

Senior Executive Officer
Planning & Development Department
South Dublin County Council
County Hall
Tallaght
Dublin 24
D24 A3XC

Friday, 9th September 2022

**RE: PROPOSED AMENDMENTS TO A PERMITTED RESIDENTIAL DEVELOPMENT (ABP-308088-20)
AT GARTERS LANE, SAGGART, CO. DUBLIN**

1.0 INTRODUCTION

The Applicant, Cape Wrath Hotel ULC¹, has retained Tom Phillips + Associates², Town Planning Consultants, to submit a planning application to South Dublin County Council ('SDCC') for planning permission for minor modifications to a previously permitted Strategic Housing Development scheme, granted by An Bord Pleanála under ABP Ref. 308088-20.

In summary, the proposed amendments will provide additional internal residential amenity spaces within permitted Blocks C and D and useable landscaped open spaces for older residents in particular. The total number of residential units will decrease from 224 No. units to 223 No. units as a result of the proposed amendments.

The overall gross floor area will increase by 275 sq m (19,498 sq m to 19,773 sq m), which is considered negligible in planning terms. The overall building footprint, height and gross floor area will be retained (non-material alterations) from what is permitted on the site.

¹ Europa House, 2nd Floor, Block 9 Harcourt Centre, Harcourt Street, Dublin 2, D02 WR20.

² 80 Harcourt Street Dublin 2, D02 F449.

2.0 SITE LOCATION AND CONTEXT

The subject site (c. 1.18 ha) is located in Saggart, County Dublin and is bounded by Fortunestown Lane to the south and Garter Lane to the west. Saggart Village is located c. 600m southwest of the site. The adjacent sites to the north and east are currently under construction for residential development (ABP Refs. 3000555-18 and 305563-19). Saggart Luas stop (Red Line) is located c. 100m southeast of the site while the N7 is located c. 530m to the north and is easily accessible via Garter Lane.

Development works associated with ABP Ref. 308088-20 are currently taking place on the subject site.



Figure 2.1: Aerial view of the subject site and the surrounding context (source: Google Maps, cropped and annotated by TPA, 2022.)

3.0 PARENT PERMISSON (ABP. Ref. ABP-308088-20)

As discussed above, the relevant planning permission pertaining to the development site is ABP Ref. 308088-20 ('Parent Permission'). In summary, An Bord Pleanála granted planning permission on the 21st December 2020 for 224 No. apartment units (82 No. 1 bed units, 121 No. 2 bed units and 21 No. 3 bed units) arranged in 4 No. blocks (Blocks A to D), broken down as follow:

- Block A (6 to 8 storeys) comprised 48 No. apartment units (18 No. 1-bed, 24 No. 2-bed and 6 No. 3-bed units);
- Block B (6 storeys) comprised 60 No. apartment units (30 No. 1 bed, 20 No. 2-bed and 10 No. 3 bed units);
- Block C (6 storeys) comprised 72 No. apartment units (13 No. 1-bed, 54 No. 2-bed and 5 No. 3-bed units); and
- Block D (4 to 5 storeys) comprised 44 No. apartment units (21 No. 1 bed and 23 No. 2-bed).

Communal open space was proposed in the form of landscaped courtyards and play spaces surrounding the residential blocks. Balconies and private gardens were proposed to each unit and fully useable for the enjoyment of all future residents.

