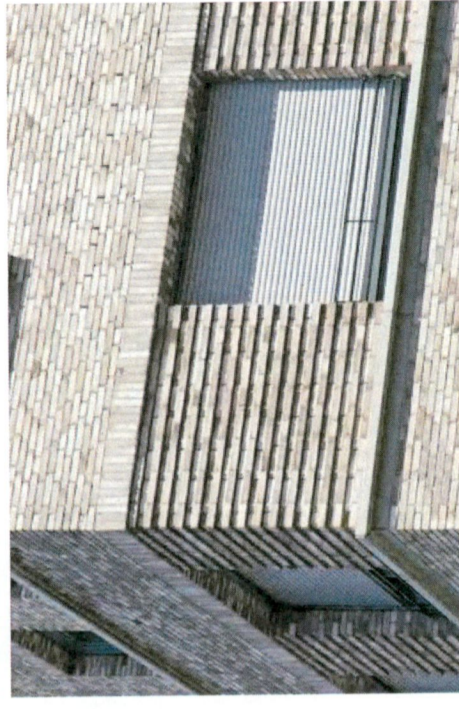
Side Elevation



Indicative CGI



Precedent



Key Plan - SDZ





### 3.3 RFI 3.C H4HAF - AS SUBMITTED

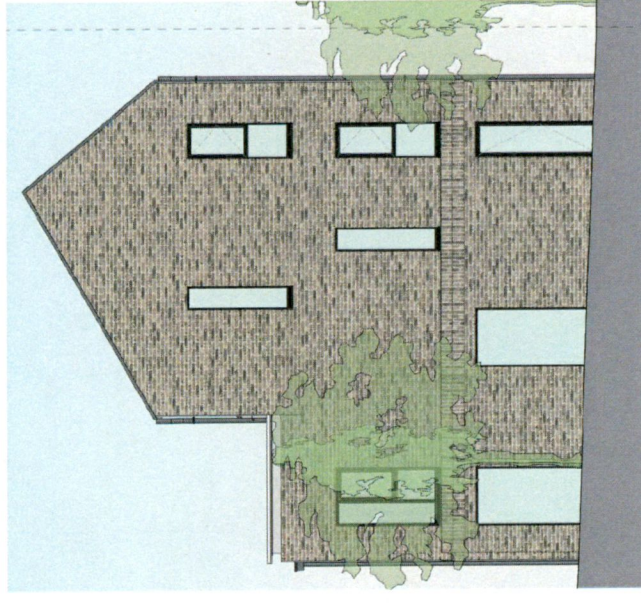
Front Elevation



Indicative CGI



Side Elevation



Soldier course



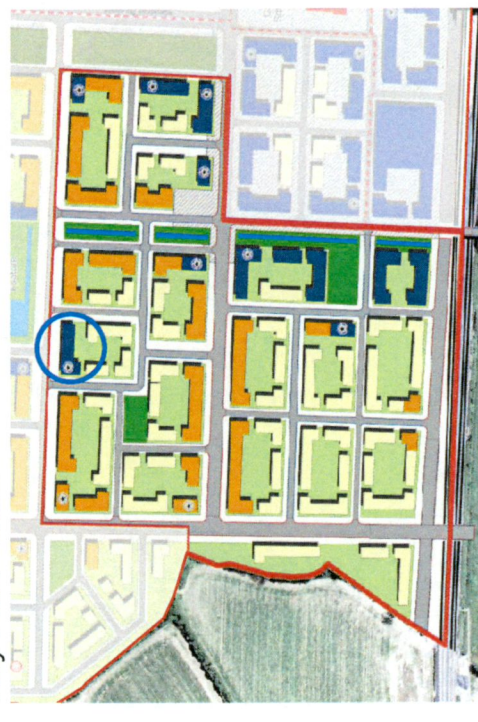
SDCC have requested further details of each landmark to demonstrate their significant design quality and discernibility from adjacent buildings.

The drawings and indicative CGI to the left show what was submitted. The key plan below show its location within the development site.

