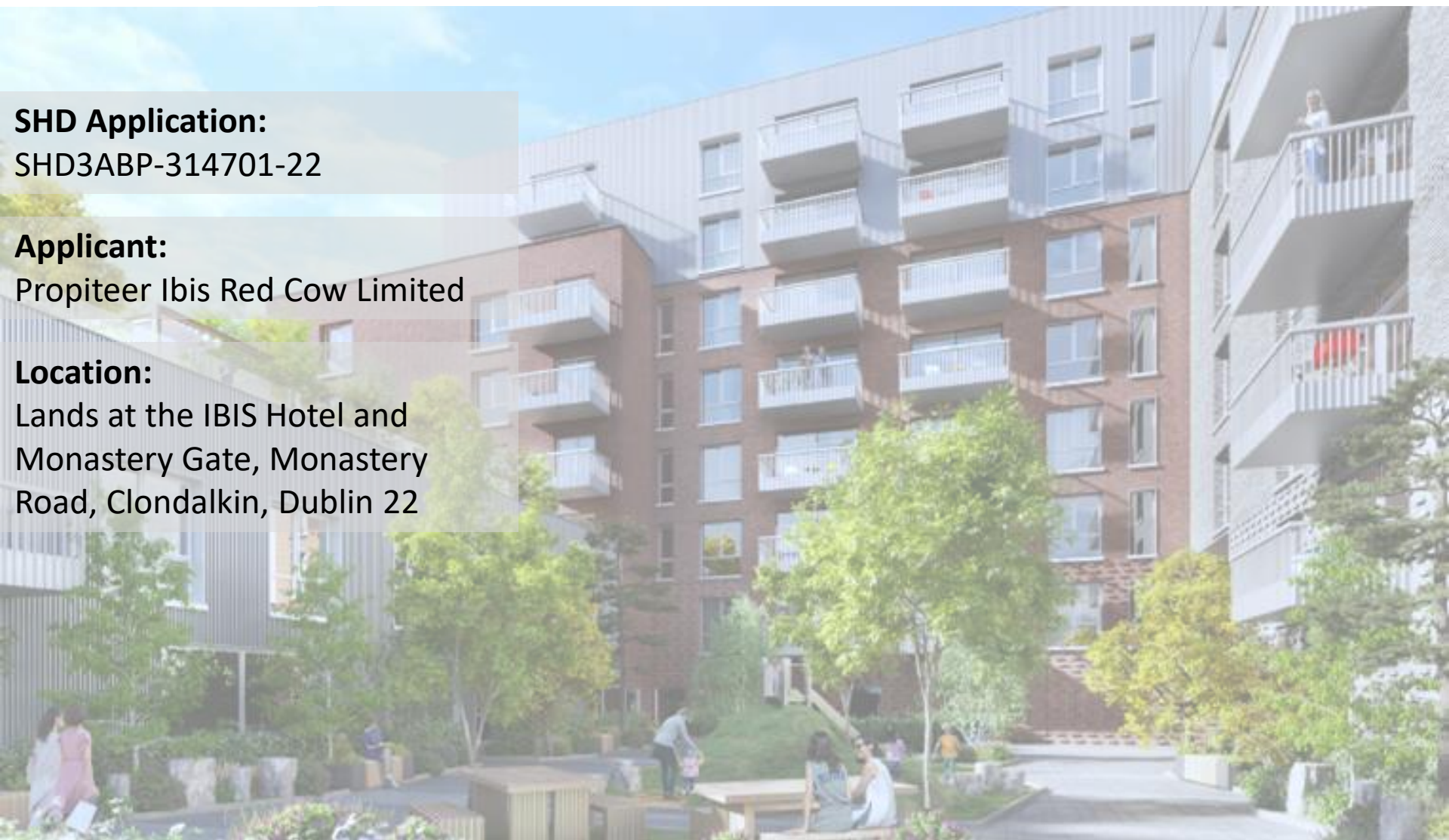


**SHD Application:**  
SHD3ABP-314701-22

**Applicant:**  
Propiteer Ibis Red Cow Limited

**Location:**  
Lands at the IBIS Hotel and  
Monastery Gate, Monastery  
Road, Clondalkin, Dublin 22



**Presentation to: C.N.R.S.B - Area Committee Meeting**  
**Prepared by: Deirdre Kirwan, Senior Executive Planner**



## Purpose of Presentation

- To inform Elected Members of the
  - details of the application,
  - consultations between the Planning Authority and the Board as well as:
  - the Opinion issued by An Bord Pleanála
  
- To gather a summary of the views of the elected members on that proposed development, as expressed at this meeting, to be submitted along with the Chief Executive's Report to An Bord Pleanála.