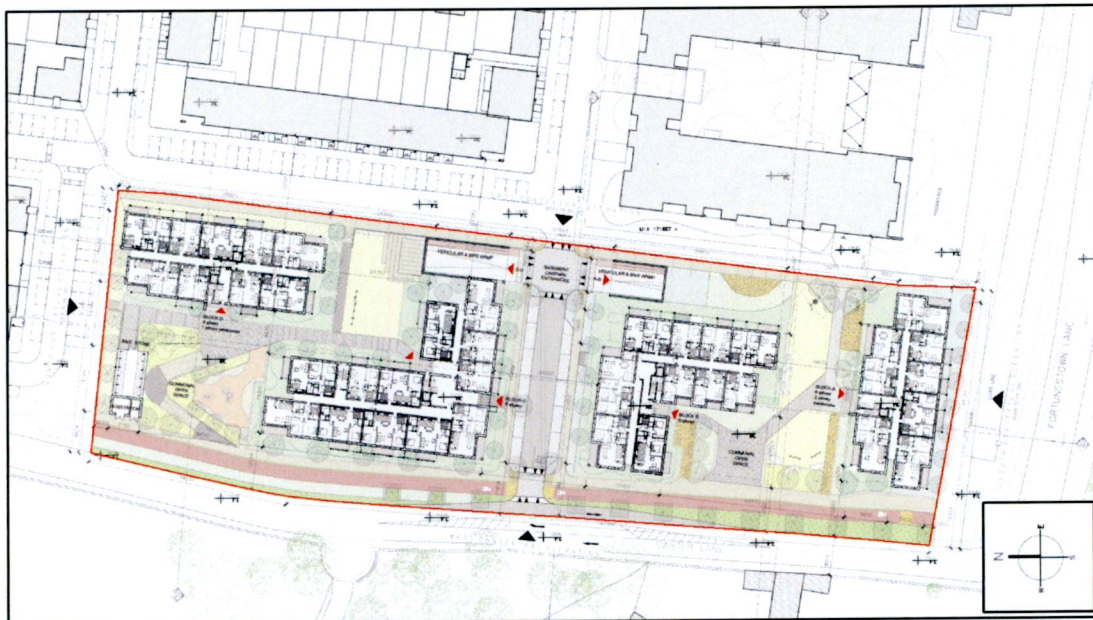


Figure 3.1: Proposed site plans submitted as part of ABP Ref. 308088-20 (source: Darmody Architecture cropped and annotated by TPA, 2022.)

The permitted development is arranged over 2 No. separate single level basements, accessed via 2 No. vehicular ramps, and comprising 180 No. car parking spaces and 290 No. bicycle parking spaces in total.

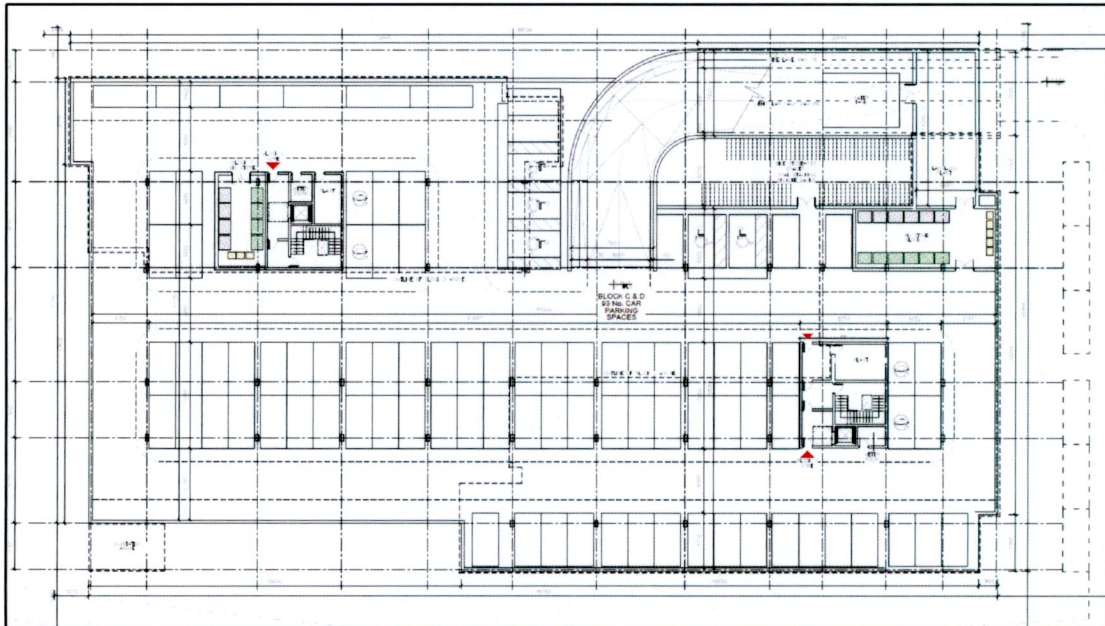


Figure 3.2: Proposed basement level of Block C and D submitted as part of ABP Ref. 308088-20 (source: Darmody Architecture cropped and annotated by TPA, 2022.)

