

**RESIDENTIAL DEVELOPMENT**

**Application Site:**

Lands at Clonburris, County Dublin

**Applicant Name:**

Kelland Homes

**Clarification of**

**Further Information Response - Architecture**

March 2023

Job Ref: 20/04

## 1. Layout & Design

It is not considered that AI Item No. 1 has been adequately addressed in relation to the following:

1(a) Further information on the opportunities for plaza enclosure on the western and eastern edge of the plaza is required as there are technical concerns with the proposed solutions. Further green infrastructure and SUDS should be incorporated in the public urban plaza.

### Response:

The plaza has been further redesigned to incorporate direct enclosure on the western and northern edges. The existing road access along the western edge will be permanently maintained and incorporated into the proposed masterplan as illustrated below:



Revised Plaza Design - Enclosure highlighted



Updated Masterplan - Plaza Enclosure

1(b) Under Table 2.13.1 of the Planning Scheme the non-residential floorspace parameters for the CUC-S4 sub-sector are maximum retail floorspace of 1, 200sq.m and minimum non-retail (employment) floorspace of 5, 000sq.m. The proposed development provides for retail/commercial floorspace. The applicant has noted that 'It is envisaged that a quantum of 5, 300sq.m of non-residential space (community and employment) can also be provided across the shared landholding'. Given the scale of this floorspace the applicant should be requested to provide further detail to how this might be facilitated. This might involve a block specifically allocated to employment use.

### Response:

A block has been specifically allocated to employment use and is highlighted in the revised masterplan as illustrated below. The previously proposed residential density for these lands will not be adversely affected by this allocation as it is also accommodated within the revised masterplan.



Updated Masterplan - Block allocated for employment use identified

1(c) Item 1B(a) is referring to subject site lands within the applicant's control/ownership. The Planning Scheme shows that the eastern end of the Link Street would have a significant area of open space on both sides of the street. The key objectives of CSE Development Area include to 'To provide locally accessible open spaces of local and strategic importance' and 'To ensure high levels of legibility and ease of orientation'. This Development Area provides the entrance to the SDZ lands from the east. The applicant should provide further open space and landscaping in the south-eastern part of the site, where the Link Street meets Ninth Lock Road. This should include increasing the size of open space to the north of the Link Street at this entrance and providing a high quality design.

### Response:

The open space to the north of the Link Street at the eastern part of the site has been significantly increased and provided with a high quality landscape design for a public park at this location - as illustrated below:



Revised Plaza Design - Enclosure highlighted



Updated Masterplan

## 2. Parameters

It is not considered that AI Item No. 2 has been adequately addressed in relation to proposed net residential density for sub-sector CSE-S1. The net developable area for CSE-S1 is stated by the applicant as 2.40ha. The Planning Scheme provides a net developable area of 2.17ha for CSE-S1.

The Planning Scheme states that 'for calculation purposes, Net Development Area comprises Gross Development Area excluding strategic parklands, canal corridors, schools and existing residential development'. It is acknowledged that the developable area for CSE-S1 identified in the Planning Scheme would in part overlap with the north south hedgerow and open space to be retained/provided. However, the developable area under the subject application has extended elsewhere (mostly south) to result in a net developable area of 2.40ha.

The average net density target low and high margins for CSE-S1 is 51-61dph. This is based on -5dph and +5dph from the target density. The Planning Authority would have concerns with the proposed development not providing for a net density within this margin given that this proposal would deliver the full net developable area for CSE-S1. The applicant should be requested to provide a higher net density than proposed for this sub-sector. It may be appropriate to consider increasing the density in the north-west of this sub-sector, to the east of the north south hedgerow and open space.

### Response:

The diagram opposite illustrates how the development area for CSE-S1 north of the link road measures 2.17 ha and this measurement includes 4300 Sqm of open space as per the requirements of the planning scheme. An additional 0.19 ha of development is proposed south of the link street at this location containing 24 no residential dwellings. It is submitted that this additional development area is considered as part of CSE S1 as provided for under section 2.13 of the SDZ planning scheme.



Updated Site Plan

### 3. Communal Open Space

In relation to AI Item No. 3 insufficient detail and consideration have been given to the layout and design of the communal open spaces. The communal open space for Block A in particular is not considered to have an overly usable shape and is closed in to the north by a water tank, bin store and bicycle store; access to these is not clear. This open space is indicated as narrow strips of open space along the eastern and northern sides of Block A, directly adjoining and overlooked by the creche unit.

The applicant should also be requested to address the accessibility of the communal open spaces for residents. There is a stairwell in Block A with direct access to the communal open space located to the north, although hedgerow planting is currently proposed across this access.