Courtyard view looking towards the north block



## Consultations & Timelines

### Stage 1:

- SHD1-SPP018-18
- 6th December 2018
- S.247 Pre-Planning



### Stage 2:

- SHD2ABP-312266-21
- 25th May 2022
- Tripartite Meeting

Lodge SHD,  
ABP  
27/09/22

5 weeks  
obvs  
5.30pm on  
1/11/22

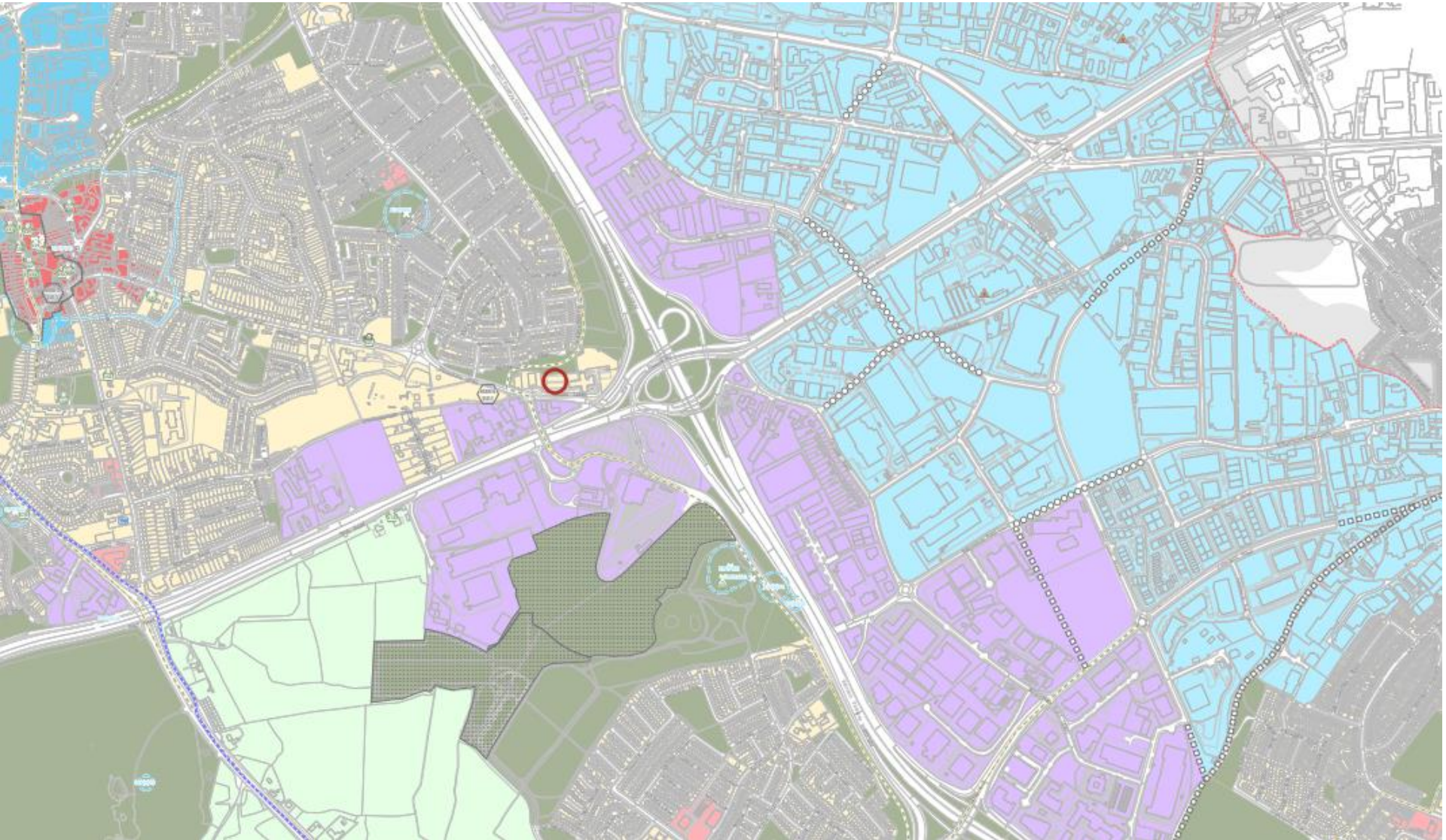
8 weeks  
SHD report  