A further 11 No. car parking spaces and 180 No. bicycle parking spaces (incl. cycle store) were proposed at surface level. Access to the site is provided via Garters Lane, shared with the adjoining permitted development to the east, ABP Ref. 305563-20. The proposal also included ESB Substations.

4.0 DEVELOPMENT DESCRIPTION

The proposed development comprises amendments to the Strategic Housing Development (SHD) scheme permitted under ABP Ref. 308088-20, described (as per the statutory notices) as follows:

'Cape Wrath ULC intends to apply for permission for development at this site of c. 1.18 hectares on lands at Garters Lane, Saggart, Co. Dublin. The proposed development comprises amendments to a Strategic Housing Development scheme permitted under ABP Ref. ABP-308088-20.

The development will consist of modifications to the previously permitted development (ABP Ref. ABP-308088-20), comprising: replacement of 2 No. 1 bedroom unit with 1 No. 2 bedroom unit and an entrance lobby / concierge at ground floor level within permitted Block C; replacement of 3 No. 3 bedroom units with 3 No. 2 bedroom units and additional residential amenity spaces at first, third and fifth floor levels within permitted Block C; replacement of 2 No. 2 bedroom units with 2 No. 1 bedroom units and additional residential amenity spaces at ground and third floor levels within permitted Block D; and the provision of an enlarged stretcher lift through all floor levels of permitted Blocks C and D. The total number of residential units proposed will decrease from 224 No. to 223 No. as a result of the proposed amendments.

The proposed development will also consist of: amendments to the permitted car parking areas at basement levels resulting in a total loss of 29 No. car parking spaces (151 No. car parking spaces are provided in total at basement level); the provision of c. 275 sq m of residential amenity space (incl. reception, office, staff amenities, multi-purpose spaces, meeting rooms and lobbies) at basement level of permitted Block C and D; minor elevation amendments to permitted Block D; the provision of a new external stair well to the eastern elevation of permitted Block D providing access from the ground floor level to the basement level; reduction of the roofed area above the basement ramp of permitted Block A and B; the provision of sprinkler tank rooms, landlord plants, comms room and attenuation tanks at basement level of permitted Blocks A, B, C and D; the provision of PV solar panel at all roof levels; amendments to hard and soft landscaping areas; and all associated site excavation and development works above and below ground..'

The proposed works and related rationale for same is described in further detail in the sections below.



5.0 DESIGN RATIONALE

This section provides an architectural description of the development and the changes proposed when compared to the Parent Permission.

In summary, the proposed amendments to the permitted SHD development will involve revisions to the internal layout through all floor levels of Block C and D, primarily, to provide high quality, easily assessable, amenity space for future senior residents. As a result of the proposed amendments to the overall number of residential units permitted on site will decrease from 224 No. to 223 No. units. The overall permitted height of the buildings will be maintained, while the external appearance will be subject to minor consequential changes as a result of the internal modifications. Minor amendments to the outdoor landscaped spaces are also proposed.

The proposed development is designed to provide a high quality, residential accommodation which will cater to both young and older people. Full details of the proposed amendments are discussed in detail in the enclosed *Architectural Design Statement*, prepared by Darmody Architecture, and in the sections below.

5.1 Proposed Development Summary

5.1.1 Amendments to Basement Levels

Within the permitted basement level beneath Blocks A and B, 7 No. car parking spaces will be removed to allow for the provision of a landlord plant, comms room, sprinkler tank, attenuation tank and the rearrangement of the Block B bin store. The roofed area above the ramp will be reduced resulting in a greater uncovered area.

Within the permitted basement level beneath Blocks C and D, 22 No. car parking spaces will be removed to allow for the provision of 275 sq m of amenity spaces for senior residents (incl. reception, office, staff amenities, multi-purpose spaces, meeting rooms and lobbies), landlord plant, comms room, sprinkler tank, attenuation tank and the rearrangement of the Block D bin store. The provision of a new external stair and sunken area at the eastern elevation of Block D will provide access from surface level to the aforementioned spaces at basement level.

Also proposed are minor amendments to the permitted bin stores, including the addition of lobbies.

