



RESIDENTIAL DEVELOPMENT

Application Site:

Lands at Clonburris, County Dublin

Applicant Name:

Kelland Homes

Further Information Response - Architecture

November 2022

Job Ref: 20/04

1A(d) Master planning of how the proposal would integrate with the Planning Scheme and help deliver the rest of the Clonburris Urban Centre is required. The potential future development of the remainder of the CUC-S4 and CSE-S2 subsectors should be indicated. This indicative masterplan should indicate potential future:

- Block form and layout
- Connections and pedestrian and cyclist permeability
- How the remainder of the CUC and CSE subsectors would achieve the required densities, target no. of units, retail floorspace, commercial non-retail floorspace, and public open space.
- In the short term, how the proposal integrates with the existing western lands, including the park and ride and pumping station.

Response:

A masterplan of how the proposal would integrate with the Planning Scheme is illustrated below. This incorporates the remaining CUC-S4 lands and the CUC-S2 lands. The masterplan takes into consideration a block form and layout that will knit together with the proposed application to provide a coherent urban form that directly reflects the design intent as set out in the Planning Scheme for this area.

The projected densities are noted on each part of the proposed masterplan and illustrate how the proposed application falls within the required density for this area of the Planning Scheme in the context of its designated zone.



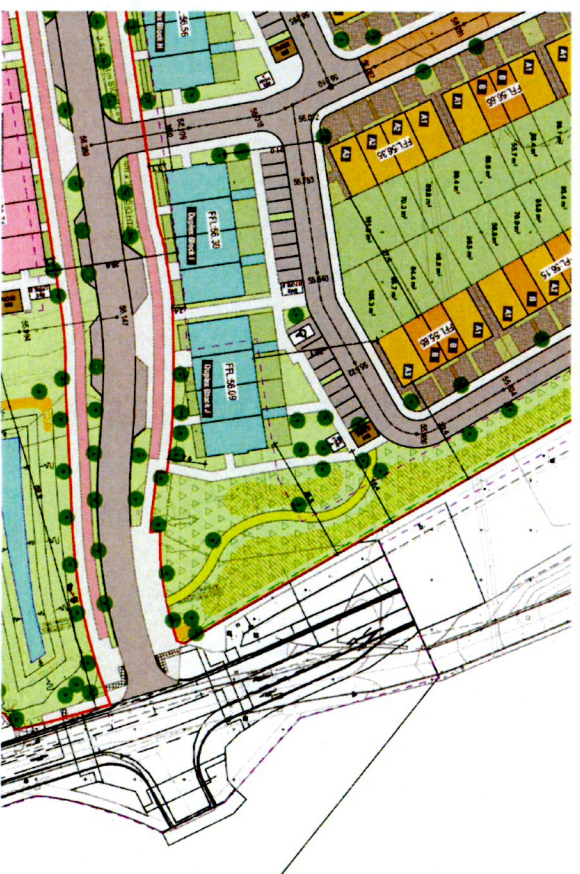
The layout above illustrates how the proposal integrates with the existing western lands, including the park & ride and the pumping station.

1B. In relation to the eastern part of the site, the following should be revised or detailed:

1B (a) Further public open space north of the Link Road at the eastern entrance to the site from Ninth Lock Road.

Response:

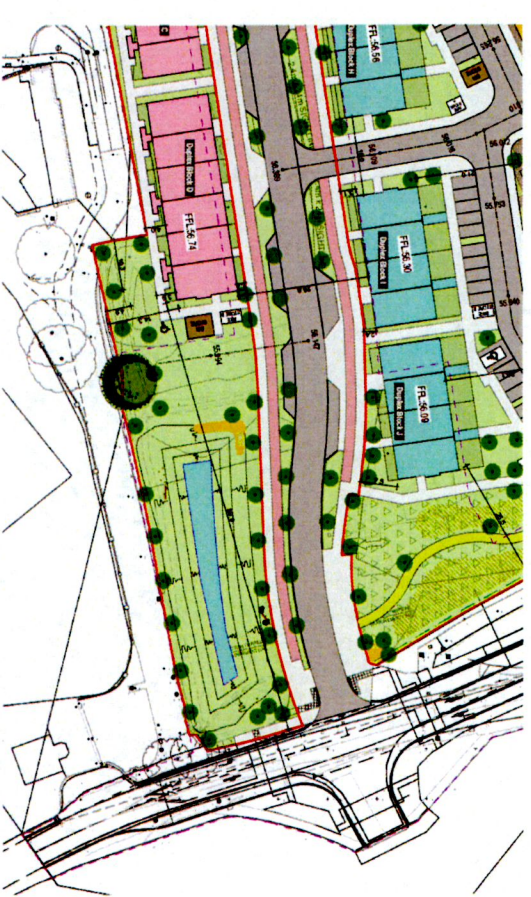
The public open space at this location has been enlarged and further defined as set out below.



