

mackay - architecture - design

22 oakley grove - blackrock - co dublin - ireland - www.mackay-architecture.com e: info@mackay-architecture.com

DOCUMENT: PLANNING REPORT

PROJECT: RESIDENTIAL DEVELOPMENT AT 124 TEMPLEVILLE DRIVE, TEMPLEOGUE

DATE: DECEMBER 2022

REVISION: 0

INDEX

- 1.0 Introduction**
- 2.0 Site Context**
 - 2.1 Brief**
 - 2.2 Site Description**
 - 2.3 Site Constraints**
- 3.0 Urban Design Rationale / Design Criteria**
 - 3.1 Context**
 - 3.2 Connections**
 - 3.3 Inclusivity**
 - 3.4 Variety**
 - 3.5 Efficiency**
 - 3.6 Distinctiveness**
 - 3.7 Layout**
 - 3.8 Public Realm**
 - 3.9 Adaptability**
 - 3.10 Privacy and Amenity**
 - 3.11 Parking**
 - 3.12 Detailed Design**
- 4.0 Housing Quality Assessment**
- 5.0 Energy Efficiency Strategy**
- 6.0 Lifetime Homes**
- 7.0 Planning Context and Background**
- 8.0 Housing Supply - Demand**
- 9.0 Summary**

mackay - architecture - design

22 oakley grove – blackrock - co dublin – ireland – www.mackay-architecture.com e: info@mackay-architecture.com

EXECUTIVE SUMMARY

The ongoing housing crisis in Ireland is the single most important socio-economic and political challenge affecting all members of society in some facet.

Due, in part, to the challenges of the planning system and the extensive number of refusals, judicial reviews, etc. coupled with wider difficulties within the construction industry there is at present a shortfall of Government housing targets of at least 10,000 homes per annum.

This application seeks to take an innovative and sustainable approach to the delivery of modest, small scale infill housing development within an established area through the demolition of an existing BER 'F' rated 1960's dormer bungalow and the construction of four new BER 'A' rated homes on a corner site within Templeogue village.

Introduction

This Design Statement has been prepared in support of an application for new residential development comprising 4No. semi-detached dwelling homes on a site measuring approximately 0.078ha at 124 Templeville Drive, Templeogue, Dublin 6W.

The site currently contains a single storey plus dormer detached dwelling and flat roofed garage structure, with a large rear garden on a corner site within the wider Templeville Drive area.

Within close proximity (400m or a 5min walk) to Templeogue Village and all of the amenities that it offers, and is well serviced with Bus Routes along both Templeogue Road (15A, 15B, 49, 54A and 65 Bus Routes) and Templeville Road.

The proposed development comprises 4No. 3Bed Dwelling Homes:

House 1 – 3Bed / 5Person Semi Detached

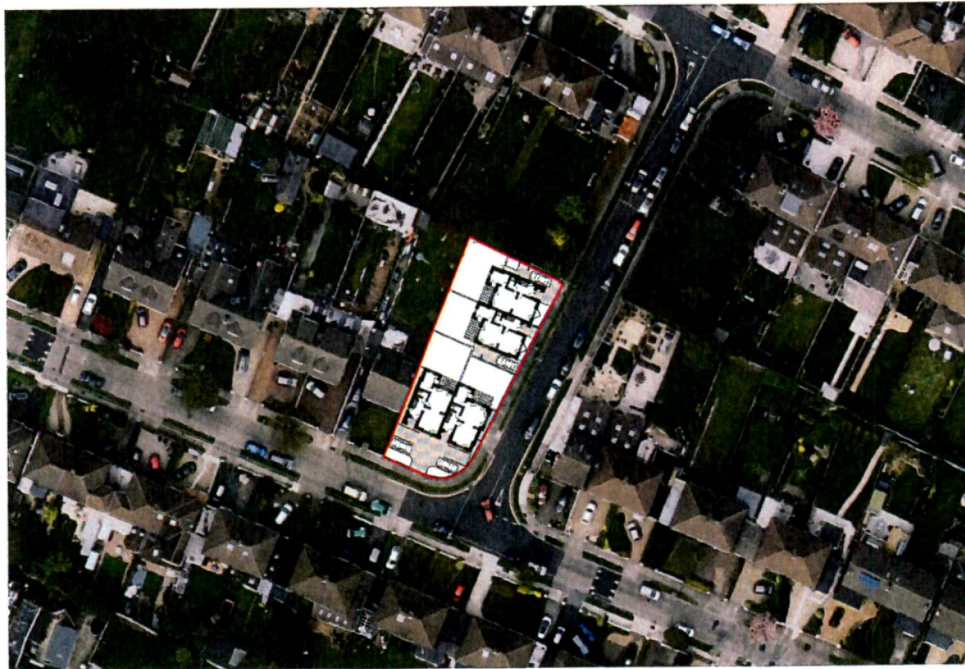
House 2 – 3Bed / 5Person Semi Detached

House 3 – 3Bed / 5Person Semi Detached

House 4 – 3Bed / 5Person Semi Detached

Alongside this each home includes the necessary residential amenity for a compact and sustainable development including, car parking, bicycle parking, EV charging points, green roofs, green walls, private open space, passive surveillance and all associated site development works.

The following report will address a number of site specific issues, and in particular the development strategy for the site, connectivity, density, height, etc. The purpose of this design report is to provide an overview of the development under the parameters mentioned above and analysis of other factors which have informed the design, including information relating to the context, design, access.



2.0 Site Context

2.1 Brief

The brief for this valuable piece of land was to create a sustainable development which utilised the site to its maximum benefit, delivery of much needed housing within a well established community. The focus was to provide a housing typology which would suit the widest possible range of owners including everything from first time families, through to mature home owners and ultimately down sizing older persons.

It is this aspect of the longevity of property owner that led us to focus on the three bedroom, person model which caters for everything from the young family who may be working from home, the more mature family with adult children, those older persons who are downsizing from larger more expensive to run homes, and ultimately satisfy the need for people to be able to remain within the home for the remainder of their lives.

In tandem with the housing typology there is a strong focus on creating sustainable housing in relation to the manner with which the homes are constructed, heated, cooled, etc. It is our proposal that each of the homes will be A rated and will utilise some of the following features:

Increased elemental U-Values

Enhanced air-tightness levels

Renewable technologies to generate 100% of the heating and hot water demand

Heat Recovery system to ensure appropriate levels of ventilation are achieved.



2.2 Site Description

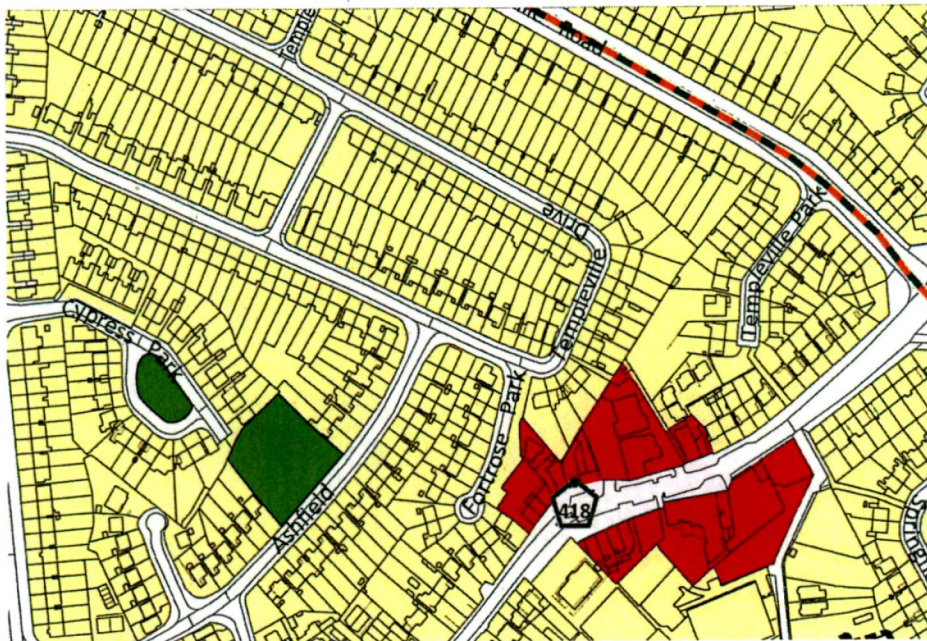
The site is very well located within Templeogue village itself. Sitting within the mature Templeville Drive community, it is a mere 5minute walk from all of the amenities of Templeogue village. This accessibility to a wider community directly feeds back into the brief for the site and seeks to create a discussion on more compact development within established suburban settings.

The site measures approximately 0.078ha and benefits from extensive frontages to the East and South. Presently there is sole access to the eastern side of the property with a connecting road between both sides of the Templeville Drive running along the length of the property.

