

SHD3ABP-312275-21

Location: Site at St Edmunds', St Loman's Road, Palmerstown
Applicant: Moykerr Limited

Presented Lucan ACM 25th January 2022



Timelines

- SHD Lodged with ABP on 21st December 2021
- 5 Week Obs closing on 2nd February 2022
- 8 Weeks SDCC CE report due to ABP on 16th February 2022
- 16 Week Decision due from ABP on 19th April 2022

Consultations

- S.247 pre-planning meeting with SDCC as follows:
Stage 1 with SDCC on 1st April 2021 under reference: SHD1SPP003/21.
- Tripartite meeting ref under reference: ABP-310930-21 held on 6th October 2021 with An Bord Pleanála, the applicant and SDCC

Proposed Development

Modifications to the previously permitted Strategic Housing Development granted on the subject site (Reg. Ref. ABP-305857-19), which is currently under construction.

The proposed development will provide for **amendments** to the permitted development as follows:

- Permitted Block 1 **increased in height by 1 storey** and will now comprise 235 apartments in total (an increase of 21 from the permitted 214)
- Permitted Block 2 layout will be reconfigured, and **increased in height by 1 storey**, and will now comprise 34 apartments (an increase of 1 from the permitted 33)
- Replacement of permitted Block 3 (a terrace of 5 2 storey, 3-bed houses) with a **new 4-5 storey apartment block comprising 28 apartments** (an increase of 23 from the permitted 5)
- Replacement of permitted Block 4 (a 3 storey commercial block comprising creche, gym, retail unit, community room and concierge) **with a 2-5 storey block comprising 16 apartments**, creche and residential amenity space (providing a gym, co-working space, a multi-use room, kitchenette and reception).

The overall development, as modified, will increase from 252 permitted residential units (comprising 247 apartments/duplexes and 5 houses) to **313 apartments** in four blocks (**an increase of 61 units**) and including 137 1-beds, 171 2-beds and 5 3-beds. The building height will now range up to **9 storeys** (previously up to 8 storeys).

All apartments will have associated private balconies/terraces to the north/south/east/west elevations. Permitted parking will be revised to now provide 214 car parking spaces (a decrease of 11 spaces) and 378 bicycle parking spaces (an increase of 70 spaces).

All associated site services and works to enable the development including bin stores, ESB substations, associated roadworks and services connections, public and communal open spaces, vehicular access, pedestrian/cyclist connections, boundary treatment works and landscaping.

ABP Opinion – October 2021

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

Specific Information Required

- 1.** 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.
- 2.** The technical reports submitted should allow a comparison of impacts between the proposed scheme, and the undeveloped site, and permitted scheme on the site.
- 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. The appearance of surface car parking in the landscape should be considered with increased greening of these areas. Detail of boundary treatment should be provided.
- 5.** Provision of pedestrian links through open space areas should be detailed with consideration of links to public transport. Provision of a pedestrian link through the area of landscape in SDCC ownership, from the street to the area to the north of the site.
- 6.** A plan annotating separation distances between all windows and balconies / terrace areas, to surrounding areas, and between development blocks in the proposal.

ABP Opinion – October 2021

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

Specific Information Required

7. 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. A comparison of impacts to both the undeveloped and permitted conditions on the site should be included, following the BRE methodology in this regard.

8. 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.