1B (b) Omission of the easternmost road off the south of the Link Road and replacement with open space.

Response:

The easternmost road off the south of the Link Road has been omitted and replaced with open space as illustrated below.



1B (c) Overall revised landscape design for this area, including the incorporation of the permitted attenuation pond.

Response:

The landscape design for this area has been redesigned, incorporating the attenuation pond, as illustrated above. Please refer to RMDA Further Information Response document for further commentary on the proposed redesign of the landscape for this area.

4. Movement & Transport

Refer to Pinnacle Engineering Further Information Response Document

Response:

Materials and finished have been revised so that render is reduced across the development in favour of brick.

5. Green and Blue Infrastructure & Ecology

Refer to RMDA Further Information Response Document

Apartment balconies can be metal railings. However, it is considered that the clear glazed balcony guarding proposed would provide a higher quality finish and aesthetic to the apartment buildings. The applicant wishes to retain this specification and otherwise request the planning authority to justify with condition why metal balustrades should be used in place of glazed guarding.

6. Built Form and Design

6(a) Design Statement

The applicant is requested to submit an updated Design Statement that fully provides the information outlined under the Design Statements section of 2.8.2 of the Clonburris SDZ Planning Scheme.

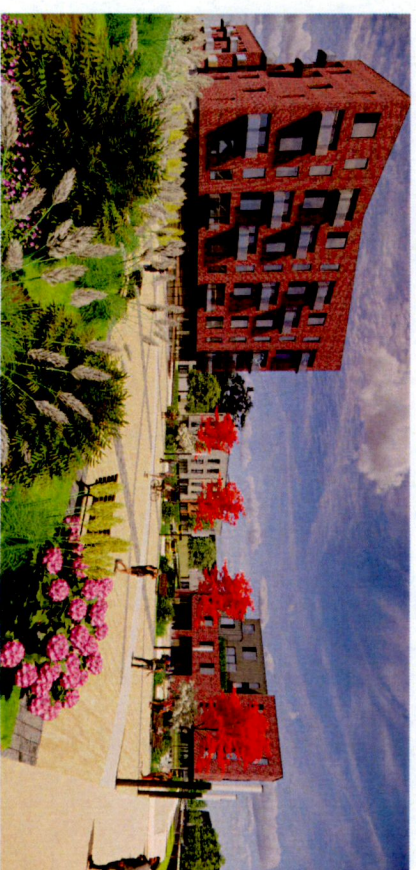
Response

An updated Design Statement is appended to this document in a format that corresponds directly to Section 2.8.2 of the Clonburris Planning Scheme.

Apartment Block A has been redesigned entirely to both respond to FI request item 6(b) and also to respond to the redesign of the Urban Plaza. This includes the relocation of the Creche to the rear of the building with a larger retail/commercial element located in its place and with a direct frontage at grade onto the Urban Plaza. Privacy strips have been provided around all ground floor private open spaces to the apartment blocks.

6(b) External Finishes and Appearance

Materials and finishes should be revised so that render is reduced or fully omitted from the development. The apartment balconies should have metal railings. Variation in materials and colours should be provided along the houses.



6(c) Block Form

Revise Apartment Block A so that the 2 storey element is reduced in extent, the creche is relocated away from the public plaza and the ground floor is level with the plaza, further retail/commercial floorspace is provided/facilitated, and own door apartments are provided at ground floor level. Privacy strips should be provided around any ground floor private open space on both apartment blocks.

Block form should be amended so that blocks address the roads to the rear of the duplexes facing the Link Road on the northern side. Compliance with the principles for perimeter blocks should be addressed.