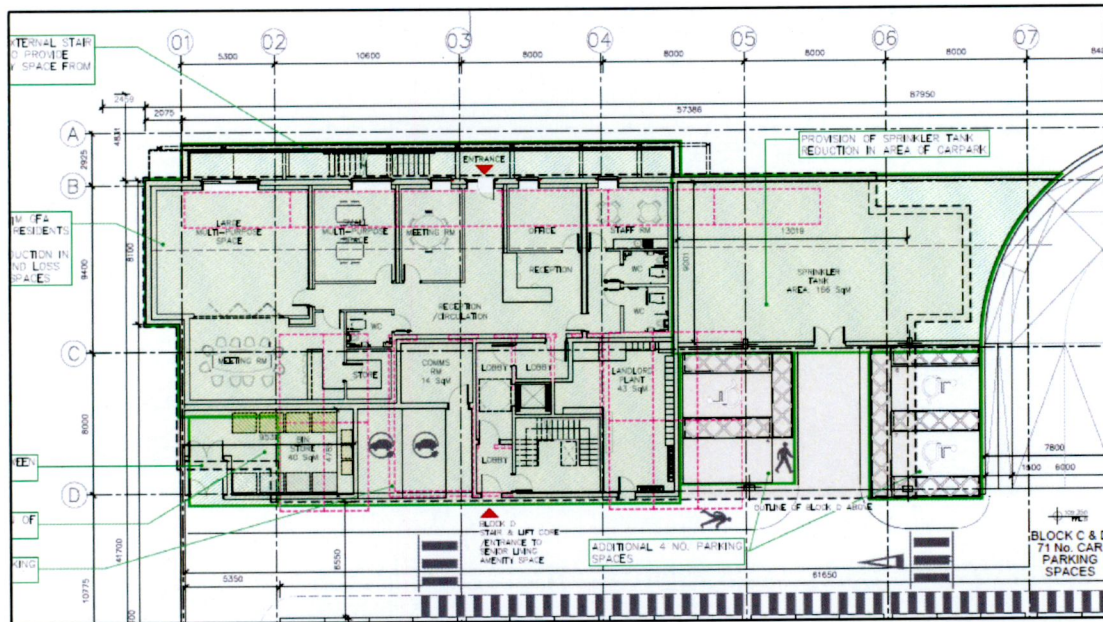


Figure 5.1: Extract from Drawing No. PA-100-CD (Proposed Basement Plan C&D) showing the proposed amendments within the basement of Block D (source: Darmody Architecture cropped and annotated by TPA, 2022.)

5.1.2 Amendments to Floor Plan Layouts of Blocks C and D

Ground floor levels

- Block C - 2 No. 1 bedroom units will be replaced with 1 No. 2 bed unit and concierge.
- Block D – The provision of an external stairway on eastern elevation will provide access to the basement level amenity space (discussed above).

First floor levels

- Block C - 1 No. 3 bed unit will be replaced by 1 No. 2 bed unit and amenity space (lounge).
- Block D – 1 No. 2 bed unit will be replaced by 1 No. 1 bed unit and amenity space (lounge).