By  
22/11/22

16-week  
decision  
ABP  
17/01/23





## Location of Proposal – SDCC Zoning





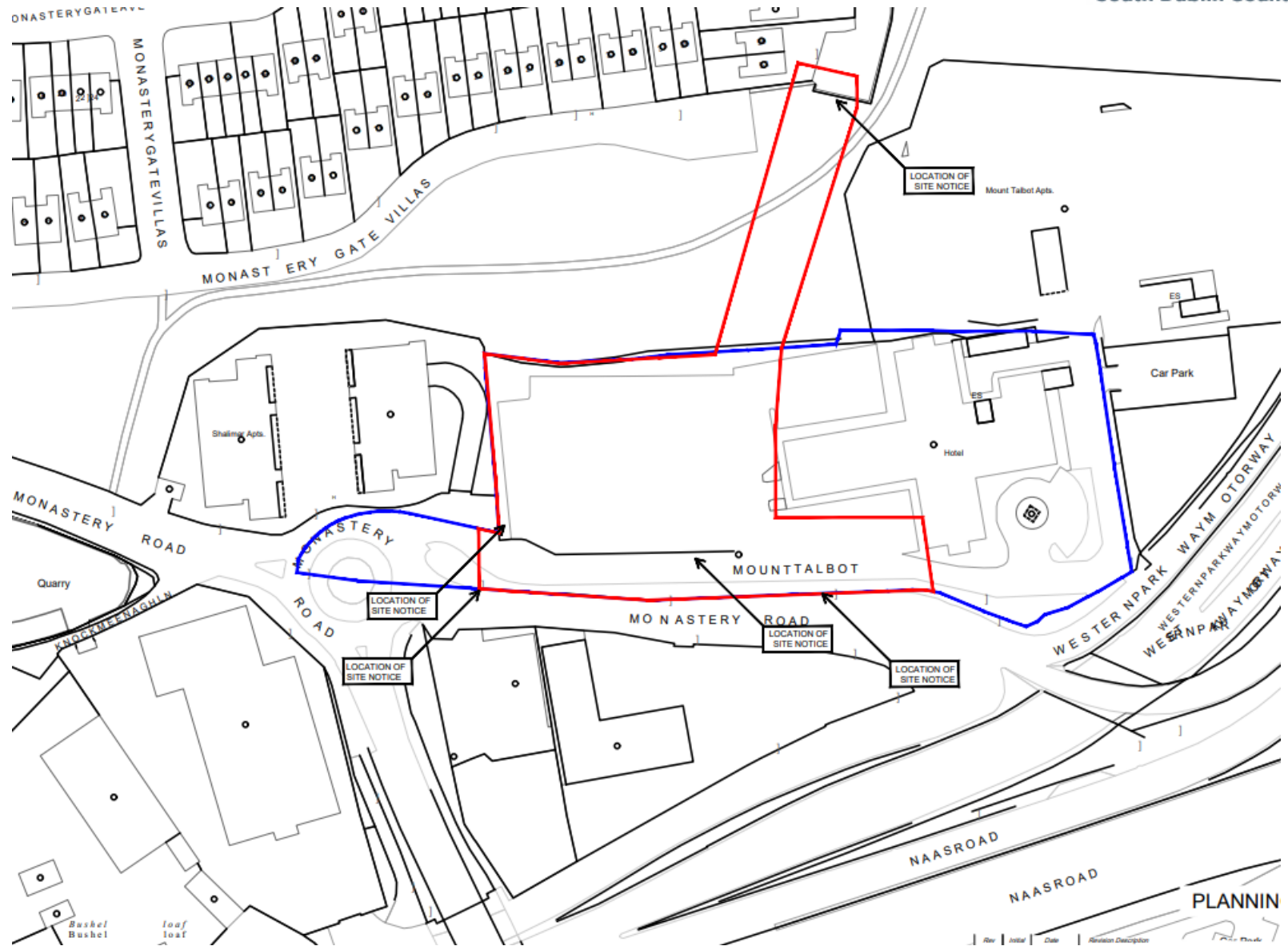


## Location of Proposal – Ariel View





# Location of Proposal – Site Location







# Proposed Development – 115 Build to Rent

## Housing



### Unit Mix

- 10 x studio units
- 62 x 1-bed units
- 38 x 2-bed units