Response:

The roads north of the duplexes that face onto the Link Road are directly addressed by dual facing corner type housing units that turn the block form at these locations. It is considered that compliance with the principles for perimeter blocks has been addressed in this regard. The diagram below illustrates this condition for clarification.



6(d) Block Size

Block dimensions in the Development Areas that are contiguous to both urban centres should be no more than 100 metres. Larger or irregular blocks of up to 120 metres should be broken up using mid-block penetration with short cul-de-sac/mews development to serve a small number of dwellings. The applicant should confirm that this has been addressed.

Response

It is confirmed that block dimensions do not exceed 100 metres for 120 metres for [irregular blocks]. Refer to Site Plan Drawing 2004-PL-002 for details of same.







6(e) Topography

Gradients on all Link Streets and Local Streets should be as gradual as possible with a gradient of between 1 in 33 (or 3%) and 1 in 20 (or 5%) targeted. In pedestrian streets and the urban squares a gradient change of between 1 in 33 (or 3%) shall be targeted and all surfaces should be smooth and continuous with a gentle slope while avoiding, where possible, steps in level. In some areas level changes will need to be carefully regraded. In other areas basement car-parking, services or storage can be provided to raise building ground floor levels to the finished street or space level. The applicant should confirm that this has been addressed.

Response:

The above criteria have been addressed in the proposed development and are outlined in further detail in Pinnacle Engineers Further Information Response Document.

6(f) Facade Treatment

Distances between entrances should not exceed those set out in Table 2.8.1. 10m for Urban Centres – Primary and Secondary Retail Frontages and 9m for Local Streets – Residential. Figure 2.8.7 identifies Secondary Retail Frontages within the urban centre on the subject site. The applicant should confirm that this has been addressed.

Response

It is confirmed that distances between entrances do not exceed those set out in table 2.8.1. It is also confirmed that Secondary Retail Frontages within the urban centre have been designed to reflect and comply with Figure 2.8.7 of the Planning Scheme

6(g) Privacy and Overlooking

The applicant is requested to indicate separation distances on the proposed layout plan. Balconies for proposed apartments should also be indicated.

Response

Site layout plan 2004-PL-002 illustrates the separation distances requested.

6(h) Sunlight and Daylight

No daylight, sunlight and overshadowing assessment has been provided. This should be submitted with particular regard to the proposed apartment buildings and associated open spaces.

Response

A daylight/sunlight analysis report has been carried out and is appended to the Further Information response package. It should be noted that this report accounts for the proposed revised Block A.

(i) Boundary Treatment

The proposed boundary treatment includes 1.2m high parkland metal railing along the sides of corner sites. This is not acceptable and should be replaced with a low wall or similar

Response:

Boundary treatments have been revised accordingly and are detailed in RMDA's Further Information Response Document.

6(j) Other

Submit a building lifecycle report in line with the 2020 Apartment Guidelines. Submit further detail on the proposal solar/pv panels including sq.m and megawatt output.

Response

A Building Lifecycle report in line with 2020 Apartment Guidelines has been provided and is appended to the Further Information Response Documentation.

7. Services & Infrastructure

Refer to Pinnacle Engineering Further Information Response Document

8. Landscape & Open Space

Refer to RMDA Further Information Response Document

9. EIA

Refer to Armstrong Fenton Planning Consultants Response

10. Schedule

A full revised schedule with proposed units, floor areas and open space provision shall be provided. The schedule shall also provide details of compliance with Section 2.13 of the Planning Scheme.

