
SHD Application Ref: SHD3ABP-312570-22

Applicant: Randelswood Holdings Ltd

Location: Dolcain House, Monastery Road, Clondalkin, Dublin 22

Presentation to: ACM 16th February 2022

Sarah Watson
Executive Planner



Timelines

- SHD Lodged with ABP on 21st January 2022
- 5 Week Obs closing on 24th February 2022
- 8 Weeks SDCC CE report due to ABP on 21st March 2022
- 16 Week Decision due from ABP on 13th May 2022

Consultations

- S.247 pre-planning meeting with SDCC as follows:
Stage 1 with SDCC on 20th April 2021 under reference: SHD1SPP004/21.
- Tripartite meeting ref under reference: ABP-310416-21 held on 30th September 2021 with An Bord Pleanála, the applicant and SDCC

Site Context



Site – aerial (existing)

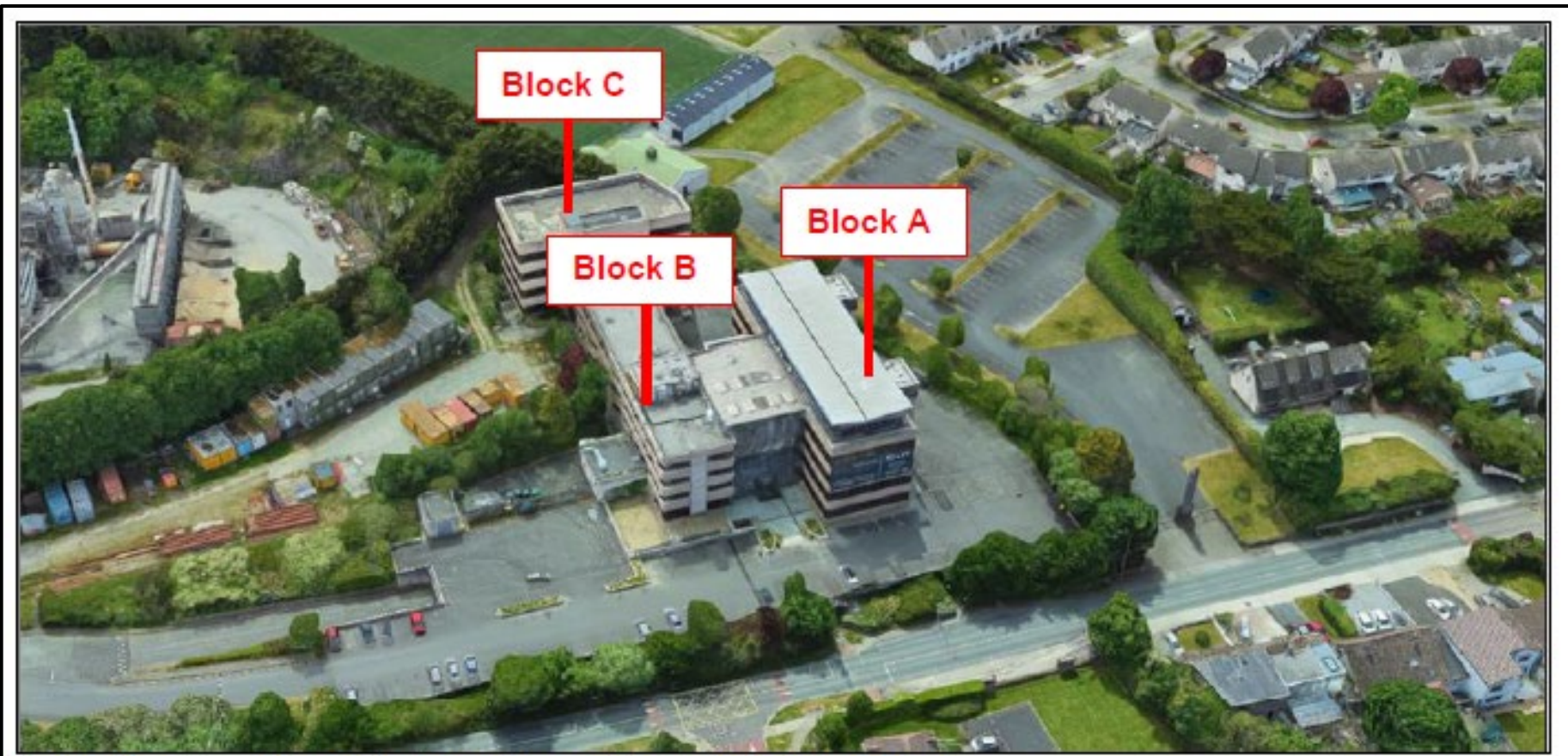


Figure 6.0 3D aerial view of the subject site looking south

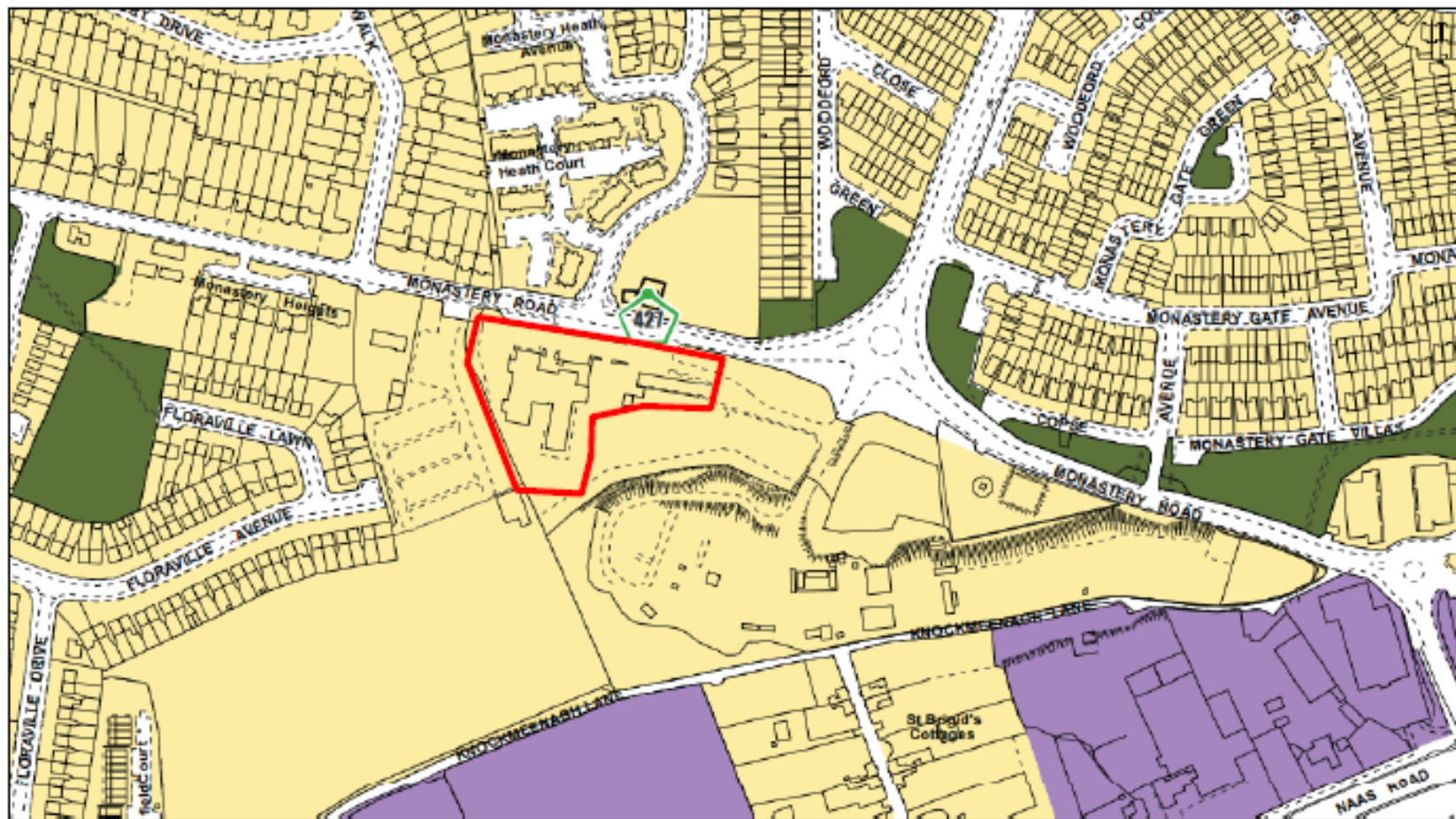