The as submitted proposal for this landmark used the following devices to create a landmark;

- the entire terrace, which are flexible units, are treated with an alternative brick colour to clearly differentiate from the adjacent terraces along Adamstown Way and the Linear Park.
- the neighbouring building is lower in order to emphasize its landmark's importance
- soldier course brick detailing to exposed gables (see image below)

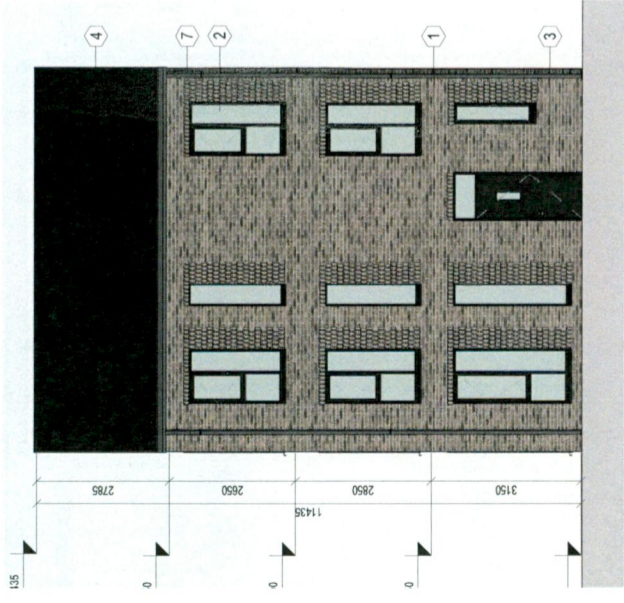
Key Plan - SDZ





# 3.3 RFI 3.C H4HAF - PROPOSAL

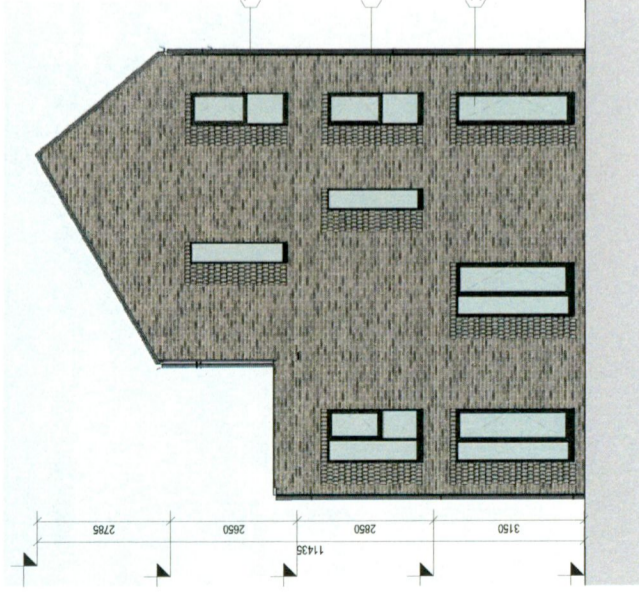
Front Elevation



Indicative CGI



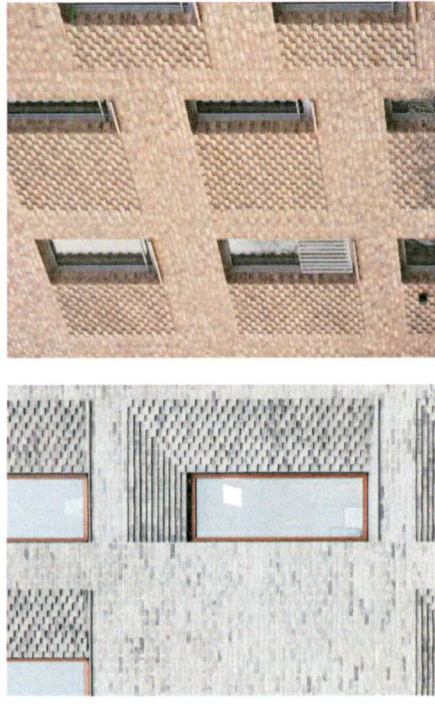
Side Elevation



Indicative CGI

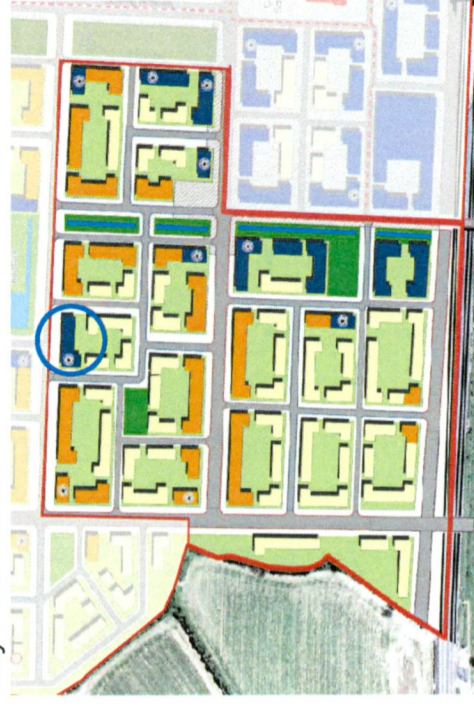


Precedent



- In order to further emphasise the landmark features, we have;
- added brick detailing to all windows to exposed gables
  - maintained the increased height of the building to help contrast with adjacent building