Accessibility for mobility impaired should also be provided directly from the building to the communal open space (stairwell does not include lift). It does not appear that the communal open space for Block B is directly accessible from the building itself. There does not appear to be any provision of communal open space for the units in proposed Block K (apartments proposed).

#### Response:

The communal open space area has been redesigned so that the utility store is removed entirely and relocated within the building. Accessibility for residents to this area has been provided by way of a central lift shaft within the building giving way to a level access footpath leading directly to the open space, which is typical for such an arrangement and considered normal practice. It should be noted also that a further communal open space is located at the first floor of the building with direct access from the communal corridor.

Open space considerations for Block B are resolved by way of its omission from the revised site layout.

Communal open space has been provided to Block K by way of direct adjacency to the block on its east side as illustrated opposite.



Updated Site Plan

#### 4. Movement and Transport

Response:

Refer to Armstrong Fenton Associates CFI response document

#### 5. Green and Blue Infrastructure and Ecology

Response:

Refer to RMDA CFI response document and drawings

#### 6. Built Form and Design

It is not considered that AI Item No. 6 has been adequately addressed in relation to the following:

##### 6 (a) External Finishes and Appearance

Proposed Block B would have clear glazed balcony guarding. This should be amended to metal railing in the interest of visual amenity.

Response:

Block B is now proposed to be omitted from the scheme.

The two storey element of Block A has been fully omitted (the request was to reduce in extent). While the revised design helps provides a stronger frontage onto the plaza, a two storey element provides an element of human scale to an important pedestrian area. An element of this should therefore be incorporated back into the design.

Further variation in material (brick colour and design) and form should be provided for Blocks A and B. Of particular concern are the eastern and western elevations of Block A. Apartment Block K appears to be partly finished in render, which should be omitted. The variation in materials and massing of this building helps break it up and creates visual interest.

Response:

Block A has been revised to re-introduce a two storey element in the manner of a dark brick colonnade facing onto the plaza. The variation of brick application has been continued along the buildings north, east and west facades along with a refinement to the fenestration to these facades. The diagrams opposite illustrate these changes.



Revised Plaza Design - Enclosure highlighted

Apartment Block K appears to be partly finished in render, which should be omitted. The variation in materials and massing of this building helps break it up and creates visual interest. Adequate privacy strips should be provided along the western front of the proposed ground floor duplexes. The windows to the living rooms for these units appear to front directly onto a public footpath.

Response:

The landscape layout has been updated to include privacy strips along the western front of Block K for the proposed ground floor duplex units.

Further variation in material (brick colour and design) should be provided for the duplex units along the permitted Link Street. These currently appear to be similar in colour and design.

Additional site sections/contiguous elevational drawings should be submitted. In particular, a site section along the Link Street facing south should be provided. Site sections along other proposed streets should also be submitted.

Response:

Additional site sections are provided with the CFI drawing set appended. Alternating colour variation is applied to the duplex facades as illustrated below.



Typical Duplex Terrace with varied brick colouring

##### 6(b) Block Size

The Planning Scheme states that 'In order to encourage pedestrian permeability and ensure that streets and blocks are dimensioned to reflect their function and setting, reduced block lengths shall be utilised across the SDZ lands.' The proposed blocks are largely irregularly shaped. The Planning Scheme states that '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 longest block dimension would be the row of houses in the northern part of the scheme, facing east towards the central area of open space. Although irregularly shaped, the block extends up to 130m. The applicant should consider increased pedestrian permeability in relation to this block.

Response:

The site plan has been revised to address this item with pedestrian paths introduced to break up block lengths.

(c) Facade Treatment

Proposed Site Plan Drawing No. 2004-PL-002 does not specify the distances between entrances. The applicant is requested to submit a revised plan demonstrating that distances between entrances do not exceed those set out in Table 2.8.1 of the Planning Scheme.

**Response:**

The site plan has been revised demonstrating distance between entrances do not exceed those set out in Table 2.8.1 of the Planning Scheme.

(d) Sunlight and Daylight

The submitted Daylight and Sunlight Assessment Report should be revised to include an assessment of the residential units in proposed Block K and any associated communal open space with this building.

**Response:**

The Daylight and Sunlight Assessment Report has been revised to include an assessment of the residential units in Block K and is appended to this submission.

(e) Capacity of Renewable Energy (Development Contributions)

Information in relation to the capacity of renewable energy is sought in relation to the calculation of development contributions. An updated calculation of capacity of a revised development should be submitted as part of clarification of additional information.

**Response:**

A calculation of capacity of renewable energy is submitted, prepared by BBSC Consulting Engineers

## 7. Landscape and Open Space

**Response:**

Refer to RMDA's CFI response document and drawings

## 8. Schedule and Acoustic Assessment

**Response:**

It has not been deemed necessary to submit a revised assessment - refer to Armstrong Fenton Associates CFI Response Document.