Figure 67.0 Extract from South Dublin County Development Plan 2016-2022 zoning Map No. 5 showing the application site (outlined in red) within lands with Zoning Objective 'RES'

Proposed Development

- Change of use of the existing Blocks A, B and C at Dolcain House from office use to residential use which range in height from 4-5 storeys over basement, together with modifications to the existing blocks
- construction of a new 6-storey Block D
- a total of 130 apartment units

- Apartments

61 one-bedroom apartments, 59 two-bedroom apartments and 10 three-bedroom apartments, as follows:

- Block A (22 1-bedroom, 22 2-bedroom. and 6 3-bedroom) 4-5 to 6 storeys over basement)
- Block B (9 1-bedroom, 9 2-bedroom and 4 3-bedroom over 5 storeys)
- Block C (13 1-bedroom, and 16 2-bedroom, over 6 storeys)
- Block D (17 1-bedroom, and 12 2-bedroom, over 6 storeys)
- Vehicular access to the development is proposed through the existing access/entrance to Dolcain House to the east
- the proposed development will be served by communal residential amenities/facilities at surface and basement level.
- the proposed development also includes landscaping, a pedestrian and cyclist access onto the adjacent Monastery Road to the north and internal pedestrian and shared surfaces.
- the application is accompanied by 2 site layout options; Option A includes a new public pedestrian footpath along the southern side of Monastery Road which extends east to the north-eastern application site boundary to facilitate a connection to future footpath; Option B provides for the omission of this footpath.
- Associated site and infrastructural works are

ABP Opinion – October 2021

The following needs to be addressed in the documents submitted that could result in them constituting a reasonable basis for an application for strategic housing development.