Key Plan - SDZ

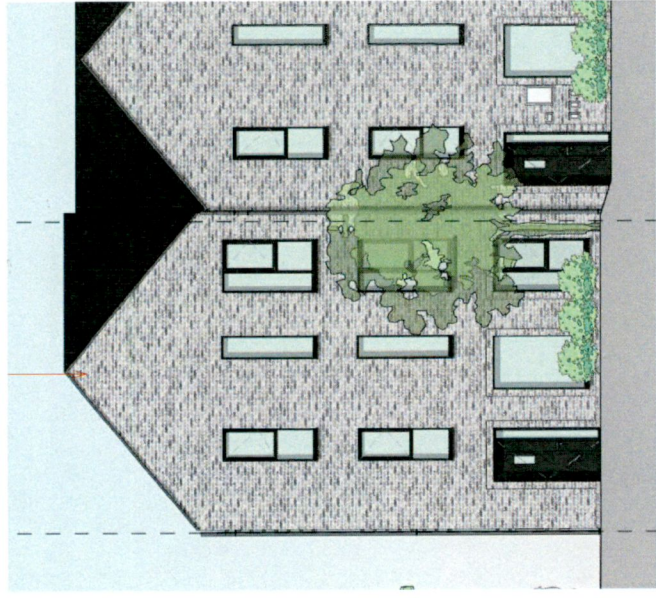




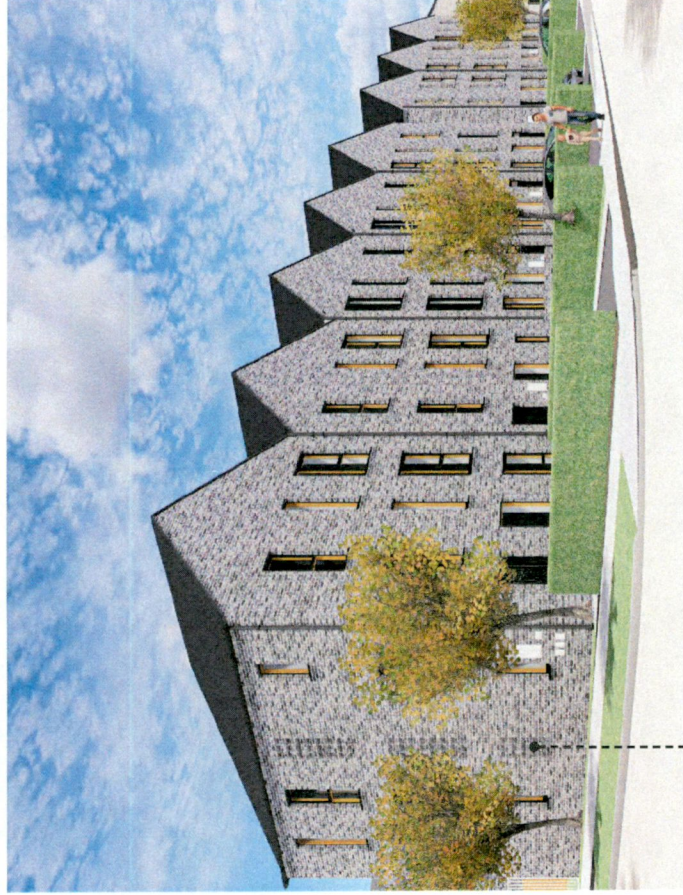
# 3.4 RFI 3.C

## H4BCF3 - AS SUBMITTED

Front Elevation



Indicative CGI



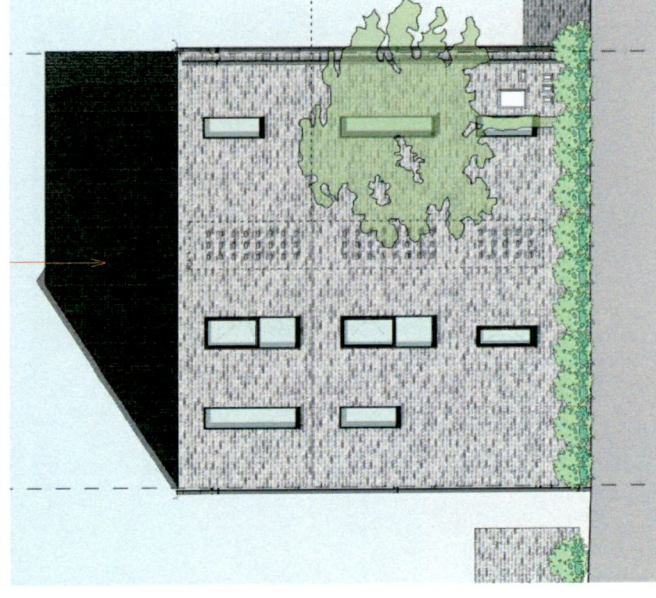
SDCC have requested further details of each landmark to demonstrate their significant design quality and discernibility from adjacent buildings.

The drawings and indicative CGI to the left show what was submitted. The key plan below show its location within the development site.

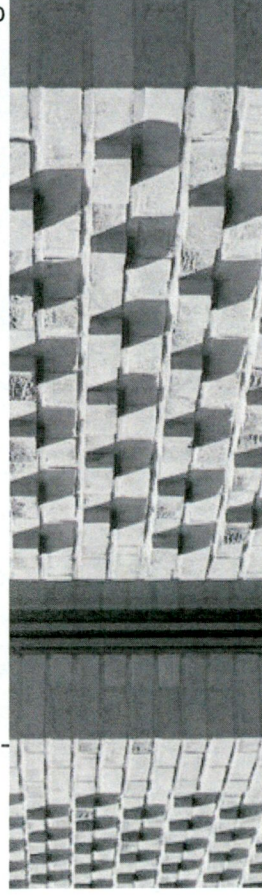
The as submitted proposal for this landmark used the following devices to create a landmark;

- gable roof profiles facing the Linear Park - the only to do so.
- alternative brick colour to clearly differentiate from the adjacent buildings.
- brick detailing to exposed gables