- 5 x 3-bed units

### Height

- 2 storeys to 8 storeys over basement level
- Private balconies/terraces

## Residential Amenity



### Facilities and services at ground floor level

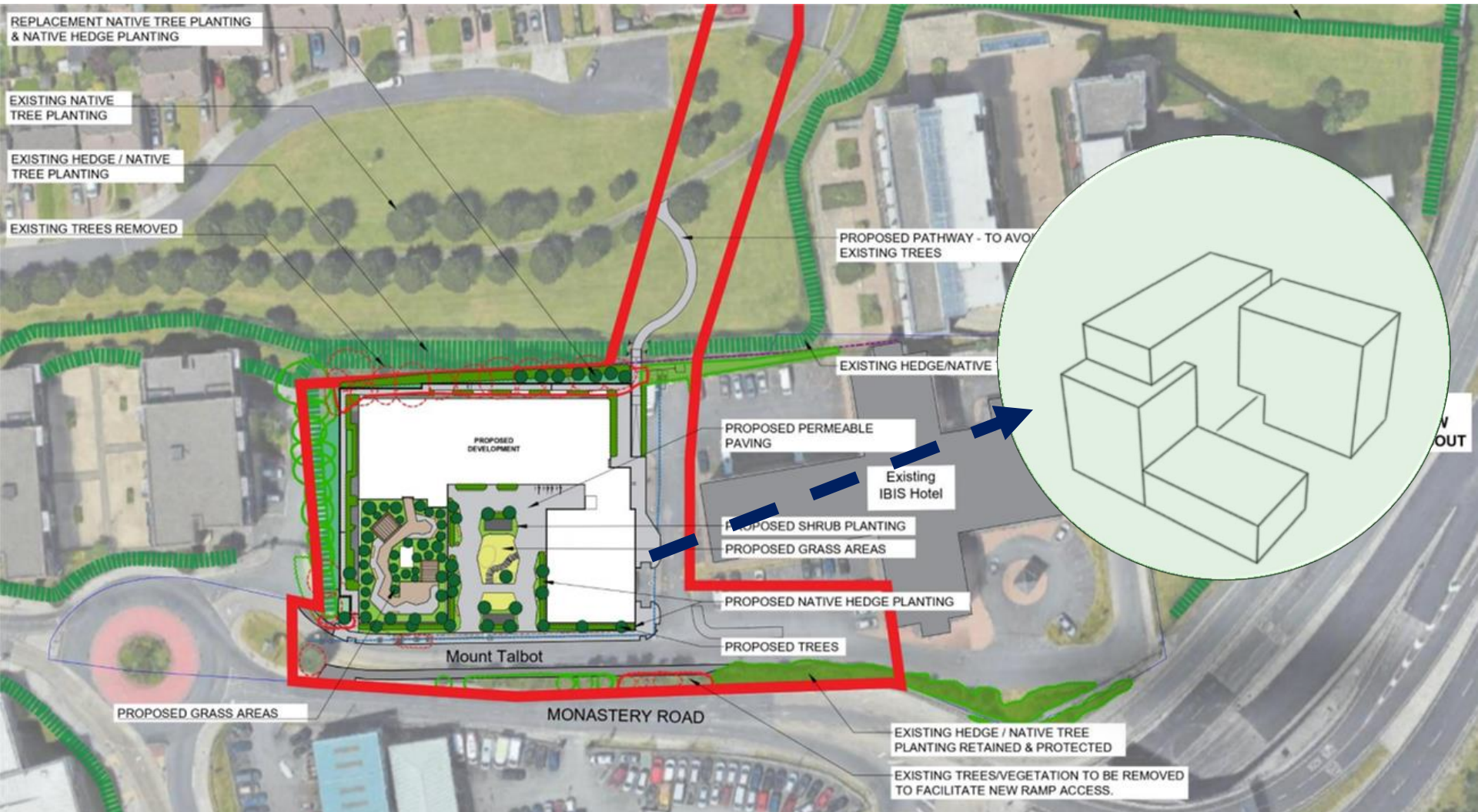
- A gym
- Lounges
- Games room
- Conference room,
- Meeting room
- Studio
- Concierge
- bin store & and bike stores (140 spaces)

