



**VINCENT
HANNON**
ARCHITECTS

E: info@vha.ie
www.vha.ie

Sligo
1-3 Abbey Street
Abbeyquarter North
Sligo, F91 X260

T: 071 915 0022

Galway
Suite 4, Cloch Mhile
Dublin Road,
Galway, H91 V97E

T: 091 483 934

Dublin
81 Amiens Street
Dublin 1,
D01 N2F5

T: 01 876 4600

DESIGN STATEMENT

In Respect Of

PLANNING APPLICATION FOR DEVELOPMENT

At

**Knocklyon Rd,
Knocklyon,
Co. Dublin**

DATE : Nov 2022





Residential Development – Knocklyon Rd, Dublin

Planning Application - Design Statement

Introduction

In line with the Governments National Planning Framework 2040 this application seeks to maximise the potential of this zoned and serviced site to provide much needed residential accommodation. Proposals include the construction of 4 no. semi-detached houses with associated private open space and parking. The subject site is located close to public transport, high quality green amenity spaces all other necessary public services. Maximising sites such as this can assist in reducing housing pressure on greenfield sites that can lead to urban sprawl and car dependent travel.

A Design Team led by Vincent Hannon Architects, have developed overall proposals which further includes car parking, hard & soft landscaping, site clearance works, roads, footways, connections to services and all ancillary site development works.

Site Location & Description

The proposed site, measuring 843m² in area on lands adjoining the large existing residential area of Knocklyon and is zoned Existing Residential as per the South Dublin County Development Plan 2022-2028.

The site is currently a grassed area bounded by rear garden walls, Knocklyon road and a public footpath to the south. It is proposed to construct 4 no. semi detached dwellings on the site to maximise the potential of this serviced and zoned lands.

Site Layout

The layout of the site is largely dictated by the existing dwellings that surround the site as well as the existing road network. The development has been set out in such a way to provide safe access, minimise impact on the residential amenity of the existing area while creating an attractive street edge.



Proposed Site Plan : 1:250

Site Area = 843 Msq

Proposed Site Layout

Private open space is provided in the form of private gardens for the houses. In line with Table 3.20 of the South Dublin County Development Plan 2022-2028 areas are equal to or in excess of the 70m² set out.

Design Considerations

4 no. 5 bedroom houses are proposed as part of this development to maximise the use of this infill site in keeping with the surrounding context. The new houses have been designed to comply with the *Quality housing for Sustainable Communities* in terms of layout, size and provision of private amenity space.

A modern design approach has been taken to this new development. The elevational treatments proposed are a reflection of and contribution towards the aspiration that new urban buildings should display a high standard of civic design.

A neutral palette of contemporary materials with minimal upkeep is proposed for the dwellings.



Vehicular Access and Parking

The site is accessed via the Knocklyon Road with on-site parking provided for each dwelling and manoeuvrability space provided to allow vehicles to drive in, turn and exit.

Surface car parking is proposed for the new dwellings. A total of 4no. grouped car parking spaces are provided as part of the development with rear gardens allowing accessible bicycle parking to all residents. It is contended that sufficient car parking is proposed given the proximity of the development to public transport options.

A vehicle swept path analysis (Autotrack) carried out by Jennings O'Donovan Consulting Engineers demonstrates there is adequate space for the safe turning movements within the development.



Drainage

Proposals for the connection of separate foul and surface water drainage from the development to the existing public services are included with this application.

Please see attached report and drawings by Jennings O'Donovan Consulting Engineers.

Flood Risk Assessment

A Flood Risk Assessment (FRA) has been carried out by Jennings O'Donovan Consulting Engineers and the conclusion of this FRA is that the proposed development site is not at risk of flooding (fluvial, tidal, pluvial or groundwater) and the proposed works will not result in any significant change in risk of flooding regime.

Part V



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In line with the criteria set out in the Planning and Development Act 2000 (as amended) due to the fact that this proposed development is for 4 or fewer units and is located on a site with an area of less than 0.1ha it is exempt from the provision of Part V.

Public Open Space

There is public open space immediately to the south of the proposed development. The area measures approx. 177m². and is in excess of 15% of the subject site area. In addition, there are other green spaces located in close proximity to the subject site such as the Dodder Valley and Knocklyon football pitches which would serve the site.

Materials

A neutral palette of contemporary materials with minimal upkeep is proposed for the new dwellings. A maintenance free buff brick is proposed along with a nap plaster to the main structure of the dwellings with plaster band window reveals to triple glazed windows topped off with natural effect slated roofs. The materials and house design will provide a sharp urban edge to the Knocklyon road mirrored by the Gaelscoil on the opposite side of the road.

Conclusion

The proposed development will result in the beneficial development of zoned lands in South County Dublin in direct response to a significant housing need. It will utilise a currently underutilised site. The proposal results in a development which accords with the proper and sustainable development of the area and, which is in accordance with relevant local, regional and national planning policies and objectives.

Furthermore, the proposal submitted is in compliance with relevant design standards for residential development. It is considered that the proposals will be a positive contribution to the local streetscape.

