
SHD Application Ref: SHD3ABP-312430-22

Applicant: AAI Palmerstown Limited

Location: Units 64 & 65, Cherry Orchard Industrial Estate and Kennelsfort Road Upper,
Palmerstown, Dublin 10

Presentation to: ACM 24th January 2022

Eoin Burke
Senior Planner



Timelines

- SHD Lodged with ABP on 11th January 2022
- 5 Week Obs closing on 14th February 2022
- 8 Weeks SDCC CE report due to ABP on 7th March 2022
- 16 Week Decision due from ABP on 3rd May 2022

Consultations

- S.247 pre-planning meeting with SDCC as follows:
Stage 1 with SDCC on 19th May 2020 under reference: SHD1SPP007/20.
- Tripartite meeting ref under reference: ABP-310483-21 held on 30th September with An Bord Pleanála, the applicant and SDCC

Proposed Development

- 144 residential units with supporting tenant amenity facilities (gym and activity areas, lounges and meeting room), employment uses including 2 incubator units and a remote working space, building management facilities and all ancillary site development works.

- Apartments

72 1-bedroom apartment and 72 2-bedroom apartments to be provided as follows:

- Building A (35 1-bedroom & 24 2-bedroom over 5-9 storeys),
 - Building B (7 1-bedroom & 10 2-bedroom over 3-4-storeys),
 - Building C (16 1-bedroom, 19 2-bedroom over 5-storeys),
 - Building D (14 1-bedroom & 19 2-bedroom over 4-5-storeys)
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- Vehicular access to the proposed development will be provided via an entrance from the existing estate road as accessed from Kennelsfort Road Upper.
 - The proposal includes improvement works on the northern side of the junction at the estate road/Kennelsfort Road Upper, new pedestrian/cycle paths on the estate road to the south of the site, and provision of a controlled pedestrian crossing on Kennelsfort Road Upper to the west as part of enabling infrastructure.
 - The proposed development provides for outdoor amenity areas, landscaping, external podium lift, under-podium and street car parking, bicycle parking, bin stores, ESB substation, public lighting, roof mounted solar panels and all ancillary site development works.

Documents constitute a reasonable basis for an application for strategic housing development.

Specific Information Required

1. Consideration is required of potential impacts upon future residential populations of the site, resulting from the existing uses. Any mitigation should be clearly described alongside any measures to preserve mitigation features.
2. Consideration is required of any matters that have potential to be material contraventions of the Development Plan, with submission of a statement regarding the same if required.
3. Landscape drawings clarifying the quantum of public open space proposed and the quality, functionality / usability of the public open space. Any deviation from policy requirements should be highlighted and consideration as to whether a material contravention arises.
4. A plan of landscape proposals clearly delineating communal and private spaces should also be provided, as well as a detailed breakdown of the total area of same. Consideration of how the design of the landscape and provision of furniture/equipment will facilitate use of these spaces for both adults and children is also required. Consideration of security of access to communal amenity space is also required.
5. Cross sections of the development should be submitted, clearly detailing the change in levels from the site to surrounding public realm areas and how this will be addressed. The inclusion of a ramp instead of a lift should be considered, where this is demonstrated to be unachievable, a comprehensive explanation of the arrangements for security and management of the lift should be outlined.
6. Drawings to be provided giving comprehensive detail of the appearance of all areas of 'podium edge' within the proposed development.
7. A plan annotating separation distances between all windows and balconies / terrace areas, to surrounding areas, and between development blocks in the proposal.

Specific Information Required

8. A Daylight, Sunlight and Overshadowing Assessment is required to demonstrate how the proposed development responds to recommendations in the Building Research Establishment's 'Site Layout Planning for Daylight and Sunlight' (the BRE guidelines). The methodology of the BRE guidelines should be followed and clearly stated within the submitted assessment. Analysis of all proposed units on each floor should be provided until it can be demonstrated that all units on a floor meet recommended targets, at which point it can be logically assumed units above will also pass (where a stacked arrangement to room use is proposed). APSH analysis of both the proposed accommodation and existing properties should be provided. Overshadowing analysis of all exterior amenity areas both within the development and in surrounding areas should also be provided. Consideration should include potential impact on the school site to the north.
9. A report that specifically addresses the proposed materials and finishes of buildings, landscaped areas and any screening/boundary treatment. Particular regard should be had to the requirement to provide high quality and sustainable finishes and details which seek to create a distinct character for the development.
10. Details of waste storage and collection.
11. Additional details and/or revised proposals in relation to comments from Transportation Planning at the Planning Authority.
12. Additional details and/or revised proposals in relation to comments from the Drainage Division at the Planning Authority.
13. A Housing Quality Assessment with regard to relevant national and local planning policy on residential development.
14. The information referred to in article 299B(1)(b)(ii)(II) and article 299B(1)(c) of the Planning and Development Regulations 2001-2018 unless it is proposed to submit an EIAR at application stage.