Pedestrian and Cycle Access

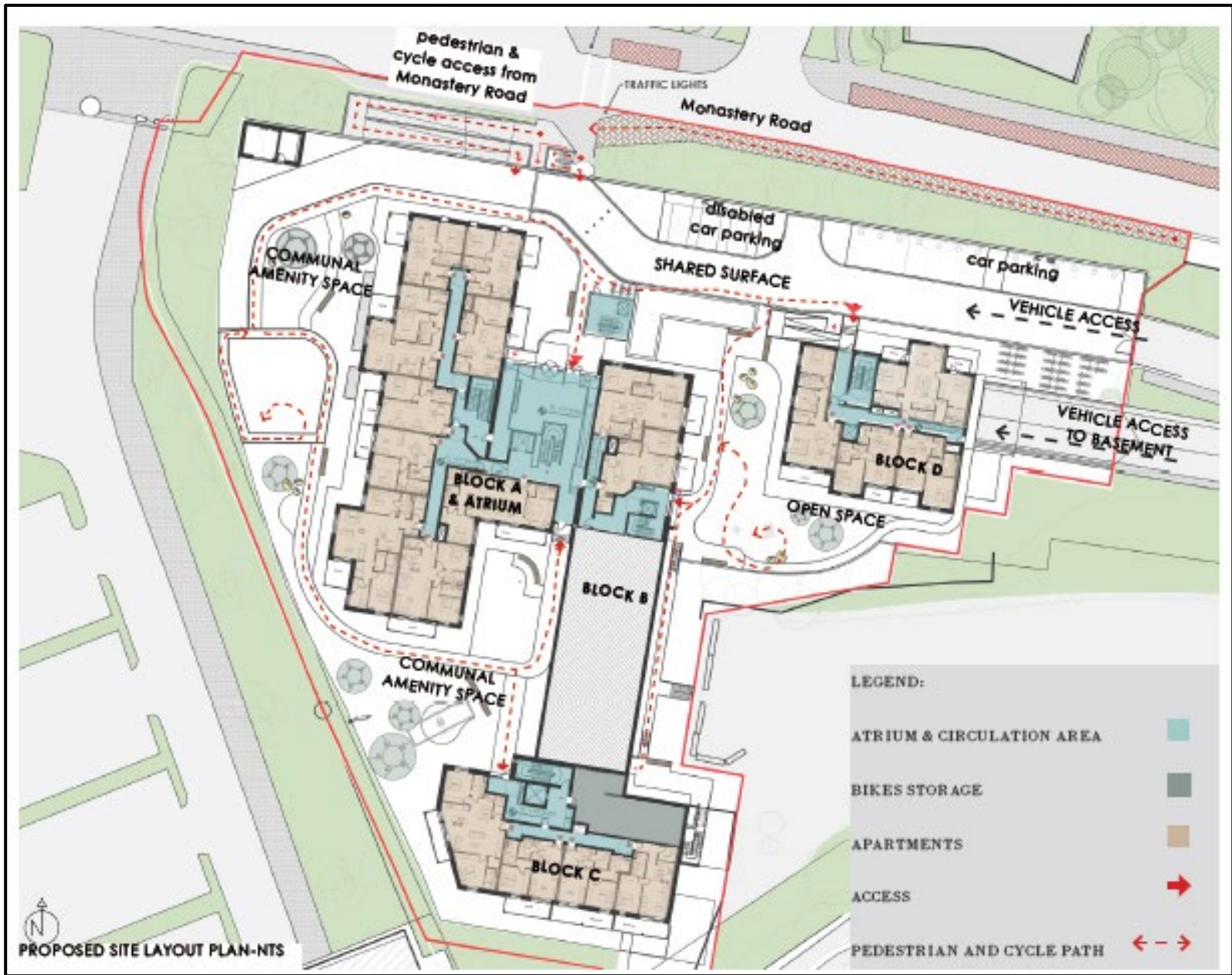
- Further consideration of the documents as they relate to pedestrian and cycle access to/from the proposed development required... a pedestrian/cycle movement safety audit... a description of pedestrian and cycle routes... any mitigation measures to ensure safe access and egress to the site... demonstrate that these issues have been integrated in to the design of the scheme. Further consideration of this matter may require an amendment to the documents and/or design proposals submitted.

Specific Information Required

1. Consideration is required of potential impacts upon the future residential populations of the proposed development on the site, resulting from the existing adjacent quarry use (noting that the applicant has no control over this use). Comprehensive air quality and noise assessments are required with monitoring of basis line levels to be undertaken from the subject site. 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.
5. 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.

Specific Information Required

6. 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.
7. If telecommunications equipment is located on existing structures on the site, consideration is required on any potential impact as a result of the proposed works.
8. Details of waste storage and collection.
9. Details of Part V housing and evidence of discussion with the housing authority regarding the same.
10. Additional details and/or revised proposals in relation to ecology and a bat survey having regard to the comments of the Planning Authority.
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 should be submitted as a standalone document.



PROPOSED SITE LAYOUT PLAN-NTS



[View Location Map](#)

This map is for view location purposes only. Please refer to Architects drawings for site layout and redline boundary.