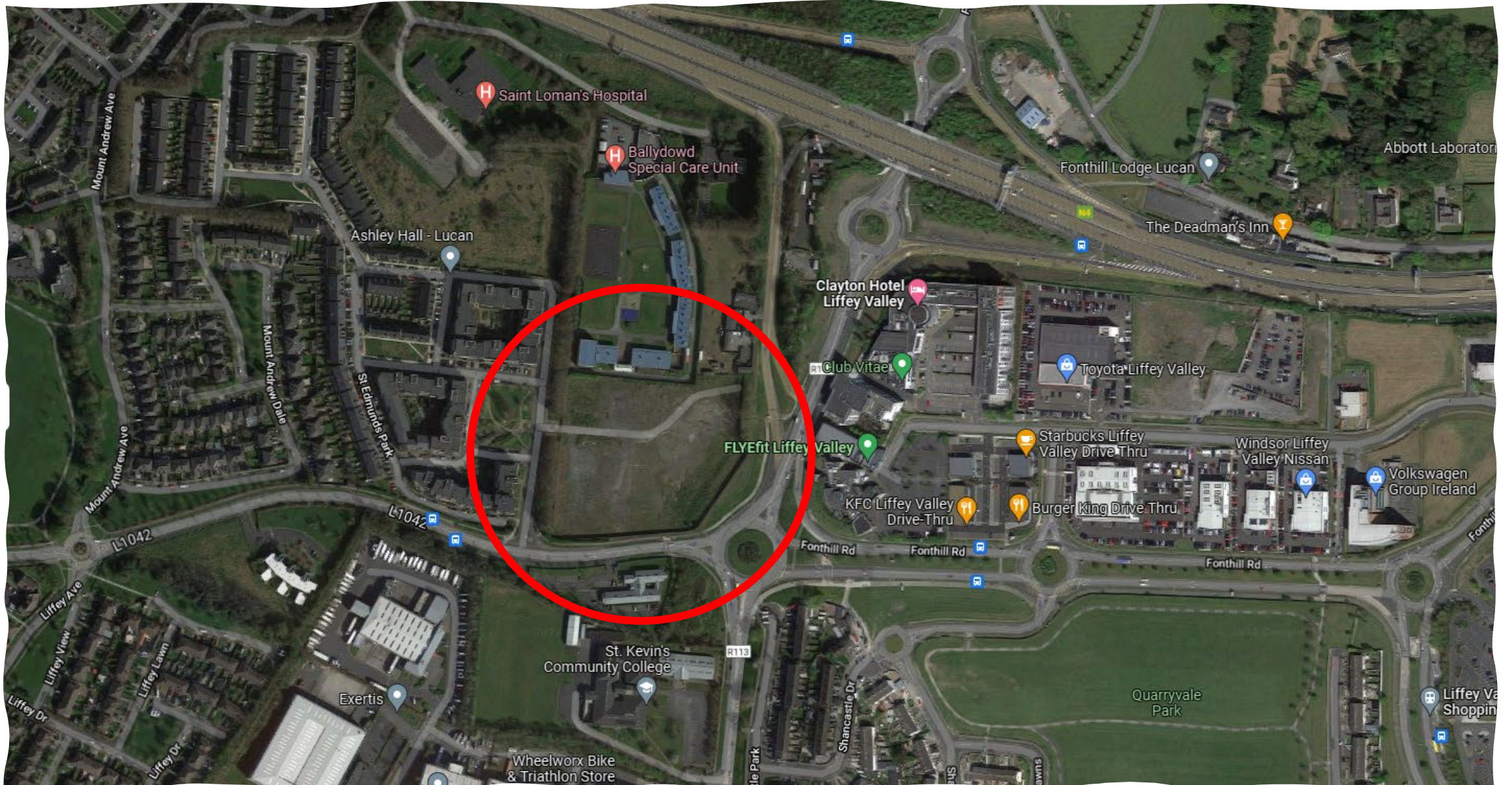
9. Additional details and/or revised proposals in relation to comments from Roads Department at the Planning Authority.

10. Additional details and/or revised proposals in relation to comments from the Environmental Services Department at the Planning Authority.