There is an established pattern of development within the wider 'Block' which has a terrace of semi-detached dormer bungalows to the west of Templeville Drive. After the junction with the connecting roadway the houses on the opposite side of the street step up to two storeys in height, are semidetached with hipped roofs. This larger property runs all along the southern side of Templeville Drive and furthermore is repeated on the Northern side of the 'Block'.

The existing property as noted above is a detached dormer bungalow with a single storey kitchen extension and large side garage, both of which have flat roofs. At present the property has a BER rating of 'F'. To the North there is a lawned garden which adjoins 126 and 48 Templeville Drive. These shared boundaries are of single skin blockwork in nature and in certain areas in need of repair. The Eastern boundary with Templeville Drive is a painted pebble dash wall with a timber fencing panel over.

The land is zoned 'RES' – "to protect and/or improve residential amenity".



As can be seen from the above zoning map the site lies within very close proximity to Zoned Village Centre Lands of Templeogue and the Cycleway Proposal (Cycle South Dublin) along Templeville Road.

2.3 Site Constraints

The South Dublin County Council Development Plan 2022 – 2028 provides the main structures around what type and nature of development is suitable and permissible for the site.

However, from an Urban Design perspective the approach that has most informed the design is the desire to create an urban form that 'turns the corner' and allows the overall development to both assimilate the difference between the two scales of houses, namely the dormer dwellings to the two storey hipped roof type on the other side of the junction.

Some of the other practical constraints relate to vehicular access, boundary proximities and overlooking.

Vehicular access into Houses one and two are aligned to that previously permitted under planning permission reference SD20A/0191, with houses three and four being accessed via the street to the east.

As with all similar suburban sites there are existing boundary proximities and conditions which inform the manner with which the urban form is developed. In this instance the challenge has

been to ensure that the appropriate level of residential amenity is retained for the adjoining properties. In relation to the properties which share the rear most existing garden wall the space separation is significant and greatly exceeds those necessary to retain residential amenity levels. Regarding 126 Templeville Drive, Houses three and four have been located close to the street edge with the maximum set back at first floor level bedrooms of approximately 8.3m. This is further enhanced by creating a perforated brick detail along the façade of these homes for the third bedroom / home office to ensure maximum privacy is retained. These dimensions relates similarly to other recent planning consents in Templeville Park and Springfield Park. Regarding those properties to the east of the site namely the rear of 122A Templeville Drive, the first floor main bedroom windows have been angled to avoid direct overlooking without impacting on the quality of internal accommodation.



Some of the other planning policies which have influenced the design of the project include:

Policy H13: Residential Consolidation

Promote and support residential consolidation and sustainable intensification at appropriate locations, to support ongoing viability of social and physical infrastructure and services and meet the future housing needs of the County.

The qualitative aspect of this Objective is that of determining appropriate locations. We would suggest that due to the close proximity to Templeogue Village and High Quality Public transport that Templeville Drive is ideally suited to the level and type of residential consolidation that this objective supports.

H13 Objective 1:

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

H13 Objective 2:

To maintain and consolidate the County's existing housing stock through the consideration of applications for housing subdivision, backland development and infill development on large sites in established areas, subject to appropriate safeguards and standards identified in Chapter 12: Implementation and Monitoring

In relation to this application, we would note that the existing density of the site and surround areas equates to approximately 10units per hectare. Such a site and location as 124 Templeville Drive offers the opportunity to create a sustainable model of development for such similar corner sites which are underutilised whilst ensuring that the relevant safeguards and standards remain in place.

H13 Objective 5:

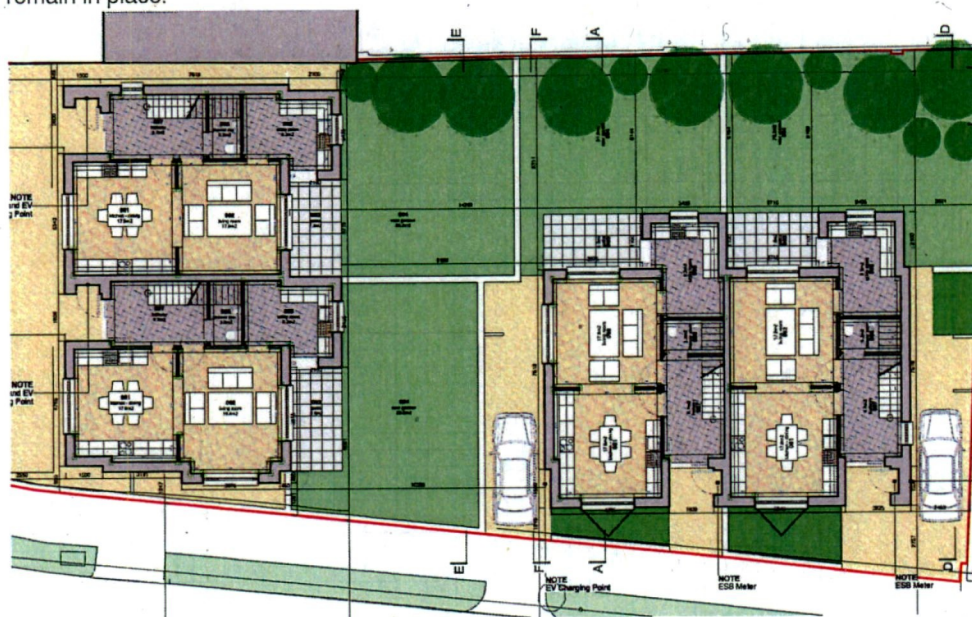
To ensure that new development in established areas does not unduly impact on the amenities or character of an area.

The amenities within the wider Templeville Drive area are solely residential, as such we would suggest that this proposed development not only does not duly impact on these, but enhances and reinforces the residential consolidation of the area.

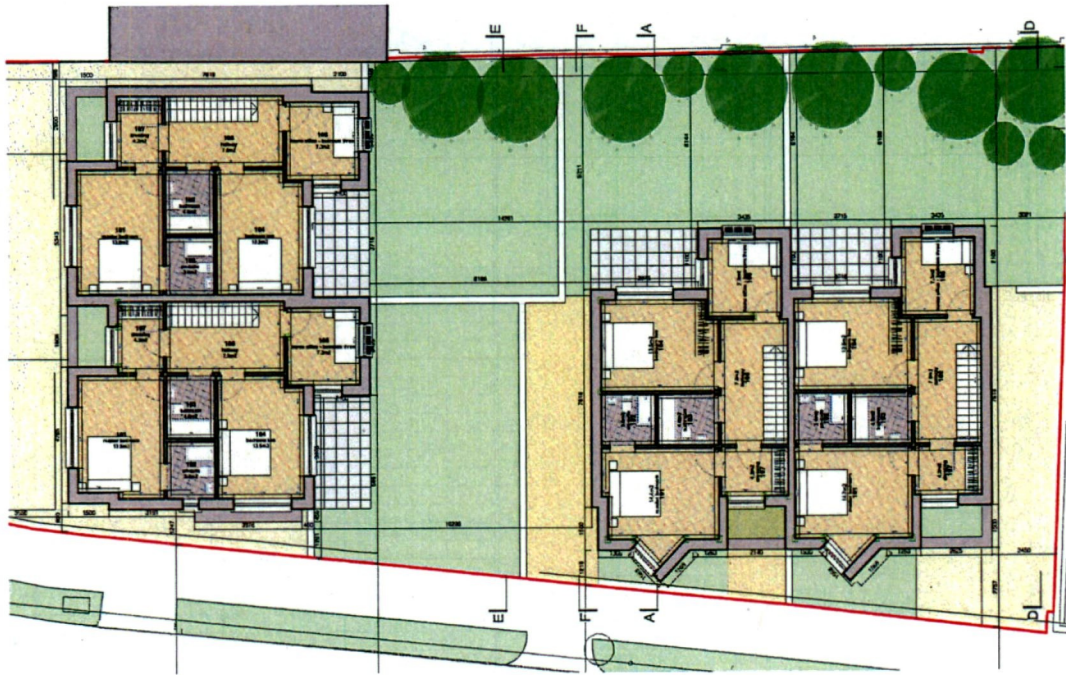
H13 Objective 7:

To support and facilitate the replacement of existing dwellings with one 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 Policy NCBH 22: Features of Interest and Chapter 12: Implementation and Monitoring).

This objective is key to the permissible nature of this development, whereby the replacement of an existing single dwelling with more replacement dwellings is promoted and in particular where those homes provide much more needed housing within the area. We would note that the current dwelling accommodates a maximum of four persons whereas the current proposal can cater for some twenty residents within the same overall site area whilst ensuring the relevant safeguards remain in place.