Side Elevation



Brick Detailing



Key Plan - SDZ

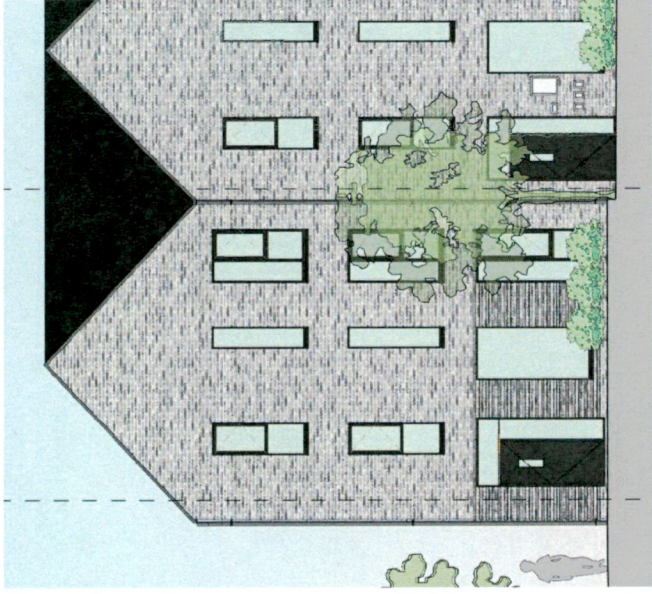




# 3.4 RFI 3.C

## H4BCF3 - PROPOSAL

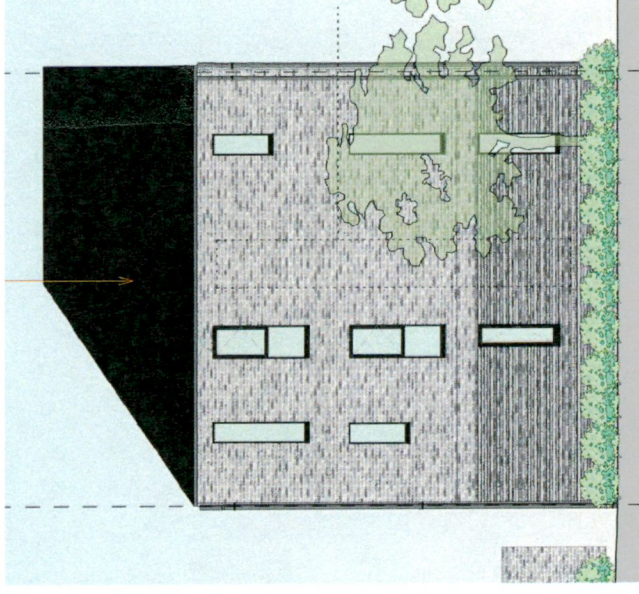
Front Elevation



Indicative CGI



Side Elevation



Indicative CGI



- In order to further emphasise the landmark features, we have;
- the entire terrace of 5 units is treated as a landmark
  - alternative brick detailing extent to exposed gables that turn the corner
  - increased the height of the building by increasing the ground floor to ceiling height including windows and door.
  - proposed alternative brick colour to clearly differentiate from the adjacent buildings.
  - varied the roof profile from the neighbouring terrace to ensure this terrace is discernible from the others along the Linear Park.