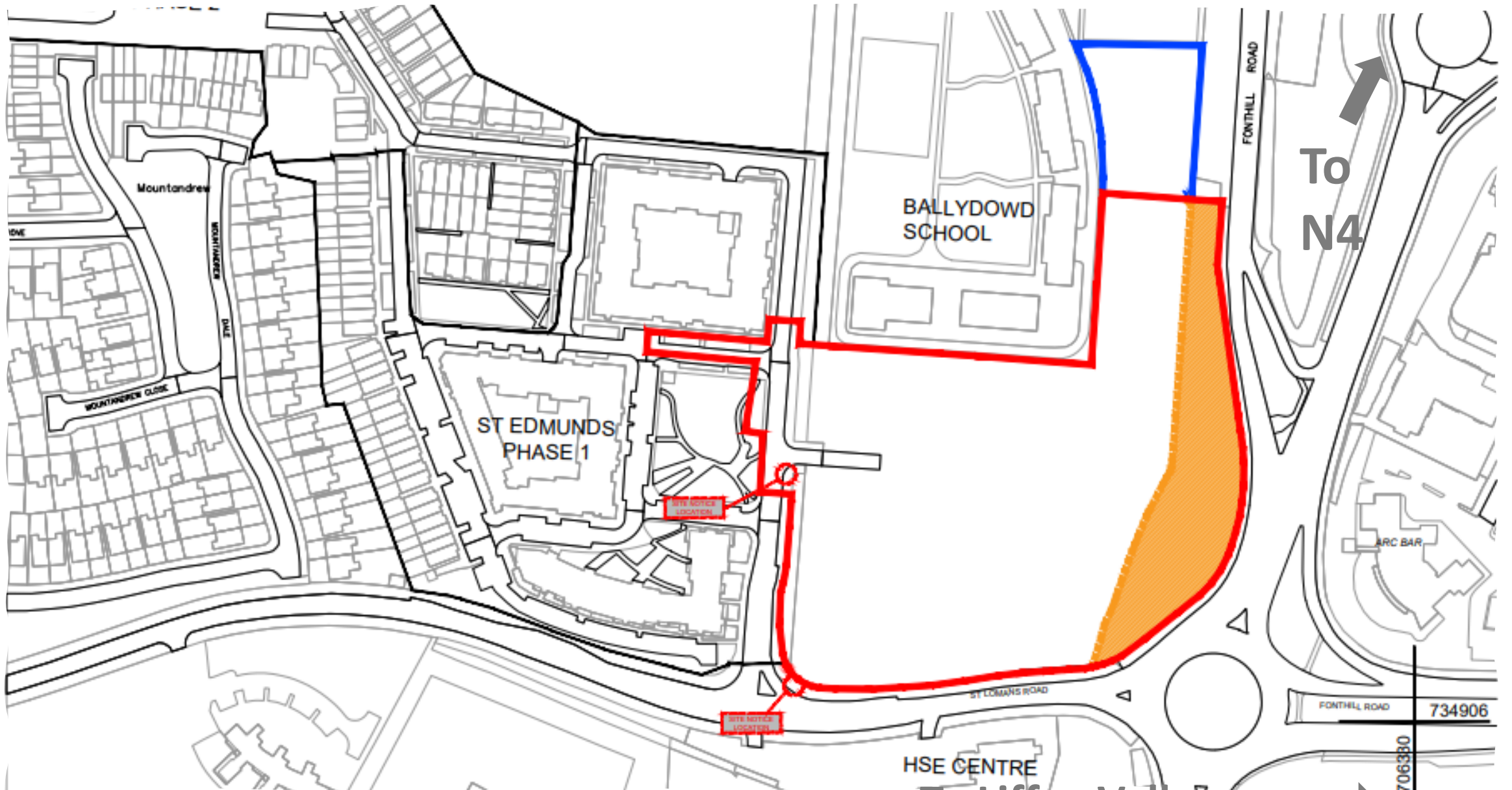
11. Additional details and/or revised proposals in relation to comments from the Public Realm Department at the Planning Authority.