1.1 Site Context



Figure 1.1 Site Context



Figure 1.2 Extract from Zoning Map, South Dublin County Council Development Plan 2016 (as varied)

1.2 Proposed Development

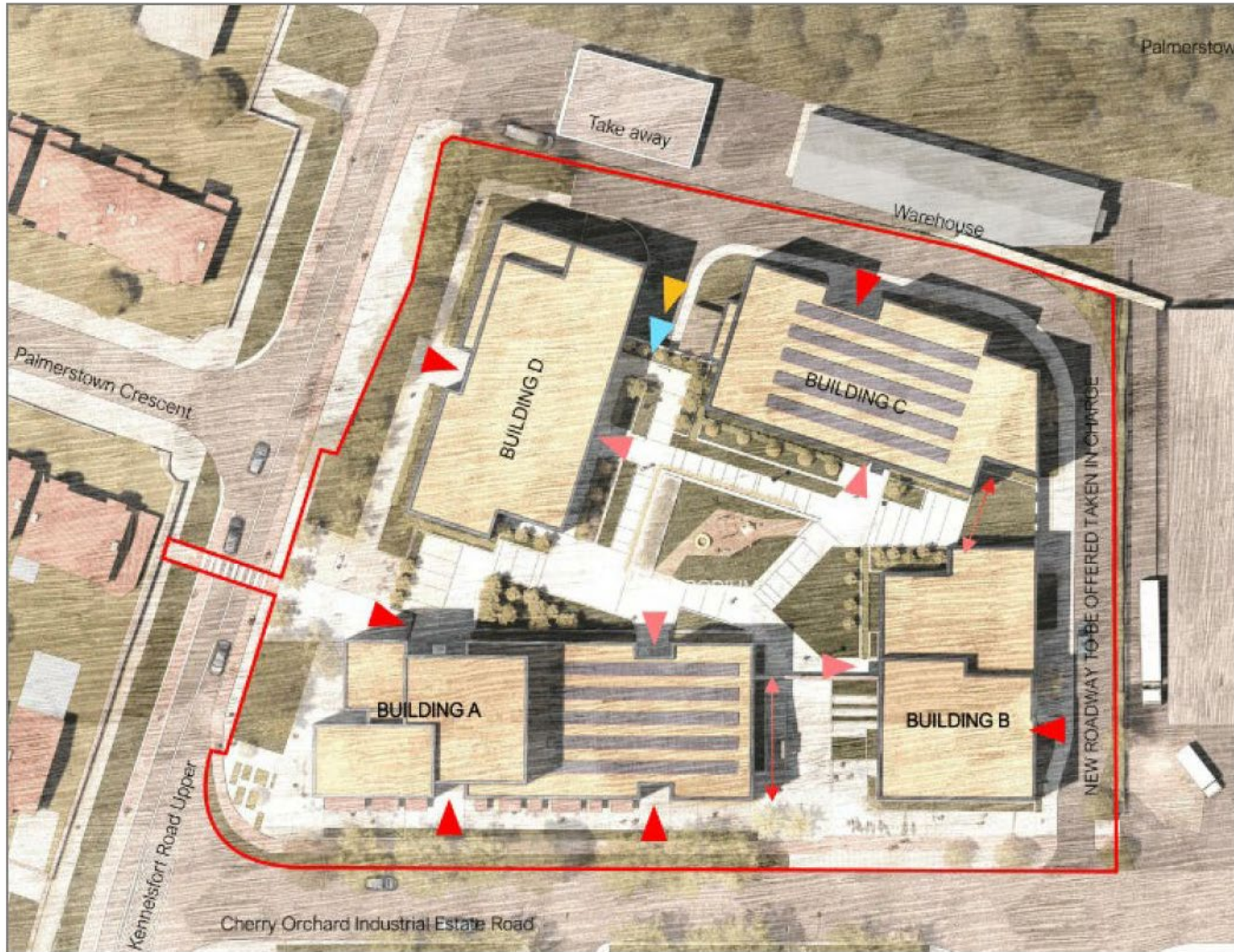


Figure 1.3 Proposed Site Layout



Figure 1.1 – Site and Central Study area looking northwards (Google Earth 3D)



Figure 1.10 – Viewpoint Selection Map (Source - Digital Dimensions)



Figure 1.11 – Extract from the project Design Statement illustrating transitional elements between the proposed landmark building and nearest residential dwellings across Kennelsfort Road Upper







[No Title]





Location	Date	Field of view	35mm equivalent	Distance to site	Camera model
View 3 Existing	15/04/21	74°	24mm	172.3m	Canon EOS 5DS



Location	Date	Field of view	35mm equivalent	Distance to site	Camera model
View 3 Proposed	15/04/21	74°	24mm	172.3m	Canon EOS 5DS





Location	Date	Field of view	35mm equivalent	Distance to site	Camera model
View 4 Proposed	15/04/21	71.5°	25mm	52.5m	Canon EOS 5DS





Statistics for Proposed Development

Proposal - 144 residential units (apts)

- 72 – 1 beds
- 72 – 2 beds

Site area – Gross 0.85 ha.

Zoned – REGEN

Density – 168.5 units per ha

Residential amenity space - 110 sqm in Block A

Height – 1 to 9 storeys in height

Dual Aspect apartments – 43% of apartments & 100% duplexes

Open Space – 2,688 sqm – public & communal (31.46%)

- 1,303sqm semi private – podium courtyard

- 1,385 sqm public open space – landscape buffer and public squares

Car parking – 65 car parking spaces & 2 Go Car

Bicycle Parking – 226 resident & 84 Visitor

Gross Floor Space – 18,165 sqm

Thank You

Questions & Comments for CE Report Now
Invited