## Other Elements

- 48 car parking spaces at basement.
- 224 bicycle parking across basement, ground floor and surface levels.
- Landscaping - 1 communal roof terrace at 2nd floor level; a landscaped courtyard at ground floor level.
- Public Realm - Pedestrian path from the public open space at Monastery Gate to the north and along the southern site boundary with a pedestrian connection to Monastery Road to the south
- Public Lighting, boundary treatments  
2 no. ESB substations
- Vehicular Access is from Monastery Road (via the existing access road to the IBIS Hotel) pedestrian access from Monastery Road/ Monastery Gate.



# Layouts (Site Plan & Landscaping)







*Figure 19: Semi-Private courtyard area, use of materials and landscape interventions*



# Layouts (First Floor & Amenity Space)



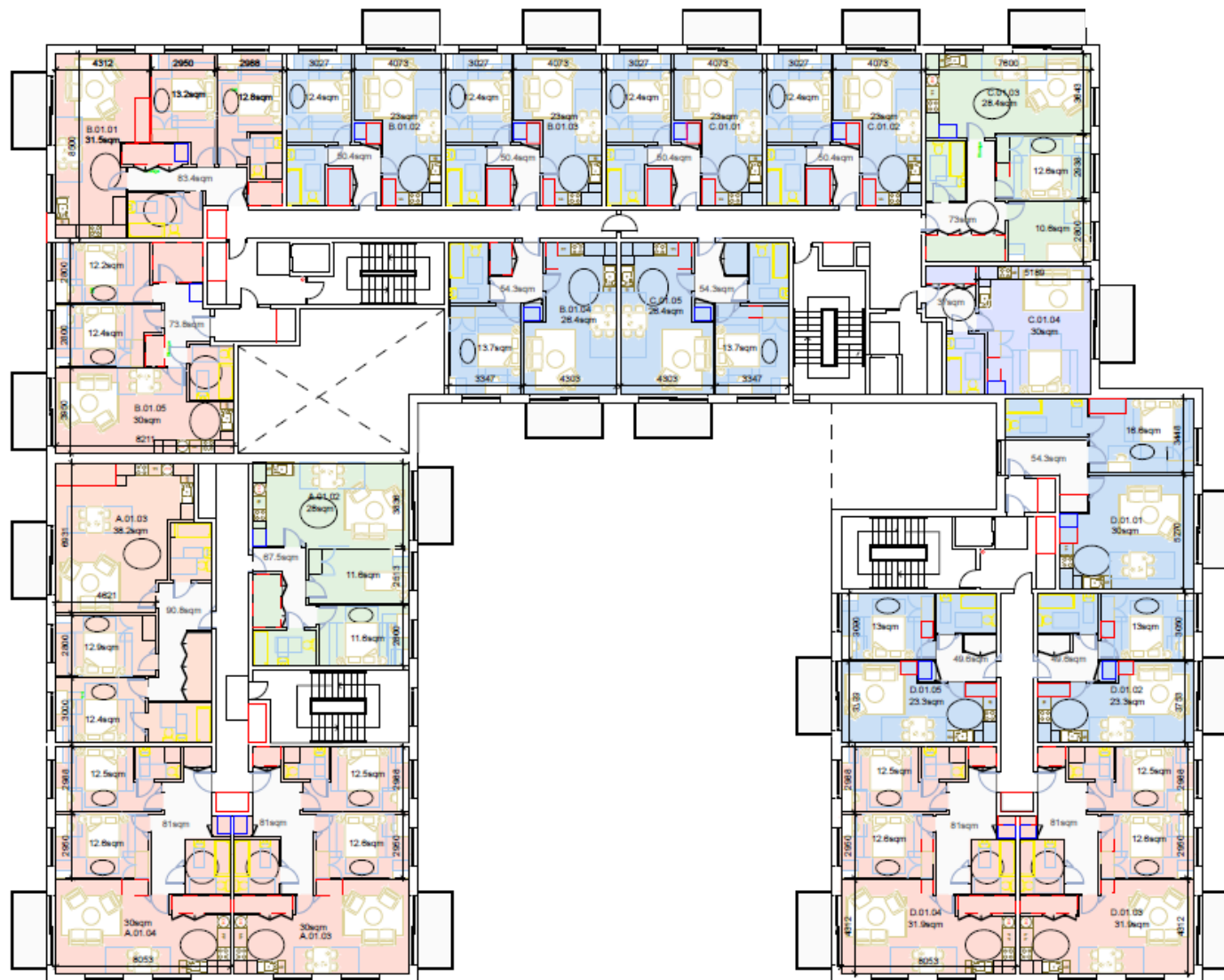
First Floor

Shane Birney Archt



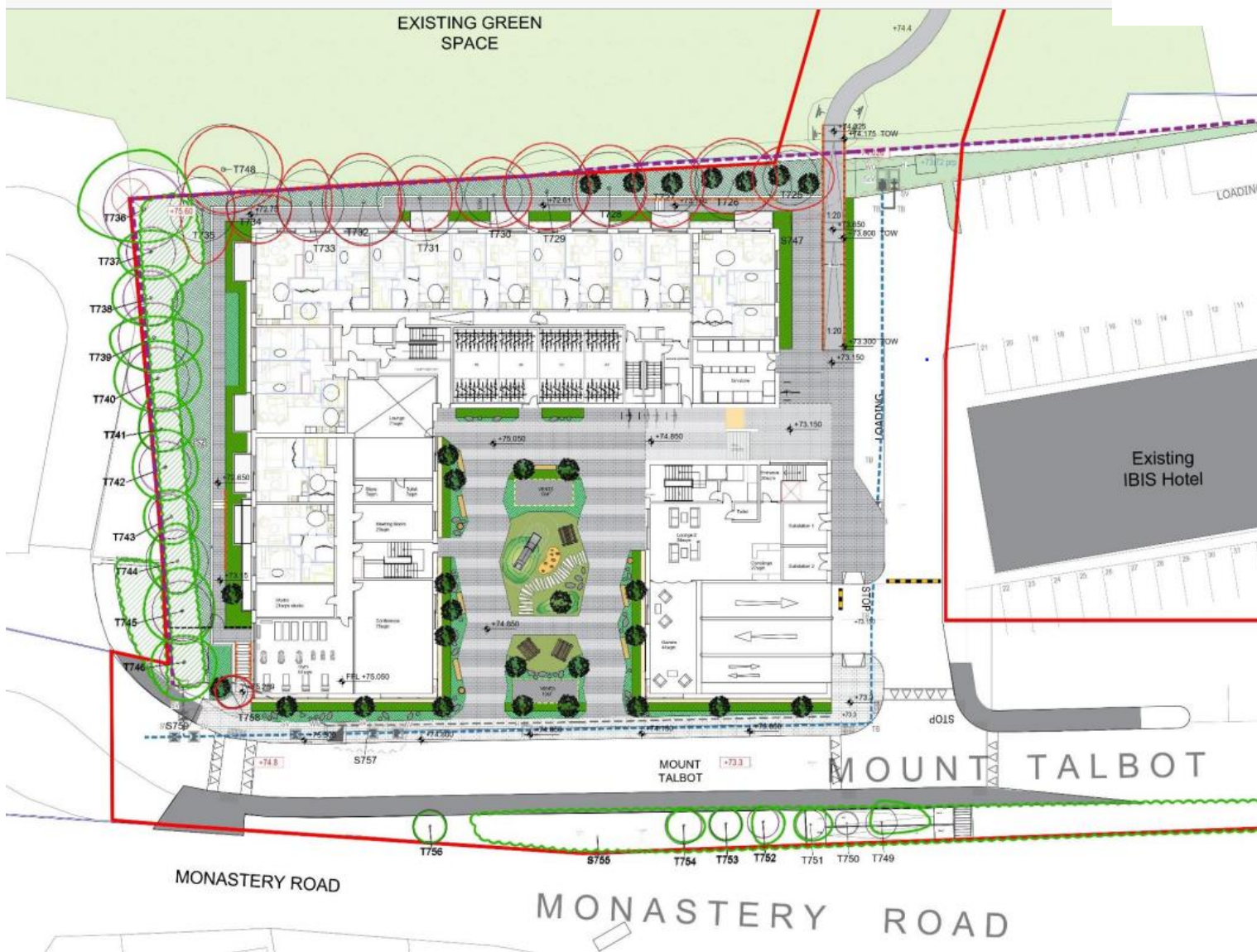


# Layouts (First Floor)





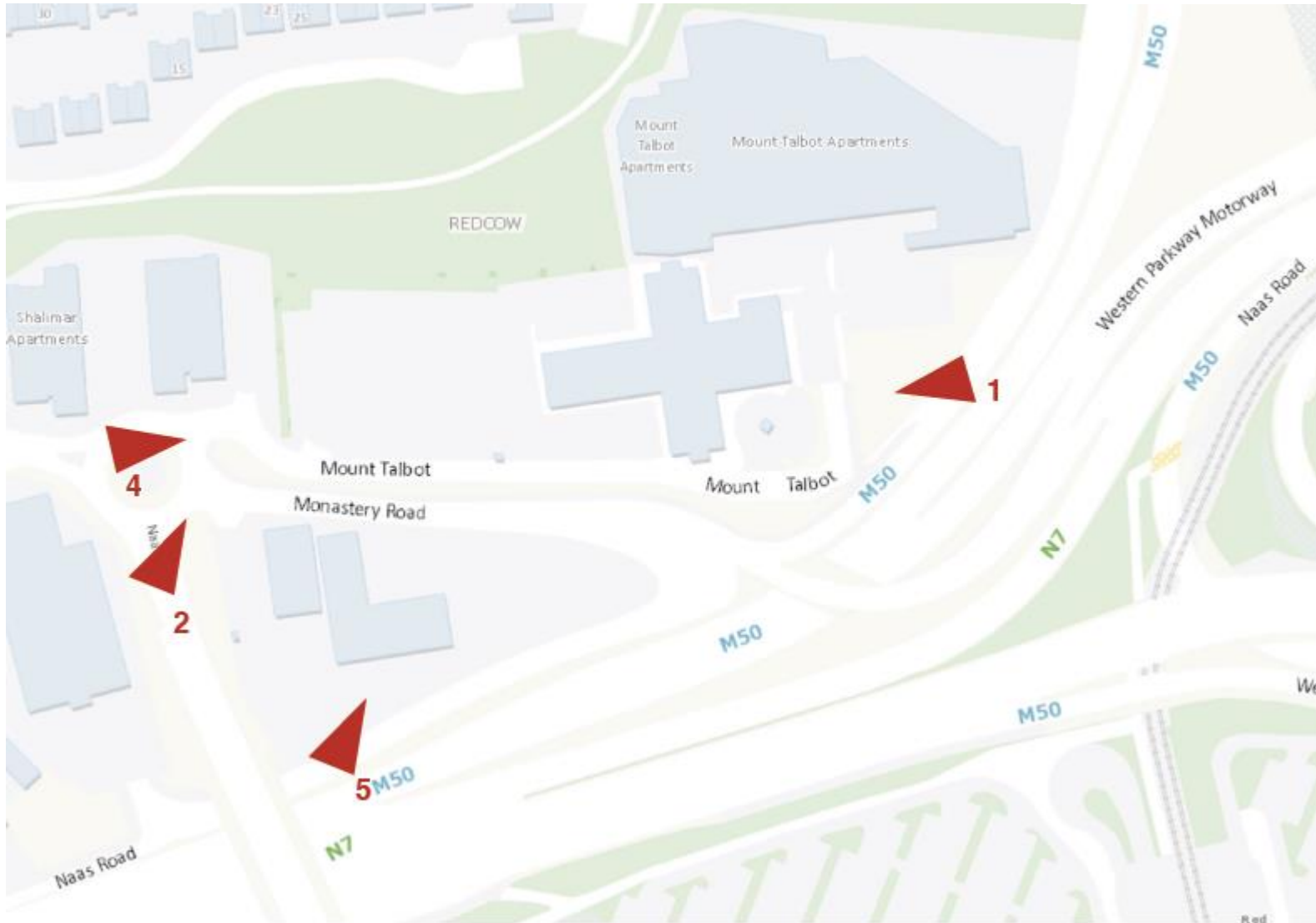
# Layouts and Photomontages (Landscape Plan)