12. A Housing Quality Assessment with regard to relevant national and local planning policy on residential development.

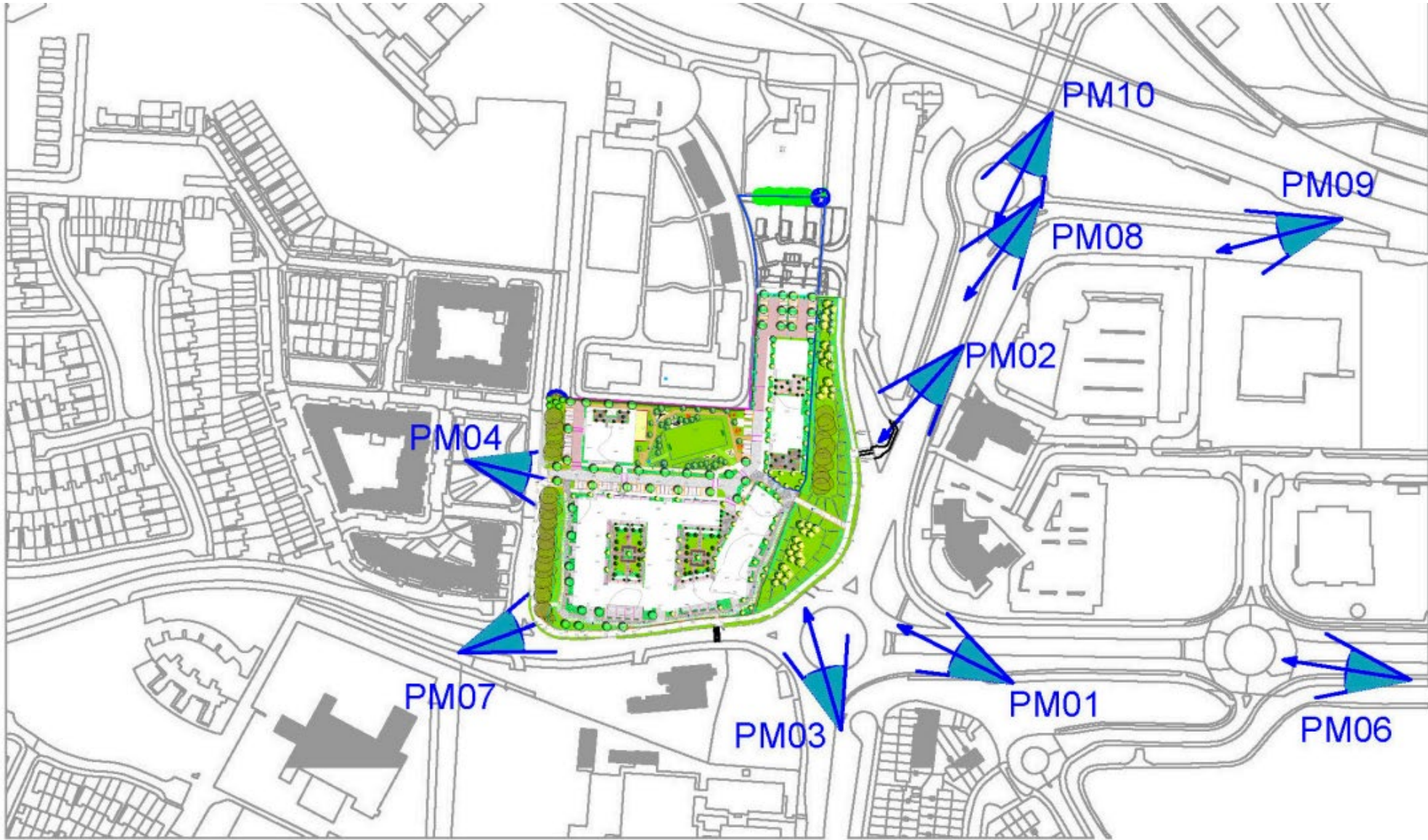
13. The information referred to in article 299B(1)(b)(ii)(II) and article 299B(1)(c) of the Planning and Development Regulations 2001-2018 unless it is proposed to submit an EIAR at application stage.



Location of site outlined in red



To Liffey Valley
Shopping Centre





SITE PLAN

LEGEND:

- NET SITE BOUNDARY OF PLANNING APPLICATION
- SITE BOUNDARY OF PLANNING APPLICATION
- ADJACENT LANDS IN APPLICANT'S OWNERSHIP
- SITE BOUNDARY IN SOUTH DUBLIN CCDC OWNERSHIP

GENERAL NOTES

THIS DRAWING TO BE READ IN CONJUNCTION WITH APPLICANT'S CONSENTED DEVELOPMENT PERMISSIONS AND SPECIFICATIONS, INCLUDING APPLICANT'S OWNERSHIP AND SPECIFICATIONS A RELEVANT REPORT.

LEVELS ARE AS ALL LEVELS INFORMATION TO LANDSURVEYORS RECORDS, BASED ON IRLAND'S GRID DATUM 1984.

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O.S. Map Ref: 3195-23 3261-04 3261-03
3195-0