Proposed Ground Floor Plan



Proposed First Floor Plan

12.6.7 Residential Standards

As outlined in Chapter 6: Housing, the design and layout of individual dwellings should provide a high-quality living environment for residents in new-built residential schemes. Designers should have regard to the standards set out in this Chapter, and details regarding room sizes, dimensions and overall floor areas when designing residential accommodation standards set out in the:

- Quality Housing for Sustainable Communities Guidelines, DEHLG (2007);
- The Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas (2009), the companion Urban Design Manual – A Best Practice Guide, DEHLG (2009);
- Sustainable Urban Housing: Design Standards for New Apartments (2020).

To demonstrate compliance with the housing and apartment standards set out below, all planning applications shall be accompanied by a Schedule of Accommodation and Housing Quality Assessment document in line with Section 6 of the Sustainable Urban Housing: Design Standards for New Apartments, (2020).

Please refer to the Schedule of accommodation as attached to this application which demonstrates that the proposed development not only complies with the above guidelines but in the majority of instances they greatly exceed these minimum requirements.

Housing

All houses must comply with or exceed the minimum floor area standards contained in the Quality Housing for Sustainable Communities Guidelines, DEHLG (2007), or as may be superseded, as shown in the table below and should also be designed to provide adequate room sizes that create good quality and adaptable living spaces.

Development proposals for housing must be required to accord with or exceed the minimum private open space standards set out in the table below. Generally, Private Open Space for housing should be located behind the front building line of the house and be designed to provide for adequate private amenity.

Table 3.20 Minimum Standards for Housing

Type of Unit	House Size	Private Open Space
Three bedrooms	92 sq m	60 sq m

Again, with reference to the attached Schedule of Accommodation each of the proposed dwellings meet and exceed this minimum standard.

12.6.8 Residential Consolidation

Corner / Side Garden Sites

Development on corner and / or side garden sites should be innovative in design appropriate to its context and should meet the following criteria:

- *In line with the provisions of Section 6.8 Residential Consolidation in Urban Areas the site should be of sufficient size to accommodate an additional dwelling(s) and an appropriate set back should be maintained from adjacent dwellings ensuring no adverse impacts occur on the residential amenity of adjoining dwellings;*

As can be evidenced from the plans, sections and elevations supporting the application, the proposed site of 0.078ha is sufficient in size and depth to accommodate the proposed dwellings whilst maintaining suitable set backs.

- *Corner development should provide a dual frontage in order to avoid blank facades and maximise passive surveillance of the public domain;*

In particular house number two has a dual frontage with the main vehicular access and as such the front door facing onto the southern frontage, whilst the main living room and first floor accommodation faces onto the eastern frontage thus creating a façade that 'turns the corner'.

- *The dwelling(s) should generally be designed and sited to match the front building line and respond to the roof profile of adjoining dwellings where possible.*

The proposed dwellings align with the front building lines and adopt a similar approach to both the southern and eastern facades. In relation to the roof line, the proposed dwellings seek to mitigate the difference between the two housing typologies within Templeville Drive. As such, and in an attempt to create a more modern and progressive housing typology the roof profile has been adapted to a flat roof structure, which also allows for the inclusion of Extensive Green Roofs which support the overall SuDS strategy.

- *Proposals for buildings which project forward or behind the prevailing front building line, should incorporate transitional elements into the design to promote a sense of integration with adjoining buildings;*

The proposed dwellings have projecting bay windows which accord with the existing dwellings along Templeville Drive which allow for a modulation of the façade and removal of any blank facades.

- *The architectural language of the development (including boundary treatments) should generally respond to the character of adjacent dwellings and create a sense of harmony. Contemporary and innovative proposals that respond to the local context are encouraged, particularly on larger sites which can accommodate multiple dwellings;*

It is proposed to develop four modern houses on the site and as such, a more progressive approach has been taken rather than slavishly following a more outdated and conservative approach. We feel that this is appropriate due to the corner nature of the site and the fact that it is already a transition between the differing house typologies.

- *A relaxation in the quantum of private open space may be considered on a caseby-case basis whereby a reduction of up to a maximum of 10% is allowed, where a development proposal meets all other relevant standards and can demonstrate how the proposed open space provision is of a high standard, for example, an advantageous orientation, shape and functionality;*

As can be noted from the attached Schedule of accommodation, there is no need to relax the quantum of private open space. However, each of the proposed dwellings also exceeds the overall relevant standards which is appropriate for the type of dwellings and owners envisaged.

- *Any provision of open space to the side of dwellings will only be considered as part of the overall private open space provision where it is useable, good quality space. Narrow strips of open space to side of dwellings shall not be considered as private amenity space.*

Not applicable

3.0 Urban Design Rationale / Design Criteria

The design rationale outlined below identifies the key issues considered in the design process for the proposed residential scheme on the site under the 12 criteria set out in the Urban Design Manual – A Best Practice Guide 2009.

3.1 Context: How does the Development respond to its surroundings?

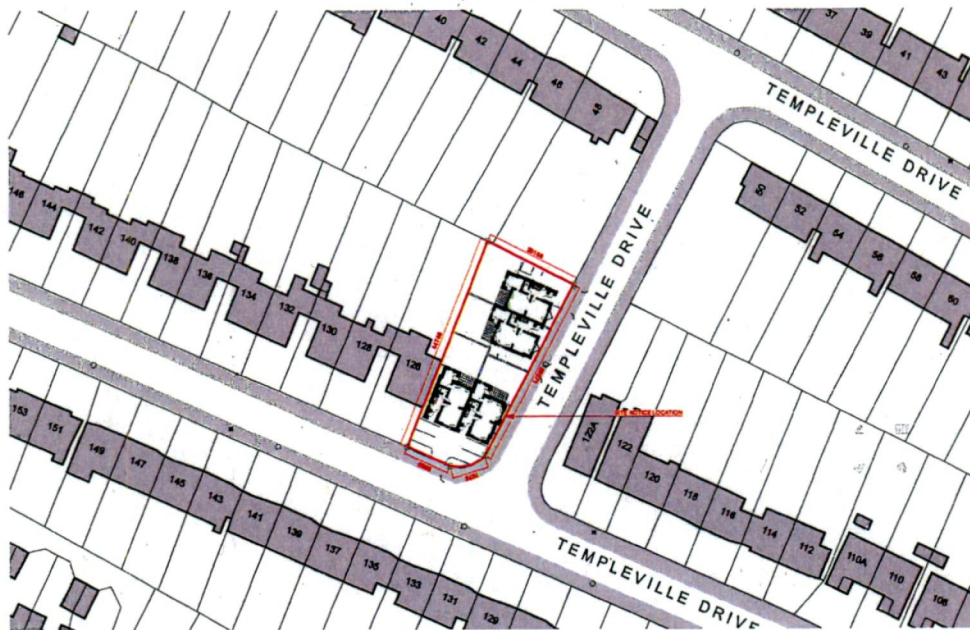
As outlined above, the proposed development looks to both respond and integrate into the surrounding established suburban context of Templeville Drive. It responds to the change in scale, the corner aspect of the site and the existing boundary conditions.

The development proposal is low rise, and sympathetic to the surrounding context. The dominant form is 1.5 and 2 storey, semi detached in nature, which the design of the proposed homes responds to.

The design language and finishes are simple yet contemporary. The semi-detached nature of the homes is both simple yet allows for change in site level, etc.

Within the immediate suburban context, the dominant palettes of materials is plaster and cement roof tiles. We have adopted an alternative approach to this and propose a buff coloured brick which will look to act as a counter point to the surrounding environment in tandem with providing the highest quality of home.

The proposed development serves to make a positive contribution to the existing neighbourhood. It will ultimately form the transition between the different phases of development of Templeville Drive.



3.2 Connections How well connected is the new development?

The new development sits within the heart of Templeville Drive, as such it is afforded fantastic connectivity to a wide range of amenities including, Templeogue Village, Schools, Sports and Leisure facilities, high quality public transport, etc.

All of the necessary amenities to support sustainable and compact residential development are within walking distance, making the area ideal for this type of development.

From a family perspective the connectivity to all levels of education is essential, in tandem with this is the sports clubs including Rugby, Tennis, Soccer and GAA all within a 10minute walk / cycle.