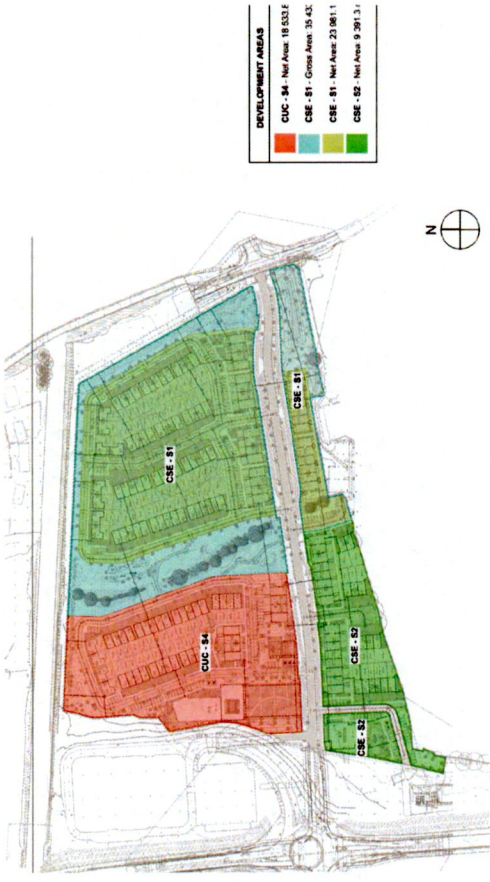
2. Parameters

The applicant is requested to:

2(a) Clarify the Net Developable Areas for the proposed development, including a breakdown per subsector, delineated on a site layout plan. Use this information to clarify net residential densities.

Response:

The map below has been provided to demonstrate the Net Developable Areas for the proposed development. The areas calculated from this diagram have been used to clarify net residential densities as denoted on the map. A larger scale printed copy of this document is appended as a part of this Further Information Submission.



2(b) Amend the site boundary so that the lands to the north and east, which contain the existing pathway are included within the site and incorporated in-to the landscape and open space proposals.

Response:

The site boundary has been amended to include the lands to the north and east, which contain the existing pathway and are included within the site and incorporated into the landscape and open space proposals for the development.

The amended site boundary is noted on the map illustrated above.

2(c) The net residential density for Clonburris South East Subsector 1 should be revised to within the margin of 51-61dph.

Response:

Refer to Armstrong Fenton FI Response letter [Page 13] which sets out how target dph criteria has been met for both CSE S1 and CSE S2 lands.

2(d) SDC's Housing Department requests that a revised Part V proposal is submitted that is more reflective of unit mix and to provide for better integration within the development.

Response:

A revised Part V scheme is proposed that is more reflective of the unit mix and provides better integration within the development. An excerpt from the revised Part V proposal is illustrated below and the full size drawing and particulars are included within the Further Information Response package of information.



3. Residential Standards

3(a) The applicant is requested to clarify dwelling mix, including how many 2 bed / 3 person apartments are proposed.

Response:

There are 22 no. 2 bedroom / 3 person units proposed, 21 of which are accommodated in Block A and 1 no. such unit accommodated in duplex block K. Out of 283 no. units proposed, the 22 no. 2 bedroom / 3 person units equate to c.8% of the total proposed residential accommodation.

3(b) Apartment Block A should be redesigned to provide for a higher no. of dual or more aspect apartments.

Response:

Block A has been revised whereby it now accommodates 39 no. units, 17 of which are single aspect and 22 no. which are dual aspect. This equates to 56% of the proposed apartments in Block A being dual aspect which accords with section 3.17 of the 2020 Sustainable Urban Housing: Design Standards for New Apartments (hereafter "Apartment Guidelines") which states that "it is a policy requirement that apartment schemes deliver at least 33% of the units as dual aspect in more central and accessible and some intermediate locations, i.e. on sites near to city or town centres, close to high quality public transport or in SDZ areas, or where it is necessary to ensure good street frontage and subject to high quality design"



3(c) Further detail and a revised design for communal open space should be submitted. This includes revised boundary treatment, consideration of sunlight access and how it will tie in with potential development to the west.

Response:

Please refer to RMDA Further Information Response Document for further details and revised design for communal open spaces and boundary treatments.