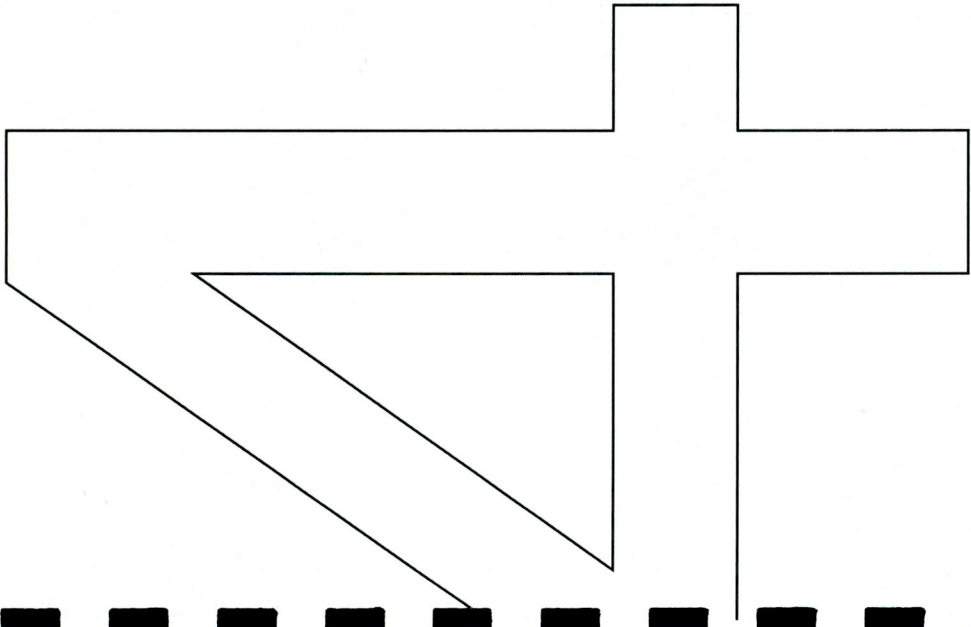
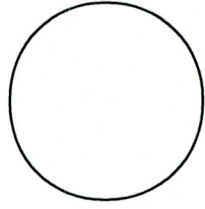
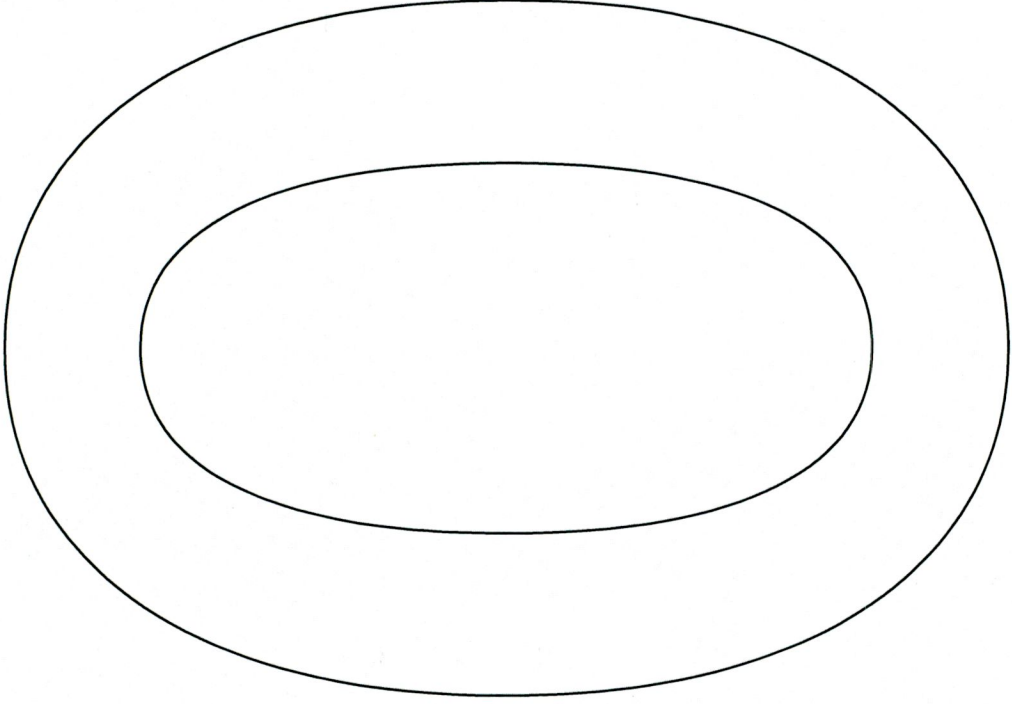
Precedent



Key Plan - SDZ







RFI 5  
EIAR



4.0 RFI 5  
EIAR

URBAN DEVELOPMENT WHICH WOULD INVOLVE AN AREA GREATER THAN 2 HECTARES IN THE CASE OF A BUSINESS DISTRICT, 10 HECTARES IN THE CASE OF OTHER PARTS OF A BUILT-UP AREA AND 20 HECTARES ELSEWHERE. THE APPLICANT IS REQUESTED TO ADDRESS THE REQUIREMENT FOR EIAR.



# 4.1 RFI 5 EIAR

SDCC have requested that our Client address the requirement for an EIAR due to the overall site area being above 10ha.

We propose to amend the red line to reduce the site area. It has been possible to reduce the red line around the apartment building due to the fact the surrounding roads already exist. The resultant site area is 9.97Ha.

Please also refer to the EIA Screening Report, prepared by Stephen Little & Associates.



- Red Line as Submitted
- Site area to be omitted

① OVERALL MASTERPLAN  
Scale: 1:1000



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