Furthermore, the site is within 15minute walk of Bushy Park and the Dodder Greenway which SDCC have invested significantly into to create an important Green Lung within the wider

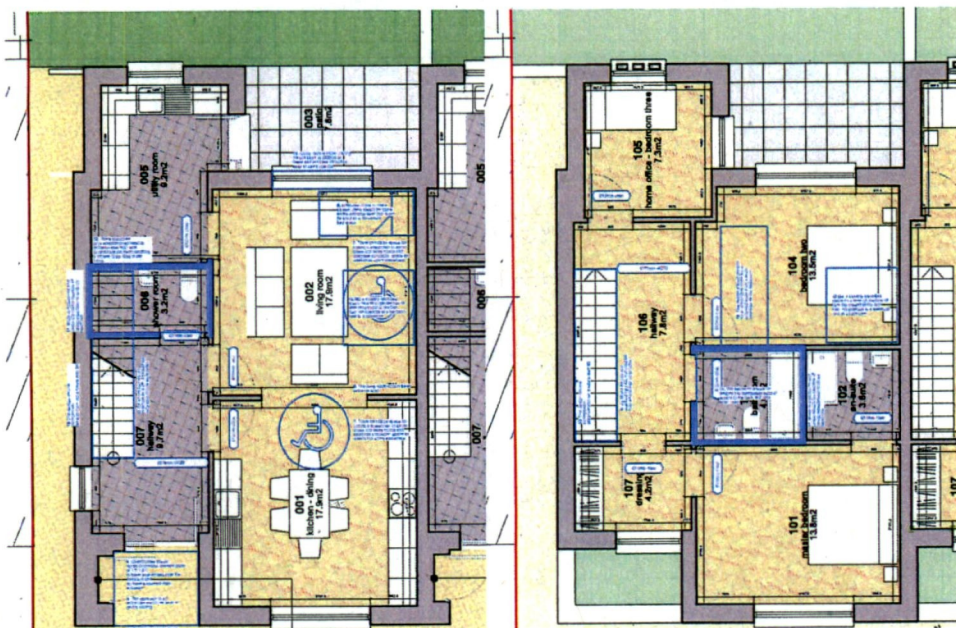
suburban context. Tymon Park is also within close proximity to the site and offers a significant amount of leisure and recreation facilities across its 300 acres.

3.3 Inclusivity: How easily can people use and access the development?

The proposed housing typology has been developed alongside estate agent advice for the most suitable and appropriate for the longer term family home which assists in forming a balanced, sustainable community.

All of the four homes have been designed to be suitable for the able and less able bodied, they have adopted the 16 principles of Lifetime Homes as defined by the Joseph Rowntree Foundation (see later in the document for details). This approach will contribute to an 'Age Friendly Town' approach similar to that adopted within various areas around the country.

By providing for this wide range of needs within the proposed housing typology along with good principles of safety and security should allow for a friendly, safe and accessible development.



3.4 Variety: How does the development promote a good mix of activities

Although a social infrastructure audit has not been completed for the site, the surrounding context has all of the necessary facilities required to support a sustainable housing development, as noted above.

When viewed through the wider lens of Templeville Drive and the village of Templeogue the proposed development reinforces and consolidates the residential element of the suburb. In tandem with all of the other amenities and direct access to sports and recreation facilities provides for the potential 'Health Gain' for residents.

3.5 Efficiency: How does the development make appropriate use of resources, including land?

The proposed site density is informed by the wider planning policy to achieve a site density of between 30-50uph to demonstrate efficient land use.

Good site and pedestrian permeability around the area will encourage sustainable modes of transport for short journeys, reducing traffic generated pollution and carbon emissions. SUDS principles have been applied to control rainwater run-off from the site.

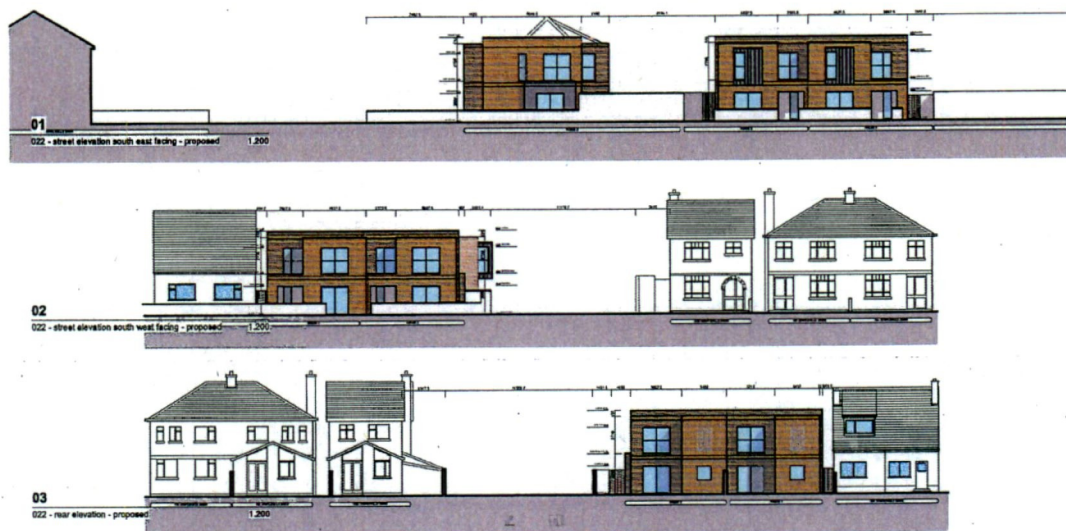
It is proposed that combustibles will not be used for space heating or hot water generation. Instead, individual air source or exhaust air heat pumps will deliver heat and hot water, with most of operational energy coming from renewable electricity. A generous provision of infrastructure will also be provided for charging of battery electric vehicles with each dwelling

Dwellings have been designed with modest plan depths, generous window sizes and dual aspect to all units, to benefit improved daylight and reduced energy consumption from artificial lighting, this arrangement allows for generous sunlight penetration to dwelling interiors, streets, rear gardens and public space, with minimal overshadowing.

All dwellings and apartment provide for a 3-bin recycling and waste system, within either the rear garden, by means of a side access gate to the street or within the side passage discreetly located to ensure that waste is not seen directly from either the street, or from living or kitchen spaces within dwellings looking onto the street.

3.6 Distinctiveness: How does the proposal create a sense of place?

One of the prominent challenges with this site is how to create a sense of place and identity whilst attempting to contextualise the architectural approach. We have adopted the best practice urban design solutions of holding building lines on both facades, mitigating the scale between the two adjacent streets yet adopting a modern architectural language that identifies this development as unique within the wider Templeville Drive setting.



3.7 Layout: How does the proposal create people friendly streets?

The development has a relatively rational arrangement based upon adopting the good practice principles of retaining building line whilst activating what is currently a blank streetscape to the east.

Fortunately, there is limited traffic movements around the site which should mean that the additional parking for the development will have little impact, if any.

Furthermore, the existing connecting street has no dwellings that face onto it which coupled with a level of onstreet parking has created a featureless and rather pedestrian unfriendly streetscape.

The addition of the three homes that face onto this street will make it more people friendly through both ground floor activation and animation as well as much improved passive surveillance at upper floors.

3.8 Public Realm: How safe, secure and enjoyable are the homes and streets?

As this is a modest development of four homes within an established residential context the provision of public open space is somewhat minimised. Furthermore, this is compounded by the provision of significant public parks within very close proximity.

As noted above, the Dodder Greenway lies to the south of the site just beyond Templeogue village and is a wonderful environmental and leisure amenity, as well as Tymon Park to the North.

Also, within close proximity is Bushy park which measures approximately 20.5ha and has all of the sports and leisure amenities to support the wider Templeogue and Terenure residents.

Alongside these, there is an abundance of public open space including around Cypress Grove; St Mary's College RFC, Orwell Park, Templeogue Tennis Club, etc.

3.9 Adaptability: How will the buildings cope with change?

Typically, all dwellings deploy a narrow frontage, deep plan arrangement, for maximum plot efficiency, and to the benefit of overall site density. As this approach can lead to lesser potential to successfully extend or re-model the dwelling for changing needs, Lifetime Homes adaptability features have been included where possible.

All dwellings have been arranged to ensure that the living room could be utilised as a bedroom, with the possibility of a shower room adjacent, in accordance with Lifetime Home's best practice ensuring that long-term changing needs have been considered within the design from the outset.

All dwellings will be energy efficient, and equipped for challenges anticipated from a changing climate. They are dual and triple aspect, window openings are large enough for sufficient daylight provision, without being too large to the detriment of heat loss or solar overheating.

3.10 Privacy and Amenity: How does the scheme provide a decent standard of amenity?

All dwellings have direct access to private rear gardens, which open directly off ground floor living spaces. The garden sizes are generous, which means that gardens are in excess of minimum standards in the majority of cases.

Furthermore, all homes exceed the minimum room sizes and floor areas. They are also provided with on curtilage parking, refuse storage, EV charging points, etc.

The layout of each home has been designed to ensure that the front door is set back and covered which has the dual function of protecting the occupant / visitor from the elements whilst also recessing the meter cabinets from the street level which are visually unsightly.

Additional storage provision has been made with the addition of ground floor utility rooms which allow for greater flexibility of living whilst also providing space for the equipment necessary to support sustainable homes (heat pump, heat recovery unit, etc.) as well as improving day to day living by removal of noisy appliances from the living areas of the home. These are conveniently located adjacent to rear gardens to better facilitate outdoor clothes drying rather than reliance on internal tumble driers.

In accordance with Lifetime Homes principles, the circulation spaces and door openings are generous which allows for later living, whilst also facilitating easier moving of bulky objects around the home.