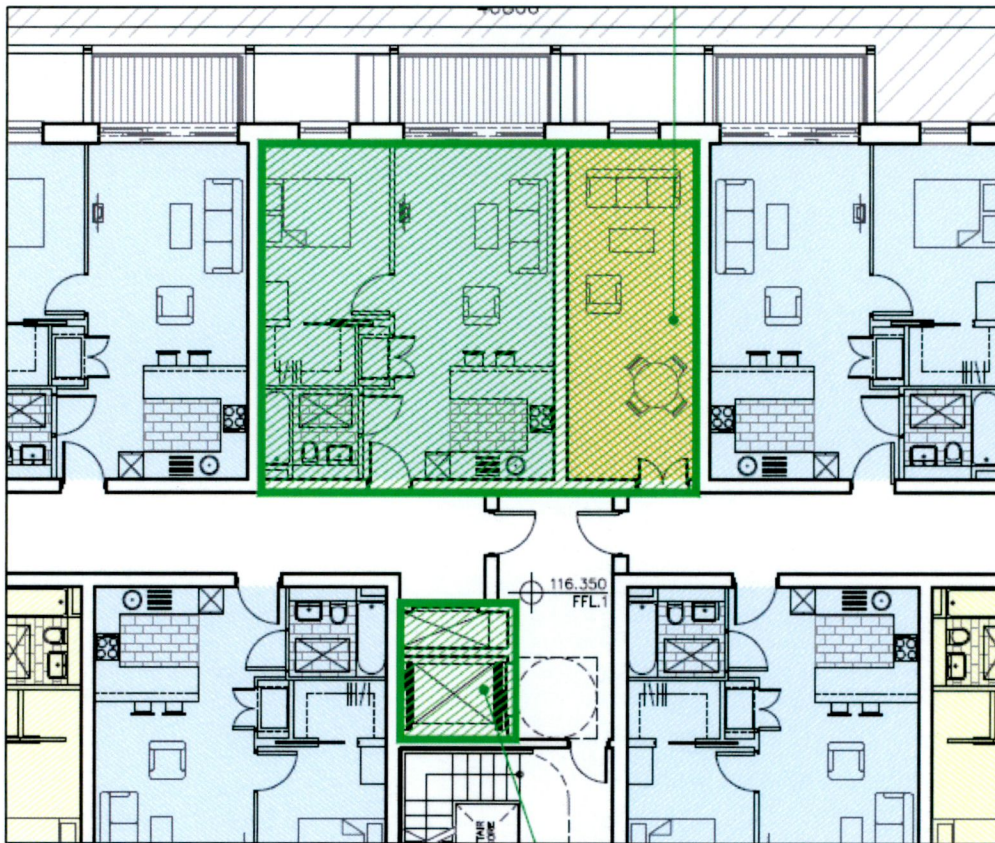


Figure 5.2: Extract from Drawing No. PA-102-CD (Proposed First Floor Plan C&D) showing typical changes through floor levels of Blocks C and D (source: Darmody Architecture cropped and annotated by TPA, 2022.)

Third floor levels

- Block C – 1 No. 3 bed unit will be replaced by 1 No. 2 bed unit and amenity space (lounge).
- Block D – 1 No. 2 bed unit will be replaced by 1 no. 1 bed unit and amenity space (lounge).

Fifth floor level

- Block C – 1 No. 3 bed unit will be replaced by 1 No. 2 bed unit.

In summary, Block C will comprise 71 No. apartment units (11 No. 1-bed, 58 No. 2-bed and 2 No. 3-bed units), while Block D will comprise 44 No. apartment units (23 No. 1 bed and 21 No. 2-bed) as a result of the proposed amendments outlined above. A total of 379 sq m of internal amenity space for future residents will be provided.

To confirm, the number of units and unit types within Blocks A and B will remain unchanged from what was granted under the Parent Permission.

A summary of the permitted vs. proposed unit mix is provided in the table below:

Unit Mix	Permitted SHD Scheme	Proposed Amended Scheme
1 bedroom units	82 (36.6 %)	82 (36.6 %)
2 bedroom units	121 (54%)	123 (55.2%)
3 bedroom units	21 (9.4%)	18 (8.1%)

Table 1: Permitted (ABP Ref. 308088-20) v Proposed Unit Mix (collated by TPA, 2022.)

The lift through all floor levels of permitted Blocks C and D are also proposed to be replaced with enlarged stretcher lifts.

5.1.3 Amendments Block D East Elevation

As discussed, it is proposed to provide a new external entrance to serve the new resident’s amenity space at the basement level beneath Block D. A new external lightwell is proposed beneath the upper floor balconies to ensure that the amenity spaces below ground level are provided with appropriate levels of daylighting and ventilation.

5.1.4 Provision of PV Solar Panels

All roof levels (Blocks A-D) are proposed to be fitted with PV solar panels.