1. Layout & Design

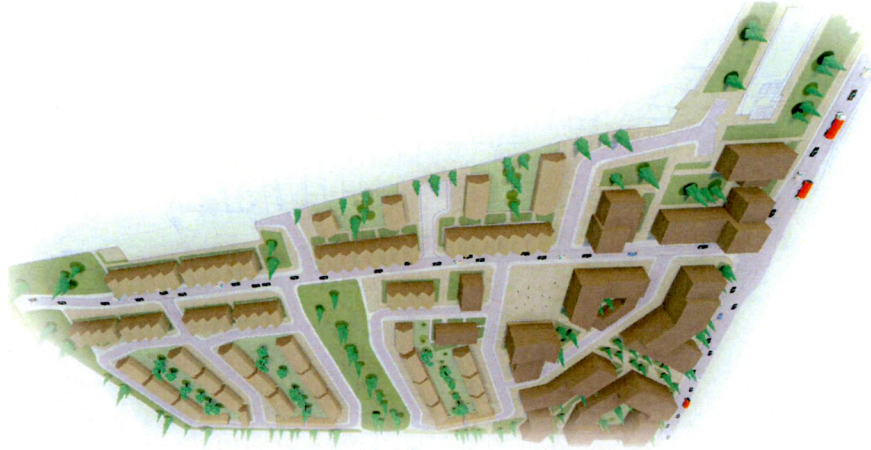
1A In relation to the Clonburris Urban Centre the following should be revised or detailed:

1A(a) Housing with lower densities than what would have been envisioned for this development area is proposed. Higher density and mixed use development should be explored in the CUC-S4 area of the site.

Response:

The portion of the site that falls into the CUC-S4 zoning of the SDZ masterplan has been redesigned with an increased density and mix of uses. The terraced housing types that are proposed in this area are integrated into a tight knit urban format that scales up in both volume and density towards the public plaza.

The proposed revised layout has also been considered in the context of the masterplan for the adjacent remaining CUC-S4 lands that lie outside the applicants ownership. This layout demonstrates that the target density for the CUC-S4 lands can be comfortable achieved with the revised proposal and without relying on excessive height - i.e greater than 6 stories - at any part of the proposed development.



The above diagram is a massing model with a view looking north across the site. The adjacent site west of the application site is included on this model representing the extent of the SDZ lands. A gradually increasing volume and density is proposed from the public open space park to the east towards the Urban Plaza and the Fonthill Road to the west.

It is proposed that this graduation in scale delivers appropriate characteristics to defined open spaces while also delivering target density - ie lower density fronting to public parkland graduating up to higher density fronting onto Urban Plaza.

1A(b) The proposed plaza and surrounding block form should be significantly redesigned in line with the Design Criteria in Table 2.10.3 of the Planning Scheme. A detailed design of the plaza should be submitted, including how it would connect with the remainder of the Clonburris Urban Centre and wider area as indicated in the Planning Scheme. The plaza should be enclosed on more than one side. Pedestrian and cyclist permeability and connections from the plaza need to be further considered. Further green infrastructure and SUDS should also be incorporated. The external space associated with the creche should be relocated elsewhere, so that the ground floor of the northern block is level onto the plaza. A cross section should be provided of the retail/commercial unit onto the plaza.

Response:

The proposed plaza has been redesigned in accordance with Table 2.10.3 of the Planning Scheme. The following provisions have been taken into account with the redesign:

- A continuous surface with a comfortable gradient
- An uncluttered space free of permanent features
- High quality surface design and materials
- High quality tree line and street furniture provided along the edges to define the plaza
- Seating at edges
- The ground floor commercial use of the northern block is level with the plaza and opens directly onto the public space
- The creche has been relocated to the rear of the block facing onto the plaza and has its own secure designated outdoor play space and street access.

Please also refer to RMDA Detailed Plaza Design Sheet XX XXXX



A masterplan design layout for the entire CUC-S4 has been provided to inform the context of the proposed plaza. This layout ties the proposed application proposal to the adjacent site to the west in a coherent manner that directly reflects the design intent of the Planning Scheme.

Urban design considerations such as pedestrian and cyclist permeability and connections to and from the plaza have been applied to the masterplan layout. It is considered that proposed plaza will thus provide a local urban node / focal point in both the context of the proposed development and in the context of the adjoining site, should the entire CUC S4 lands be developed in time.

1A(c) The level of commercial/retail floorspace should be increased or at least further facilitated in the future through the provision of flexible designs, including the development onto the proposed plaza.

Response:

The commercial and retail floor space has been increased as a part of the proposed redesign of the plaza. The creche has been relocated to the rear of the block facing directly onto the plaza and a larger commercial footprint has been provided in place of the creche. Furthermore, an additional retail/commercial frontage has been provided at ground level to the block to the east of the plaza which is level with and directly overlooks the urban space.

Previous commercial area = XX Sqm / Revised commercial area = XX Sqm