All four homes have side passages, which in a family context enables ease of bin and bicycle access, as well as enabling better landscape access, etc.

3.11 Parking: How will the parking be secure and attractive?

Each of the four proposed homes is provided with on curtilage parking either to the front or side of the home. This enables each dwelling better access and proximity to the street, which in turn facilitates better passive surveillance and animation of the street itself.

All parking areas will be provided with permeable paving and will be distinct from not just the street but also the paving of the homes, which naturally creates a more defined public – private realm with clear separation and delineation.

The quantum of parking proposed is based upon SDCC Development Plan, 12.7.4 Car Parking Standards. Given the proximity to the No. 15 bus in Templeogue, this site is in Zone 2 (Residential) for car parking provision:

Table 12.26 Maximum Parking Rates (Residential Development)

Dwelling Type	No. of Bedrooms	Zone 2
House	3+	1.5 spaces

12.7.5 Car Parking / Charging for Electric Vehicles (EVs)

It is proposed to install an EV charging point for each of the four homes, all within the curtilage of the dwelling.

12.7.1 Bicycle Parking / Storage Standards

Each home will be provided with secure bicycle storage, although not a specific requirement of the Development Plan this will promote less reliance on the car and in turn reinforce the sustainable nature of the development.

3.12 Detailed Design: How well thought through is the building design?

Generally, materials have been proposed to strike a reasonable balance between aesthetics, cost effectiveness and quality. A buff brick façade has been proposed across all elevations rather than having a more cost effective plastered façade to the rear, this is demonstrative of the approach to quality that has been taken. This also allows for better reading of the buildings wrapping around the corner as houses two and four in particular can be viewed from a number of angles.

Buildings are simply detailed with careful consideration to the weathering of materials. Window sills will be from granite, with generous overhangs, again to prevent staining from rainwater run-off. All external windows and doors will be triple glazed alu-clad, whilst rainwater goods and cappings will be from zinc / aluminium longevity and to minimize maintenance.

All rainwater downpipes will be internal to the homes, thus creating a clean and un-cluttered facades.

As it is proposed that all dwellings will have outdoor heat pumps for space and water heating, any external condensers are to be located within rear gardens behind the street frontage. There will not be a requirement to site such equipment visibly in front curtilages in any circumstances.

Bin stores have also been positioned to minimise views of waste from both the street and from living spaces within the dwelling.

4.0 Housing Quality Assessment

The proposed scheme has been developed in a manner which employs best practice in urban design and having regard to the following policy documents:

- Quality Housing for Sustainable Communities 2007
- Urban Design Manual - A Best Practice Guide 2009
- Sustainable Residential Development in Urban areas (Cities, Towns & Villages) 2009 - Guidelines for Planning Authorities
- Design Manual for Urban Roads and Streets (DMURS)
- South Dublin County Council Development Plan 2022-2028

Within the attached Schedule of Accommodation we have included a detailed breakdown for each dwelling. For the purposes for clarity, this has been presented to include a full breakdown of the variable parameters within each unit, including:

- The dwelling number
- The dwelling type
- The Gross Internal Area (GIA) for each unit
- The target floor area for each unit
- Clarification as to whether the unit is single or dual aspect
- The private open space provision for each unit

In conclusion, the Schedule of Accommodation indicates that all units meet the design standards outlined in the documents listed above. The majority of the units exceed these standards. This provides the flexibility and adaptability which are key components of sustainable development.

Project		124 Templeville Drive	
Document		Area Schedule	
Rev		0	
Date		Dec-22	
House 1	3BED/5P House (2storey)	Relevant Guidelines	Difference
Typology			
GFA (m2)	119.1	92	27.1
Minimum Main Living Room	17.9	13	4.9
Aggregate Living	35.8	34	1.8
Aggregate Bedroom Area	34.6	32	2.6
Storage	13.4	5	8.4
Private Open Space	65.8	60	5.8
Parking	2	1.5	0.5
House 2	3BED/5P House (2storey)	Relevant Guidelines	Difference
Typology			
GFA (m2)	119.9	92	27.9
Minimum Main Living Room	19.4	13	6.4
Aggregate Living	36.9	34	2.9
Aggregate Bedroom Area	34.2	32	2.2
Storage	13.4	5	8.4
Private Open Space	63	60	3
Parking	2	1.5	0.5
House 3	3BED/5P House (2storey)	Relevant Guidelines	Difference
Typology			
GFA (m2)	119.4	92	27.4
Minimum Main Living Room	17.9	13	4.9
Aggregate Living	35.5	34	1.5
Aggregate Bedroom Area	35.2	32	3.2
Storage	13.4	5	8.4
Private Open Space	61.3	60	1.3
Parking	2	1.5	0.5
House 4	3BED/5P House (2storey)	Relevant Guidelines	Difference
Typology			
GFA (m2)	120.1	92	28.1
Minimum Main Living Room	17.9	13	4.9
Aggregate Living	35.8	34	1.8
Aggregate Bedroom Area	35.5	32	3.5
Storage	13.4	5	8.4
Private Open Space	77.8	60	17.8
Parking	2	1.5	0.5
Site Area (ha)	0.078	NA	
Number of Dwellings	4	NA	
Residential Density	51	35-50	

5.0 Energy Efficiency Strategy

The strategy to deliver sustainable, energy efficient design and low cost of use in response to climate change includes the following measures

- All units have been designed to have a compact and efficient form which reduces exposed envelope and consequent heat loss.
- The external envelope to all units is highly insulated to reduce heat loss
- Windows are sized appropriately to balance heat loss and potential solar gain
- The detail design will consider the most efficient and appropriate heating system, including heat pumps combined with demand control ventilation. Provision for PV panels on each roof, etc.
- Materials with long life and low embodied energy are preferred to reduce impact on the environment
- The energy performance of each house will comply with the requirements of the building regulations, achieving NZEB with a BER of A3/ A2 or better.
- The detailed design will consider water saving measures including water saving devices and water butts for garden water use
- Storm water is attenuated on site before discharge at limited flow rate to the public sewer management as described in the civil engineering report
- Proposed new tree planting and variety of new planting to support greater biodiversity

Green Space Factor Tool

Along side the aforementioned items, the overall design and development proposal has been informed by the South Dublin County Council Green Space Factor Tool. This is an extremely useful and innovative tool when designing residential developments and takes into account a number of factors which can often be overlooked when trying to maximise the development potential of developable and serviced lands.

Taking each of the issues in turn, the provision of surface treatments and how they contribute to the overall sustainability of the development is crucial to its success.

Each of the homes within this proposal is provided with a short lawn to the rear, this allows for family life and maximises the useability of the private open space. Where possible a Tall Lawn will be provided to the front of each dwelling, these are sown with wild flower and not mown to provide a better environment to allow greater bio-diversity.

As noted above, all parking and driveway areas and private terraces will be constructed from permeable paving, which reduces the surface water discharge into the public drainage system.

Each home will also be provided with hedging, thus also facilitating greater biodiversity and enhancing wildlife to flourish.

To provide both screening along the western boundary and to ameliorate the development within the wider established suburb, a line of semi-mature tree planting will be installed. This also has the added benefit of adding to the wider sustainability and biodiversity of the development.

All of the homes will have Extensive Green Roofs. Similarly this acts as both rain water attenuation and to enhance the wider biodiversity of the development. Roof access will be provided from each home to allow better maintenance.

Finally, three of the four homes will have Green Walls installed. These will be to the 'gable ends' of houses one, three and four.

Green Space Factor Tool
South Dublin County Council



Comhairle Contae
Átha Cliath Theas
South Dublin County Council

User input indicated by Orange fields

User Input	
Zoning lookup	Minimum GI Score
Res	0.5

1. Enter Development Site Area m ² HERE ▶	7818
--	------

Surface Type (see tab for detailed descriptions)	Factor	Proposed Surface Area m ²	Factor Values
1. Short Lawn	0.3	235	70.5
2. Tall Lawn (wild, not mown)	0.5	36.3	18.25
Permeable Paving	0.3	215	64.5
Vegetation		0	0
4a. Vegetation-Shrub below 3cm	0.4	0	0
4b. Vegetation-Shrub / Hedgerow above 3cm	0.5	28.4	14.2
4c. Vegetation: Pollinator friendly perennial planting	0.5	0	0
4d. Vegetation-Preserved hedgerow	1.2	0	0
Trees		0	0
5a. New trees	0.6	90	36
5b. Preserved trees	1.2	0	0
7. SuDS intervention (rain garden, bioswale)	0.6	0	0
Green Roof		0	0
9a. Green Roofs- Intensive green roof (substrate is 1 metre or greater in depth)	0.7	0	0
9b. Green Roofs- Extensive green roof (less than 1 metre in depth)	0.6	229	135
10. Green wall	0.4	156.5	62.6
11. Retained Open Water	2	0	0
12. New open water	1.5	0	0
Total Equivalent Surface Area of Greening Factors		956.40	