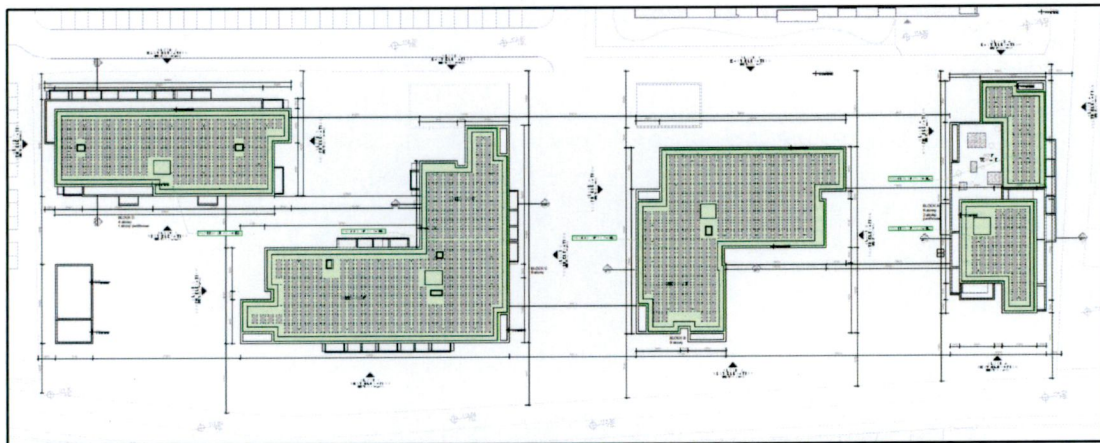


Figure 5.3: Extract from Drawing No. PA-107-ABCD (Proposed Roof Plan A, B, C & D) showing the provision of solar panels at all roof levels (source: Darmody Architecture cropped and annotated by TPA, 2022.)

This application is therefore accompanied by a *PV Glint and Glare Analysis Report*, prepared by Renaissance Engineering Ltd., which concludes that there is no potential for hazard effects of glint and glare as a result of the PV installation. Potential low-levels of reflectance have been identified through the analysis, however, these are considered acceptable by the US Federal Aviation Authority (FAA).

Full design details on the proposed amendments are discussed and illustrated, in full, in the enclosed architectural drawing set and the accompanying *Architectural Design Statement*, prepared by Darmody Architecture.



5.1.5 Amendments to Landscaped Areas

The landscaped areas directly adjacent to Blocks C and D are the only open space areas proposed to be amended as a result of this application. The proposed amendments are consequential of the changes sought to the residential blocks to adapt to senior living accommodation. As such this application seeks a reduction in the overall play space to be provided.

In this regard, Policy Objective GI10 of the LAP requires that play facilities shall be provided at a rate of 3 sq m per dwelling, therefore taking the total number of units now proposed (223 No.), 669 sq m of play space would now be required to serve the proposed development. We submit that of the 223 No. residential units now proposed, 44 No. dwellings will be used for older residents, exclusively. Of the units proposed, 179 No. of units can accommodate families with children, therefore a total 537 sq m of play space would be required. The proposed development now includes 551 sq m of play space which exceeds the minimum standard as per the LAP.

We submit that the reduction in play provision is wholly justified in this instance as it allows for the introduction of sports and play lawns which are fully accessible to older age groups, meaning all outdoor amenity spaces are inclusive. In addition, the proposed public open space (2,720 sq m) and the outdoor communal amenity space (2,949 sq m) will remain unchanged as a result of the proposed amendments.

Full details on the amendments proposed to the landscaped area are illustrated and discussed in the enclosed landscape drawings and the accompanying *Landscape Architect's Report*, prepared by Murray & Associate Landscape Architects.

5.1.6 Part V Obligations

The preliminary agreement to satisfy Part V of the *Planning and Development Act 2000*, as amended, for the Parent Permission was for the transfer of 23 No. units within Block D. The number of units proposed within Block D (44 No. apartment units) will remain unchanged as part of this application. The enclosed letter issued by the Housing Department, dated 10th May 2022, confirm that the proposed amendments will not affect current negotiations.

6.0 PLANNING CONTEXT

6.1 South Dublin County Development Plan 2022-2028 (Development Plan)

The South Dublin County Development Plan 2022-2028 was made on 22nd June 2022 and came into effect on 3rd August 2022.