PROPOSED APARTMENT MIX

BLOCK	1	2	3	4
1 BRD	- 116 UNITS	- 160 UNITS	- 2 UNITS	- 11 UNITS
2 BRD	- 116 UNITS	- 160 UNITS	- 2 UNITS	- 11 UNITS
3 BRD	- 2 UNITS	- 2 UNITS	- 11 UNITS	- 11 UNITS
4 BRD	- 116 UNITS	- 160 UNITS	- 2 UNITS	- 11 UNITS
5 BRD	- 116 UNITS	- 160 UNITS	- 2 UNITS	- 11 UNITS
6 BRD	- 116 UNITS	- 160 UNITS	- 2 UNITS	- 11 UNITS
7 BRD	- 116 UNITS	- 160 UNITS	- 2 UNITS	- 11 UNITS
8 BRD	- 116 UNITS	- 160 UNITS	- 2 UNITS	- 11 UNITS
9 BRD	- 116 UNITS	- 160 UNITS	- 2 UNITS	- 11 UNITS
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12 BRD	- 116 UNITS	- 160 UNITS	- 2 UNITS	- 11 UNITS
13 BRD	- 116 UNITS	- 160 UNITS	- 2 UNITS	- 11 UNITS
14 BRD	- 116 UNITS	- 160 UNITS	- 2 UNITS	- 11 UNITS
15 BRD	- 116 UNITS	- 160 UNITS	- 2 UNITS	- 11 UNITS
16 BRD	- 116 UNITS	- 160 UNITS	- 2 UNITS	- 11 UNITS
17 BRD	- 116 UNITS	- 160 UNITS	- 2 UNITS	- 11 UNITS
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66 BRD	- 116 UNITS	- 160 UNITS	- 2 UNITS	- 11 UNITS
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72 BRD	- 116 UNITS	- 160 UNITS	- 2 UNITS	- 11 UNITS
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94 BRD	- 116 UNITS	- 160 UNITS	- 2 UNITS	- 11 UNITS
95 BRD	- 116 UNITS	- 160 UNITS	- 2 UNITS	- 11 UNITS
96 BRD	- 116 UNITS	- 160 UNITS	- 2 UNITS	- 11 UNITS
97 BRD	- 116 UNITS	- 160 UNITS	- 2 UNITS	- 11 UNITS
98 BRD	- 116 UNITS	- 160 UNITS	- 2 UNITS	- 11 UNITS
99 BRD	- 116 UNITS	- 160 UNITS	- 2 UNITS	- 11 UNITS
100 BRD	- 116 UNITS	- 160 UNITS	- 2 UNITS	- 11 UNITS
OVERALL TOTAL	- 116 UNITS	- 160 UNITS	- 2 UNITS	- 11 UNITS
ONE BED	- 116 UNITS	- 160 UNITS	- 2 UNITS	- 11 UNITS
TWO BED	- 116 UNITS	- 160 UNITS	- 2 UNITS	- 11 UNITS
THREE BED	- 116 UNITS	- 160 UNITS	- 2 UNITS	- 11 UNITS
TOTAL	- 116 UNITS	- 160 UNITS	- 2 UNITS	- 11 UNITS
BLOCK	- 116 UNITS	- 160 UNITS	- 2 UNITS	- 11 UNITS
OVERALL TOTAL	- 116 UNITS	- 160 UNITS	- 2 UNITS	- 11 UNITS

CAR PARKING

POLLAR AREA	- 143
ON SURFACE PARKING (ON STREET)	- 21
APARTMENTS PARKING	- 146 (34%)
VEHICULAR CIRCULAR OCCASIONAL PARKING	- 21
TOTAL PARKING	- 311 (34%)

PUBLIC OPEN SPACE

GRASS SITE AREA (including SOCC Lunds ACCC Lunds)	270sqm	270sqm
NET SITE AREA	2400sqm	2400sqm
Public Open Space provided	2400sqm (100%)	
Communal/Open Space provided		
BLOCK 1	500sqm	
BLOCK 2	500sqm	
BLOCK 3	500sqm	
BLOCK 4	500sqm	
Additional Open Space	500sqm	
Open Area	500sqm	
GRASS DENSITY	116.1 Units per Hectare	
NET DENSITY	93.0 Units per Hectare	

NOTES:
DO NOT SCALE FROM DRAWINGS. WORK TO POLARIS COORDINATES ONLY. ARCHITECT TO BE NOTIFIED OF ALL DISCREPANCIES.

PLANNING APPLICATION

	ST. EDMUNDS - PHASE 3 AMENDMENTS	Rev 2/1	08/11/20
	SITE PLAN	1/00	
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Name PM01
Status Proposed

Camera location
706354 734880 627

Camera
Lens

Canon 6D Mk 2
Canon EF 50mm

 Chris
Shackleton





Name PM02
 Status Proposed
 Reference: R113 adjacent to Clarion Hotel
 looking SW

Proposed development
 St Edmunds Phase 3

Rev.
 0

Moykerr Limited.