< 24mm / 73.7° < 35mm / 54.4° < 50mm / 39.6° Lens Information: Focal Length / Field of View 50mm / 39.6° 35mm / 54.4° 24mm / 73.7° >

Location	Description	Photography Date	Field of view	35mm equivalent	Distance to site boundary	Camera model
View 2 Existing		15-06-2021	69.39°	24mm	104m	Canon EOS 5DS



Our Ref: 21-060 Dolcain Clondakin



		< 24mm / 73.7°	< 35mm / 54.4°	< 50mm / 39.4°	Lens Information: Focal Length / Field of View			50mm / 39.4°	35mm / 54.4°	> 24mm / 73.7°
Location	Description				Photography Date	Field of view	35mm equivalent	Distance to site boundary	Camera model	
View 2 Proposed					15-06-2021	69.39°	26mm	104m	Canon EOS 5DS	





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Location	Description	Photography Date	Field of view	35mm equivalent	Distance to site boundary	Camera model
View 3 Existing		15-06-2021	71.51°	25mm	94m	Canon EOS 5DS

Our Ref: 21-060 Dolcain Clondakin





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Location	Description	Photography Date	Field of view	35mm equivalent	Distance to site boundary	Camera model
View 3 Proposed		15-06-2021	71.51°	25mm	94m	Canon EOS 5DS

Our Ref: 21-060 Dolcan Clondakin





		< 24mm / 73.7°		< 35mm / 54.4°		< 50mm / 39.6°		Lens Information: Focal Length / Field of View		50mm / 39.6° >		35mm / 54.4° >		24mm / 73.7° >	
Location	Description	Photography Date	Field of view	35mm equivalent	Distance to site boundary	Camera model									
View 5 Existing		15-06-2021	71.51°	25mm	8m	Canon EOS SDS									

Our Ref: 21-060 Dolcan Clondakin



◀ 24mm / 73.7°
◀ 35mm / 54.4°
◀ 50mm / 39.6°
Lens Information: Focal Length / Field of View
50mm / 39.6° >
35mm / 54.4° >
24mm / 73.7° >

Location	Description	Photography Date	Field of view	35mm equivalent	Distance to site boundary	Camera model
View 5 Proposed		15-06-2021	71.51°	25mm	8m	Canon EOS 5DS

Our Ref: 21-060 Dataran Chandokh





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Location	Description	Photography Date	Field of view	35mm equivalent	Distance to site boundary	Camera model
View 7 Existing		15-06-2021	71.51°	25mm	1.10m	Canon EOS 5DS

Our Ref: 21-060 Dolcain Clondakin





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Location	Description	Photography Date	Field of view	35mm equivalent	Distance to site boundary	Camera model
View 7 Proposed		15-06-2021	71.51°	25mm	110m	Canon EOS 5DS

Our Ref: 21-062 Dolcain Clondalkin





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Location	Description	Photography Date	Field of view	35mm equivalent	Distance to site boundary	Camera model
View B Existing		29-03-2021	93.27°	17mm	11m	Canon EOS 5DS

Our Ref: 21-060 Dolcain Clondalkin





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Location	Description	Photography Date	Field of view	35mm equivalent	Distance to site boundary	Camera model
View B Proposed		29-03-2021	93.27°	17mm	11m	Canon EOS 5DS





Location
View 9 CGI

Our Ref: 21-060 Dolcan Clondalkin

 digital dimensions
architecture visualization



Location
View 10 CGI

Our Ref: 21-060 Dolcath Clondalkin



Location
View 11 CGI

Our Ref: 21-060 Dolcain Clondalkin

 digital dimensions
architectural visualisation

Statistics for Proposed Development

Proposal - 130 residential units (apts)

- 61 1 beds
- 59 – 2 beds
- 10 – 3 beds

Site area – Gross 0.81 ha.

Zoned – RES

Density – 160 units per ha

Residential amenity space - n/a

Height – 4 to 6 storeys in height

Open Space – 2,185 sqm – public & communal (10%)

- 1,375 sqm communal amenity

- 810 sqm public open space

Car parking – 78 car parking spaces

Bicycle Parking – 310 spaces

Gross Floor Space – 11,226 sqm

Thank You

Questions & Comments for CE Report Now
Invited