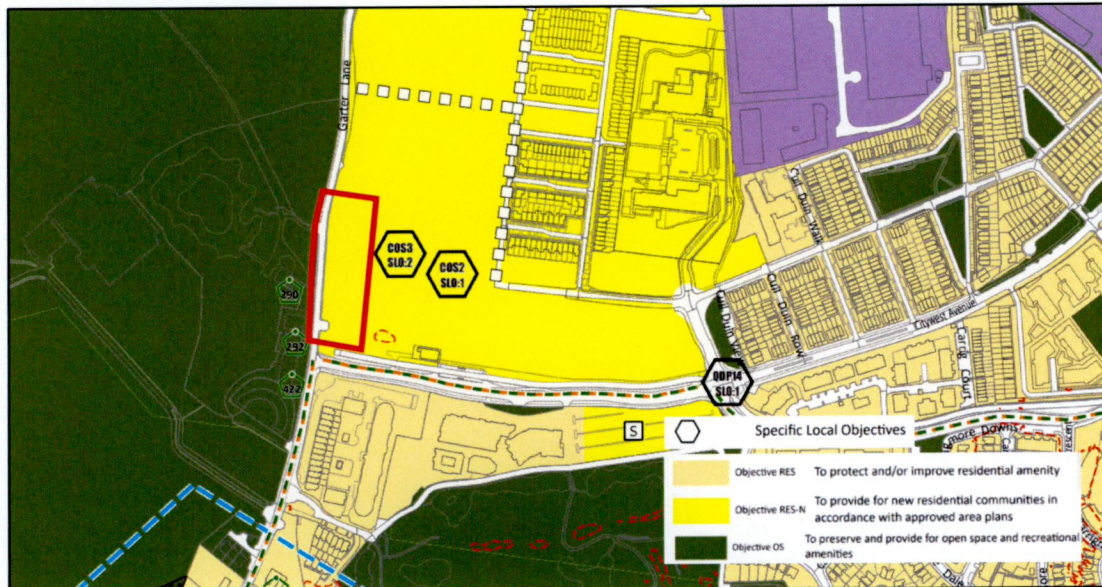


Figure 6.1: Extract from Zoning Objective Map (Map 8) with site indicated in red (source: South Dublin County Development Plan 2022-2028, cropped and annotated by TPA, 2022.)

The adjoining site to the east is subject to a Specific Local Objective, detailed as follows:

COS3 SLO 2: 'To deliver a community centre/community facilities within Citywest as part of the delivery of infrastructure identified in the Fortunestown Local Area Plan.'

The subject site is zoned 'New Residential (RES-N)' under the newly adopted Development Plan, whereby 'Residential' is a 'Permitted in Principle' land use.

The proposed development comprises primarily amendments to the internal layout of Block C and D, with minor amendment proposed to the adjacent landscaped areas to improve the amenity facilities offered to future senior residents. We confirm no change of use is proposed as part of the subject application.



6.2.1 Relevant Policy

The policies objectives contained within the New Plan are of particular relevance to the subject application:

H1 Objective 3: *'To ensure that adequate and appropriate housing is available to meet the needs of people of all incomes and needs including traveller households, older persons, people with disabilities, and the homeless, through an appropriate mix of unit types and tenures provided in appropriate locations and in a manner appropriate to their specific needs.'*

H3 Objective 1: *'To support housing that is designed for older persons and persons with disabilities and/or mental health issues in residential and mixed-use areas, at locations that are proximate to existing services and amenities including pedestrian paths, local shops, parks and public transport.'*

Policy H3: *'Housing for All (Overarching): Support the provision of accommodation for older people and people with disabilities and/or mental health issues within established residential and mixed use areas offering a choice and mix of accommodation types within their communities and at locations that are proximate to services and amenities.'*

H3 Objective 1: *'To support housing that is designed for older people in residential and mixed use areas, at locations that are proximate to existing services and amenities including pedestrian paths, local shops, parks and public transport.'*

H11 Objective 2: *'To promote new residential developments taking account of energy efficiency, prioritising passive house construction standards, as well as renewable energy opportunities, including solar energy where appropriate, in accordance with Part L of the Building Regulations.'*

In our opinion, the proposed amendments fully comply with the above policy objectives contained within the Development Plan. The proposed development will provide much needed accommodation to cater to older people/downsizers, whilst simultaneously improving the energy efficiency of the development as a whole.

6.2.2 Car Parking Standards

As noted in Section 4.1.1 of this Report, the proposed amendments will reduce the number of permitted car parking spaces to serve the development by 29 No. spaces (a total of 162 No. spaces will be provided at surface and basement levels) Consequently, the car parking ratio will decrease from 0.94 to 0.68 under the subject application.

We note the following observation provided by SDCC's Roads Department at Pre-application Consultation Stage with respect to the original SHD scheme (SDCC Ref. SHD1SPP029/19), dated 12th May 2020:

*'The proposal is to provide 210 No. vehicular parking spaces in this development. This is parking ratio of $210/224 = 0.94$ spaces per unit. The roads department regards this parking provision to be too high taking into account the proximity of the Luas stop and several frequent multidirectional bus services. Also, the development is well served by retail, schools and employment hubs in the locality. **The roads department believe the parking ratio should be in the region of 0.6 for this location.**' (our emphasis.)*

As such, we submit that the proposed reduction in car parking proposed is appropriate given the location of the proposed development proximate to the Saggart Luas stop.