Camera location
 706325, 735088, 56.7

Target Direction
 706236, 734986, 64.0

Camera Canon 6D Mk 2
 Lens Canon EF 50mm
 HView Angle Nominal 40 degrees

Date/Time: 14/09/2019 09:31

Recommended viewing distance with both eyes is 500mm.

CSC | Chris
 Shackleton
 Consultant
www.shackleton.ie info@shackleton.ie



Name	PM03
Status	Existing
Reference:	Fonthill Road North adjacent to Shancastle Park looking N
Proposed development	

Rev:

Moykerr Limited.

Camera location	706254, 734860, 63.6
Target Direction	706202, 734984, 63.3

Camera	Canon 6D Mk 2
Lens	Canon EF 50mm
HView Angle	Nominal 40 degrees
Date/Time:	14/09/2019 10:41

	Chris Shackleton Consulting
	www.shackleton.ie info@shackleton.ie



Name PM03
 Status Proposed
 Reference: Fonhill Road North adjacent to Shancastle Park looking N

Moykerr Limited.

Camera location
 706254, 734860, 63.6


Target Direction
 706202, 734924, 63.3

Camera Canon 6D Mk 2
 Lens Canon EF 50mm
 HView Angle Nominal 40 degrees

Date/Time: 14/09/2019 10:41





Name PM07 Status Existing Reference: St Lomans Road looking E	Moykerr Limited.	Camera location 706031, 734906, 63.8	Camera Canon 6D Mk 2 Lens Canon EF 50mm HView Angle Nominal 40 degrees	 Chris Shackleton Consulting <small>www.shackleton.ie info@shackleton.ie</small>
Proposed development St Edmunds Phase 3		Rev: 0	Target Direction 706186, 734964, 64.3	
Recommended viewing distance with both eyes is 500mm.				



Name PM07
 Status Proposed
 Reference: St Lomans Road
 looking E

Moykerr Limited.

Camera location
 706031, 734906, 63.8
Target Direction
 706186, 734964, 64.3

Camera Canon 6D Mk 2
 Lens Canon EF 50mm
 HView Angle Nominal 40 degrees
 Date/Time: 13/09/2019 15:56



Proposed development
 St Edmunds Phase 3

Rev:
 0

Recommended viewing distance with both eyes is 500mm.



Name	PM08
Status	Existing
Reference:	Bottom of N4 off ramp looking SW
Proposed development	
St Edmunds Phase 3	
Rev:	0

Moykerr Limited.

Camera location
706370, 735176, 52.8

Target Direction
706296, 735073, 52.9

Camera Canon 6D Mk 2
Lens Canon EF 50mm
HView Angle Nominal 40 degrees

Date/Time: 14/09/2019 09:39



Recommended viewing distance with both eyes is 500mm.



Name PM08
 Status Proposed
 Reference: Bottom of N4 off ramp
 looking SW

Moykerr Limited.

Camera location
 706370, 735176, 52.8

Camera Canon 6D Mk 2
 Lens Canon EF 50mm
 HView Angle Nominal 40 degrees



Target Direction
 706296, 735073, 52.9

Date/Time: 14/09/2019 09:39

Proposed development
 St Edmunds Phase 3

Rev:
 0

Recommended viewing distance with both eyes is 500mm

Summary of Proposed Development - Statistics

	Previous SHD Permission	Subject SHD Application	Change (+/-)
No. of units	252 no.	313 no.	+ 61 no.
Mix (1 bed / 2 bed / 3 bed)	119 no. / 125 no. / 8 no.	137 no. / 171 no. / 5 no.	+ 18 no. / + 46 no. / - 3 no.
Density	122 units/ha	151.9 units/ha	+ 29.9 units/ha
Height Range	2 to 8 storeys	2 to 9 storeys	+ 1 storey
Open Space (Public & Communal)	4,120 sq.m (20%)	4,535 sq.m (22%)	+ 415 sq.m (+ 2%)
Car Parking	225 no.	214 no.	- 11 no.
Bicycle Parking	308 no.	378 no.	+ 70 no.
Facilities	Creche, Retail & Amenity Space	Creche & Amenity Space	- Retail

Thank You

Questions & Comments for CE Report Now
Invited