# Key Views





# View 1







## View 2

---







# View 4

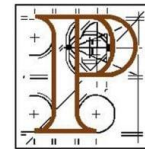






# View 5





### Development Strategy:

Further consideration:

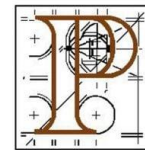
**Height strategy and design approach** of the proposed development and the potential for any negative impact to the adjoining sites and surrounding environs. Address the proposed design and massing, *inter alia*, the **visual impact along the M50 and N7** and relate specifically to the justification for any material contravention of the height strategy in the development plan and compliance with Section 3.2 of the Urban Development and Building Heights: Guidelines for Planning Authorities (2018). In this regard, the design rationale for the proposed design, scale and mass of the buildings should **ensure an attractive high-quality residential environment is achieved**. The further consideration of these issues may require an amendment of the documents and/or design proposal submitted.

### Residential Amenity:

Further consideration:

The **quantum and quality of communal open space** including a report on the quantum and quality of the open space and compliance with Section 4 of the Sustainable Urban Housing: Design Standards for New Apartments. The quantitative and qualitative assessment which provides a breakdown of the **number of proposed bed spaces and the details for the provision of residential support facilities and amenity areas used to offset the standards and/or compensatory measures proposed**. The submitted information should demonstrate compliance of those details with the various requirements of the 2020 Guidelines on Design Standards for New Apartments including its specific planning policy requirements, in particular SPPR 7. **The provision of and/or access to public open space.**





1. A report **proposed materials and finishes** to the scheme including specific detailing of finishes, the treatment of balconies in the apartment buildings, landscaped areas, pathways, entrances, boundary treatment/s and retail/commercial/ crèche area. The documents should also have regard to the long-term management and maintenance of the proposed development and a life cycle report for the apartments in accordance with section 6.3 of the Sustainable Urban Housing: Design Standards for New Apartments (2020).
2. A **specific impact assessment of the micro-climatic effects** such as down-draft which shall include measures to avoid/ mitigate such micro-climatic effects.
3. A **Traffic and Transport Assessment** including, inter alia, a rationale for the proposed car parking provision should be prepared, to include details of car parking management, car share schemes and a mobility management plan.
4. In accordance with section 5(5)(b) of the Act of 2016, as amended, **any application made on foot of this opinion should be accompanied by a statement that in the prospective applicant's opinion the proposal is consistent with the relevant objectives** of the development plan for the area.
5. A **Sunlight/Daylight/Overshadowing analysis** showing an acceptable level of residential amenity for future occupiers and existing residents.
6. 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.
7. Where the applicant considers that the proposed strategic housing development would materially contravene the relevant development plan or local area plan, other than in relation to the zoning of the land, a statement indicating the plan objective(s) concerned and why permission should, nonetheless, be granted for the proposed development. The **notice and statement should clearly indicate which Planning Authority statutory plan it is proposed to materially contravene.**



## Key Statistics for Proposed Development

- **The apartment mix is as follows:**

- **10 no. are studio apartments**
- **62 no. are one bed apartments**
- **38 no. are two bed apartments**
- **5 no. are three bed apartments**

- **Site Area- 0.58 ha**
- **Density – 368.5 units / ha**
- **Site Coverage – 60%**
- **Dual Aspect – 41%**
- **Open space - 1,293 sqm**
- **Height – 2-8 storey, over basement**
- **Distance from other Residential – c.70m**

- **The scheme consists of:**

- 115 no. apartments within a U-shaped block
- 11 no. of the apartments (10%) are designed for Part V housing
- Communal space for BTR apartments including two lounges, a games room, conference room, gym and a concierge
- 41% of apartments are dual aspect (47 units)
- 48 no. basement carparking spaces dedicated to the residential units
- 2 no. visitor bays
- 4 no. car club bays
- 3 no. of the total 48 bays to be accessible parking bays (5%)
- 204 no. secure bicycle parking spaces in secure stores in the basement and ground floor, 40 of these are allocated for visitors
- There are a further 20 ground level external visitor bicycle parking spaces.





Thank you –  
Questions & Views Invited

---

**Applicants Website:**  
<https://www.ibisshd.ie>



2 storey block with glazed balustrade and roof garden