Green Factor Numerator	401.05
-------------------------------	---------------

Minumum Required GI score	Final GI score	Result
0.5	0.51	Pass

6.0 Lifetime Homes

All four dwellings have been designed to incorporate the sixteen principles of Lifetime Homes which have been established by the Joseph Rowntree Foundation:

1 Where there is car parking adjacent to the home, it should be capable of enlargement to attain 3,300mm width

2 The distance from the car parking space to the home should be kept to a minimum and should be level or gently sloping

3 The approach to all entrances should be level or gently sloping

4 All entrances should:

- (a) be illuminated relevant parts of 1.3.1.2 E
- (b) have level access over the threshold and
- (c) have a covered main Entrance

5 (a) Communal stairs should provide easy access and
(b) where homes are reached by a lift, it should be fully wheelchair accessible

6 The width of the doorways and hallways should conform to the specifications in the next column

Doorway clear opening width (mm)	Corridor / passageway with (mm)
750 or wider	900 (when approach is head on)
750	1,200 (when approach is not head on)
775	1,050 (when approach is not head on)
900	900 (when approach is not head on)

The clear opening width of the front door should be 800 mm. There should be 300 mm to the side of the leading edge of doors on the entrance level

7 There should be space for turning a wheelchair in dining areas and living rooms and adequate circulation space for wheelchair users elsewhere

8 The living room should be at entrance level

9 In houses of two or more storeys, there should be space on the entrance level that could be used as a convenient bed-space

10 There should be:

- (a) a wheelchair-accessible entrance level WC, with
- (b) drainage provision enabling a shower to be fitted in the future

11 Walls in bathrooms and toilets should be capable of taking adaptations such as handrails

12 The design should incorporate:

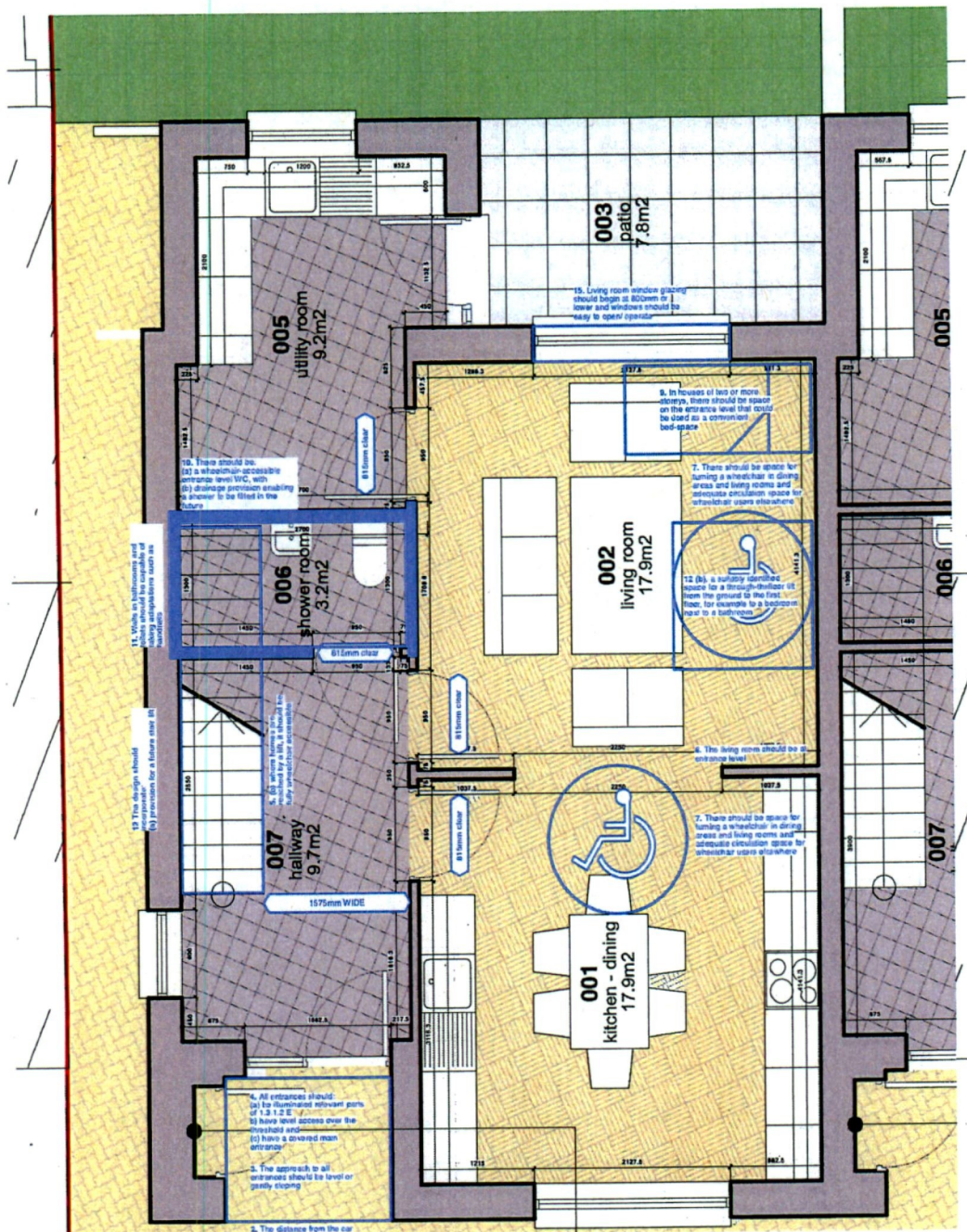
- (a) provision for a future stair lift
- (b) a suitably identified space for a through-the floor lift from the ground to the first floor, for example to a bedroom next to a bathroom

13 The design should provide for a reasonable route for a potential hoist from a main bedroom to the bathroom

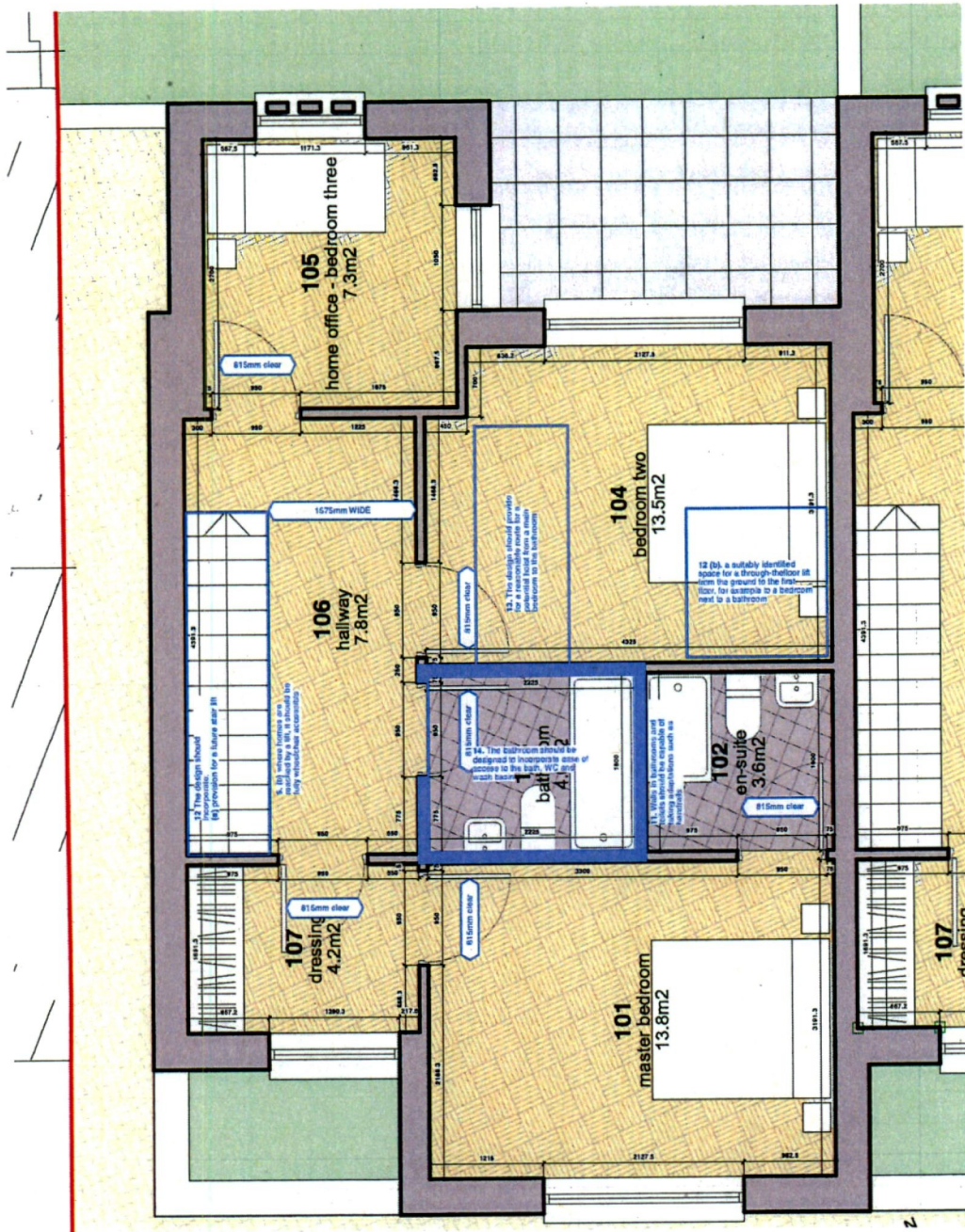
14 The bathroom should be designed to incorporate ease of access to the bath, WC and wash basin