We refer the Planning Authority to the enclosed *Traffic/Transport & Parking Overview* Cover Letter, prepared by NRB Consulting Engineers, which provides further commentary in relation to the proposed reduction in the car parking provision.

6.3 Fortunestown Local Area Plan (LAP) 2012 (as extended)

The Fortunestown Local Area Plan (LAP), which applies to the subject site, expired on 13th May 2022. The *South Dublin County Development 2022-2028* makes reference to this LAP in various chapters, therefore, it is our assumption the LAP will be further extended in due course and continues to govern the subject site.

The LAP includes a series of distinct neighbourhoods with the subject site being located in Framework 5 – Saggart–Cooldown Commons Neighbourhood.

It is noted that the Parent Permission materially contravened the LAP in relation to density and building height and this was considered acceptable by the An Bord Pleanála. The overall permitted height will be maintained as part of the proposed application and the residential density will decrease from c. 190 units / ha to c. 189 units / ha. (Immaterial change). It is submitted that the proposed development is largely consistent with the LAP.



7.0 DOCUMENTS INCLUDED AS PART OF THE PLANNING APPLICATION

7.1 Mandatory and Discretionary Documents which Constitute the Application

The *Planning and Development Regulations 2001* (as amended) ('the Regulations') specify the form and quantum of documents that must accompany a planning application and set out the number of copies required.

The following documentation is provided in support of this planning application:

7.2 Planning Application Fee

The planning application fee is calculated at €1,108.00 in accordance with the provisions of Schedule 9 of the *Planning and Development Regulations 2001* (as amended).

Other Buildings
(Other than 1,2,3 above)

Class 4 €3.60 per sq m

 €3.60 x 275 sq m = €990.00

Development not coming within any of the above classes

Class 13 €10 per 0.1 ha

 1.18 / 0.1 x €10 = €118.00

Please be advised the sum of €1,108.00 was paid to South Dublin County Council's via EFT (bank account ending 0029) in relation to this planning application. Please refer to Bank of Ireland (BOI) payment reference 178423643.

7.3 Planning Application Form

Completed South Dublin County Council Planning Application form, signed and dated 9th September 2022.

7.4 Statutory Notices

An original page of the Newspaper Notice dated 12th September. in which notice of the application has been published pursuant to article 17(1)(a) of the *Planning and Development Regulations*, as amended.



One copy of the Site Notice dated 12th September 2022. and erected or fixed on the land or structure pursuant to article 17(1)(b) of the Planning and Development Regulations, as amended.

7.5 Drawings

- 6 No. sets of the requisite architectural plans, sections and elevations are provided by Darmody Architecture;
- 6 No. sets of the requisite landscaping plans, sections and elevations are provided by Murray & Associates Landscape Architects; and
- 6 No. sets of the requisite engineering plans, sections and elevations are provided by CS Consulting.

7.6 Other Supporting Documents

- 6 No. copies of this *Planning Cover Letter*, prepared by Tom Phillips + Associates, which outlines the proposed development and comments on the planning context of the proposal;
- 6 No. copies of the *Architectural Design Statement* (incl. Schedule of Accommodation (SOA) and Housing Quality Assessment (HQA)), prepared by Darmody Architecture;
- 6 No. copies of the *Landscape Architects Report*, prepared by Murray & Associate Landscape Architects;
- 6 No. copies of the *Engineering Services Report*, by prepared by CS Consulting;
- 6 No. copies of the *Site Specific Flood Risk Assessment*, by prepared by CS Consulting;
- 6 No. copies of *Traffic/Transport & Parking Overview Cover Letter*, prepared by NRB Consulting Engineers; and
- 6 No. copies of *PV Glint and Glare Analysis Report*, prepared by Renaissance Engineering Ltd.



8.0 CONCLUSION

We trust that the foregoing is acceptable for the determination of this planning application and look forward to a positive response and written acknowledgment of receipt from the Planning Authority in due course.

If you require any other information, please do not hesitate to contact me.

Yours sincerely

Director

Tom Phillips + Associates