15 Living room window glazing should begin at 800 mm or lower and windows should be easy to open/ operate

16 Switches, sockets, ventilation and service controls should be at a height usable by all (i.e. between 450 and 1,200 mm from the floor)



Ground Floor Plan - Proposed



First Floor Plan

7.0 Planning Context and Background

There have been a number of planning applications made on this site and the overall history has been piecemeal in nature which has obviously had an impact upon how the development of the site has been perceived. The following outlines the various planning applications made, the reasons for their refusal / assessment and how this current application seeks to address the concerns raised by South Dublin County Council and An Bord Pleanala.

Planning Reference SD20A/0191

Demolish existing garage and outhouse replace with a two storey, two bedroom house of 100.5sq.m; existing access point will be blocked up and a new shared vehicular access will be created to give revised access to three off street parking spaces for the existing and new house; development will include a rear garden, associated drainage, landscaping and associated site development works.

ABP Decision – Grant Permission

This application sought to retain the existing dwelling house and single storey adjacent garage structure yet construct a single dwelling within the rear garden. Although SDCC recommended a refusal of planning consent, this was overturned through a first party appeal to An Bord Pleanala.

Of note is the granting of permission for a shared entrance into both the existing dwelling and the proposed dwelling, the basis of which has been retained within this application.

Planning Reference SD20A/0190

Detached dwelling within the rear garden of existing house including the remodelling of the existing house to change from a three bedroom to a two bedroom house and reduce in size from 145sq.m to 122.34sq.m; construction of a new two storey, three bedroom dwelling of 198.87sq.m to the rear of the site with new vehicular access from the side road to 2 off-street parking spaces and diversion of an existing surface water drain; provide a rear garden exceeding Development Plan standards, associated drainage, landscaping and all associated site development works.

ABP Decision – Refuse Permission

Reasons For Refusal

Reason No. 1 The development, by reason of the location of the proposed first floor windows and proximity of private rear amenity space to the east, would result in an unacceptable level of overlooking and loss of privacy to the residents of No.122A and their rear amenity space. The proposed development would therefore, seriously injure the amenity of property in the vicinity and would be contrary to the 'RES' zoning objective for the area which seeks 'to protect/and or improve residential amenity' and would therefore be contrary to the South Dublin County Council Development Plan (2016 – 2022) and the proper planning and sustainable development of the area

In order to mitigate the potential for overlooking of the private open space for existing dwelling No. 122A Templeville Drive, the first floor bedroom windows have been angled away from the rear garden of the property.

Reason No. 2 The proposed development, by reason of the potential loss of rear garden space for the existing dwelling, No.124, would result in a poor overall quality and quantity of remaining private amenity space for the existing residents to the detriment of their amenity. The proposal would also result in a structure that would have an excessive height in close proximity to the proposed shared boundary and rear amenity space of No.124. The proposal would therefore be contrary to section 11.3.1 (iv) of the South Dublin County Development Plan (2016-2022), would seriously injure the amenity of property in the vicinity and would be contrary to the 'RES' zoning objective for the area which seeks 'to protect/and or improve residential amenity' and the proper planning and sustainable development of the area.

This application seeks to demolish No. 124 and create a far more sustainable, considered and compact development. Therefore this reason for refusal based on the impact to the existing dwelling is no longer valid.

Reason No. 3 The development, by reason of the excessive height, depth and proximity of the structure to the rear habitable room windows and private amenity space proposed under application SD20A/0191 located to the south, would result in a significant and material loss of light, overshadowing and unacceptable sense of enclosure to the detriment of the amenity of future occupants should that permission come forward for development. Thus, the proposed development would seriously injure the amenity of property in the vicinity and would be contrary to the 'RES' zoning objective for the area which seeks 'to protect/and or improve residential amenity' and would therefore be contrary to the South Dublin County Council Development Plan (2016 – 2022) and the proper planning and sustainable development of the area.

Similarly, this condition is no longer valid due to the comprehensive approach being taken to the site and the consideration given to overlooking, etc. and as such the loss or injury to existing or proposed residential amenity is negligible.

Reason No. 4 The proposed development, by reason of the proposal to share amenity space between residents and vehicles due to the restricted nature and lack of manoeuvrability within the site, would result in a poor quality and quantity of private amenity space to the detriment of the amenity of future occupants. The proposal would therefore be contrary to Section 11.3.1 (iv) of the South Dublin County Development Plan (2016-2022), would seriously injure the amenity of property in the vicinity and would be contrary to the 'RES' zoning objective for the area which seeks 'to protect/and or improve residential amenity' and the proper planning and sustainable development of the area.

Again, the piecemeal application approach meant that there was a residual portion of site which was assigned over as shared amenity space. The reality of this proposal was correctly questioned by the Planning Authority and made a reason for refusal. However, as noted above such an approach is not consistent with this application and therefore this proposal should be assessed within the parameters outlined above in detail and in the context of an overall housing shortage and the opportunity to realise the potential for this site and similar sites to at least go some way to overcoming this crisis within established suburban neighbourhoods.

Reason No. 5 The proposed development, by reason of the scale, layout and proximity to the existing dwelling and proposed dwelling under application SD20A/0191 to the south, would result in an overbearing and cramped feature, that would detract visually from the suburban character and established pattern of development in the area. The proposal would therefore be contrary to the 'RES' zoning objective for the area which seeks 'to protect/and or improve residential amenity' and would therefore be contrary to the South Dublin County Council Development Plan (2016 – 2022) and the proper planning and sustainable development of the area.

This is a similar reason to reason no. 3 above in so far as it relates to a parallel application rather than being able to assess the overall consistent development proposal for the site.

Reason No. 6 Having regard to the proposed location of the vehicular entrance in the immediate vicinity of a high boundary wall, it is considered that the proposed development would endanger public safety by reason of traffic hazard.

The proximity to the adjacent wall with No. 48 Templeville Drive is understandable. However, due to the relatively low traffic movements generated by each dwelling and the other modes of sustainable transport and accessibility to amenities the provision of similar approach to access could be reconsidered as part of a wider and more sustainable approach.

Reason No. 7 The Planning Authority is not satisfied, on the basis of the information submitted, that the proposed development could be implemented successfully given the overlapping redline boundaries between this application and application SD20A/0191. The proposal would therefore be contrary to the proper planning and sustainable development of the area.

Again, this is a similar reason to reasons no. 3 and 5 above in so far as it relates to a parallel application rather than being able to assess the overall consistent development proposal for the site.

Planning Reference SD19A/0193

Change existing house from a three bedroom to a two bedroom house; demolish existing garage and replace with a two storey, two bedroom house; new front gate to give access for off-street parking; construction of a new two storey three bedroom dwelling to the rear of the site with new vehicular access from the side road to two off-street parking spaces; development will include rear gardens exceeding Development Plan standards; associated drainage (including diverting existing surface water drain); landscaping and all associated site development works.

SDCC Decision – Refuse Permission

Reason No. 1 Having regard to the location of the existing surface water sewer, the Planning Authority is not satisfied that the proposed diversion of the said sewer and the proximity of the proposed development from the same, would not be prejudicial to public health.

Of particular note is the reference within the Area Engineers report to a 450mm surface water sewer that runs along the northern boundary of the site. With reference to Colye Consulting Engineers supporting drawings and report, coupled with the CCTV survey which the client has procured the existing culvert in question is entirely redundant and does not service any of the properties along Templeville Drive. Therefore it is not a surface water sewer and should not be considered to impact the potential development of the site. Furthermore, a new system for both foul and surface water drainage will be installed across the site, including for necessary diversion of current combined sewage lines which are shared by a number of the properties along Templeville Drive.

Reason No. 2 Having regard to the nature and design of the proposed vehicular access for house type B, the Planning Authority is not satisfied that adequate site visibility, as required by the Council's Roads Department, can be achieved. The proposed development would therefore endanger public safety by reason of a traffic hazard.

Due to the low levels of traffic, the very low traffic speeds, the reduced provision of car parking, other modes of sustainable transportation and access to high quality public transport, in tandem with the setting back of the properties and low boundary walls, it is envisaged that the approach taken to parking is appropriate for this type of development.

Reason No. 3 The proposed development would set an undesirable precedent for other similar developments, which would in themselves and cumulatively, be harmful to the residential amenities of the area and would be contrary to the proper planning and sustainable development of the area.

Taking into account the recent planning decisions within the area, the lack of similar opportunities, the unprecedented demand for housing (in particular of this type within the South Dublin area) and the proposal to create a sustainable development within an under utilised site. We would respectfully suggest that this application seeks to comply with the provisions of the development plan and take cognisance of the safe guarding measures identified.

Furthermore, within the wider Templeville Drive area there are no other available sites where this type of development is possible. In so far as there are no other sites which have detached homes that sit on a corner location that have yet to be developed for a single homes in side gardens such as at No.'s 84 and 92.

We would also note that the suburban block that the application site lies measures approximately 2.8ha and currently has 48homes (including the most recent planning consents which have been constructed), or a density of 17 units / ha. The addition of these three homes would generate a marginal uplift in the overall density to 18.2 units /ha which when considered in relation to the overall amenities of Templeogue Village and the close proximity is absolutely negligible.

We would also reiterate that this application is a more considered and comprehensive approach to those previously made.

Planning Reference SD18A/0311

Develop two detached dwellings within the side and rear garden of existing house. The development would include: (a) the existing house will change from a three bedroom to a two bedroom house with the single storey rear extension to be demolished, and the reinstatement of a new front gate and access for off street parking; (b) the existing garage will be demolished and replaced by a two storey two bedroom house using the existing entrance to 2 parking spaces; (c) the construction of a two storey, three bedroom dwelling to the rear of the site with vehicular access from the side road to 2 off street parking spaces. The development will include rear gardens exceeding Development Plan Standards, associated drainage, (including diverting existing surface water drain), landscaping and all associated site development works.

SDCC Decision – Refuse Outline Permission

Reason No. 1 The proposed development, by virtue of its scale and layout, would represent overdevelopment of the site and would result in piecemeal development which would be out of keeping with the character and pattern of development in the area. It would also result in an overbearing form of development which would be injurious to residential amenities and would fail to respect the established building line in the area. The proposed development would therefore be contrary to Section 11.3.2 of the South Dublin County Development Plan 2016-2022 which relates to residential consolidation and would materially contravene the 'RES' zoning objective, as set out in the South Dublin County Development Plan 2016-2022, which seeks 'To protect and/or improve residential amenity'.

We entirely agree that this application was piecemeal in nature and based upon the information submitted in support of the application that it was unwholly unsuitable. However, this current application seeks to take a more considered approach, addressing the previous concerns of SDCC.

Reason No. 2 The Planning Authority is not satisfied, based on the information submitted, that satisfactory arrangements can be made for water supply and foul and surface water drainage. The proposed development would therefore be potentially prejudicial to public health.

See points referred to in the reasons for refusal for planning reference **SD19A/0193**.

Reason No. 3 The proposed development would set an undesirable precedent for other similar developments, which would in themselves and cumulatively, be harmful to the residential amenities of the area and would be contrary to the proper planning and sustainable development of the area

See points referred to in the reasons for refusal for planning reference **SD19A/0193**.

8.0 Housing Supply – Demand

Without stating the obvious, the country is in the throws of a Housing Crisis. The cause of this is multi faceted, however, the solution is a marked increase in the supply of homes and in particular within areas which have existing amenities and on serviced and zoned lands.

In terms of demand and supply for 2023, it is strongly predicted that there will be 50,000 homes required each year for the next 10 years. This is in contrast to the projection that housing completions next year will be approximately 27,500 homes. Or a shortfall of 22,500 homes annually.

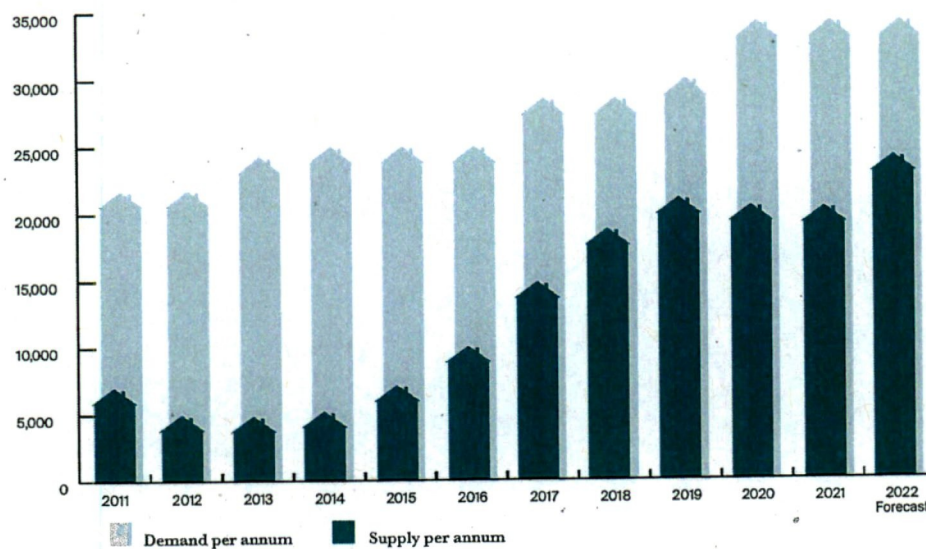
Two key fundamentals support the housing market nationwide these are – the underlying strength of the economy and growth in the population. Ireland's population continues to increase at a time when others are declining, coupled with the fact that Ireland has the highest birth rate and lowest death rate in the EU.

With other issues significantly affecting the delivery of homes including inflation within the construction industry, inflation and borrowing rates increasing, home prices stabilising this has led to a situation nationally where there is no viability for apartment developments. As such, the above noted figures read as very optimistic.

The demographic profile of potential housing within Ireland is as follows:

Single People	23%
Couples Without Children	18%
Couples With Children	32%
Single Parent Families	12%
Multi Person Household	11%
Other	4%

HOUSING SUPPLY VERSUS DEMAND



Source: Knight Frank Research/CSO/Central Bank of Ireland

The above screen shot paints a stark picture of the increasing gap between supply and demand which is set to exacerbate over 2023 due to the factors outlined above.

Some of the key take away points are as follows:

Population Growth • Over 5m in 2021 forecast to reach 6m by 2051 • Ireland has the youngest population in Europe • 40% live in the Greater Dublin Area

Strong natural demand for housing • Demand for 30,000 - 35,000 units per annum

mackay - architecture - design

22 oakley grove – blackrock - co dublin – ireland – www.mackay-architecture.com e: info@mackay-architecture.com

Supply lags demand • 20,433 units completed in 2021 • Average supply over last ten years = 12,632 units per year

Prices increasing steadily since 2013 - across all sectors Large increase in prices Jan 2021 - Jan 2022

Apartments 11.8% Dublin

13.5% Nationally

Houses 13.6% Dublin

15% Nationally

One fundamental question relates to accommodating an aging population. It is projected that over the next 10 years the bulk of Irish households will comprise those aged over 50. In contrast the number of households aged 30-40years will dip slightly as the current demographic of 20-30 year olds is relatively small. To a degree this raises an conundrum where the current National Housing Policy promotes apartment development.

Presently there is little if any apartment construction within the Build to Sell sector, which leaves 'empty nesters' or 'downsizers' devoid of viable options for new build, sustainable and low running cost homes.

We would propose that developments of this nature whilst modest in the overall housing context poses an entirely suitable and appropriate use of zoned and serviced land and furthermore, the typology of homes proposed should appeal to a wider demographic of everything from first time buyers through to 'empty nesters'.

9.0 Summary

We trust that the above adequately describes the overall design approach that has been adopted for this development. We would stress that a first principles approach was taken to the overall site, whilst obviously acknowledging the previous planning history.

However, based upon good Urban Design principles, sustainable development approach, delivery of much needed homes within the Templeogue area, analysis and research of the appropriate housing typology, adaptability of each home to allow longer / later living and the principles outlined within the County Development plan, we feel that the approach reached is a pathway to similar developments.

The demolition of the existing dwelling was given careful consideration and although in itself it possesses a level of residential amenity, on a basic cost – benefit analysis for the refurbishment and upgrade to a more sustainable level, where running costs are greatly reduced in line with current modern homes this was simply unviable. As such, the demolition of the property allows for a far more compact and affordable development to be proposed for the site.

In relation to the proposed density of the site, we would note that it falls within the parameters of scale suitable for the location and in particular it's proximity to amenities of all forms, including the No. 15 Bus Route into the City Centre.

So, we would respectfully request that South Dublin County Council view this application within the wider national housing crisis, the current challenge of delivering homes and the quality of the overall design and proposition.