

Dublin City Council

South East Area Committee Meeting

10th July 2023



Dublin City
Baile Átha Cliath

DCC Reg. Ref:LRD6026/23-S3

Applicant: Sandford Living Limited

Lodged: 13th June 2023

Decision Due: 4th August 2023

Location: c. 4.26 hectare site at Milltown Park, Sandford Road, Dublin 6

Proposal: Permission for a large-scale residential development at this c. 4.26 hectare site, including;the demolition of a number of buildings and the refurbishment of a number of buildings on site; Provision of 636 No. apartments and duplex units (87 No. studios, 227 No. one bed units, 296 No. two bed units and 26 No. three bed units). Heights ranging from 2 stories to 10 stories. The development also provides a new access from Milltown Road and upgrading the existing access from Sandford Road as a secondary access principally for deliveries. New pedestrian access points; pedestrian/bicycle connections through the site; 337 No. car parking spaces;1,391 cycle spaces; set down area for deliveries; bicycle parking; 18 No. motorcycle spaces; bin storage; boundary treatments; private balconies and terraces facing all directions. The application includes an Environmental Impact Assessment Report.

WEBSITE: www.sandfordplanninglrd.ie

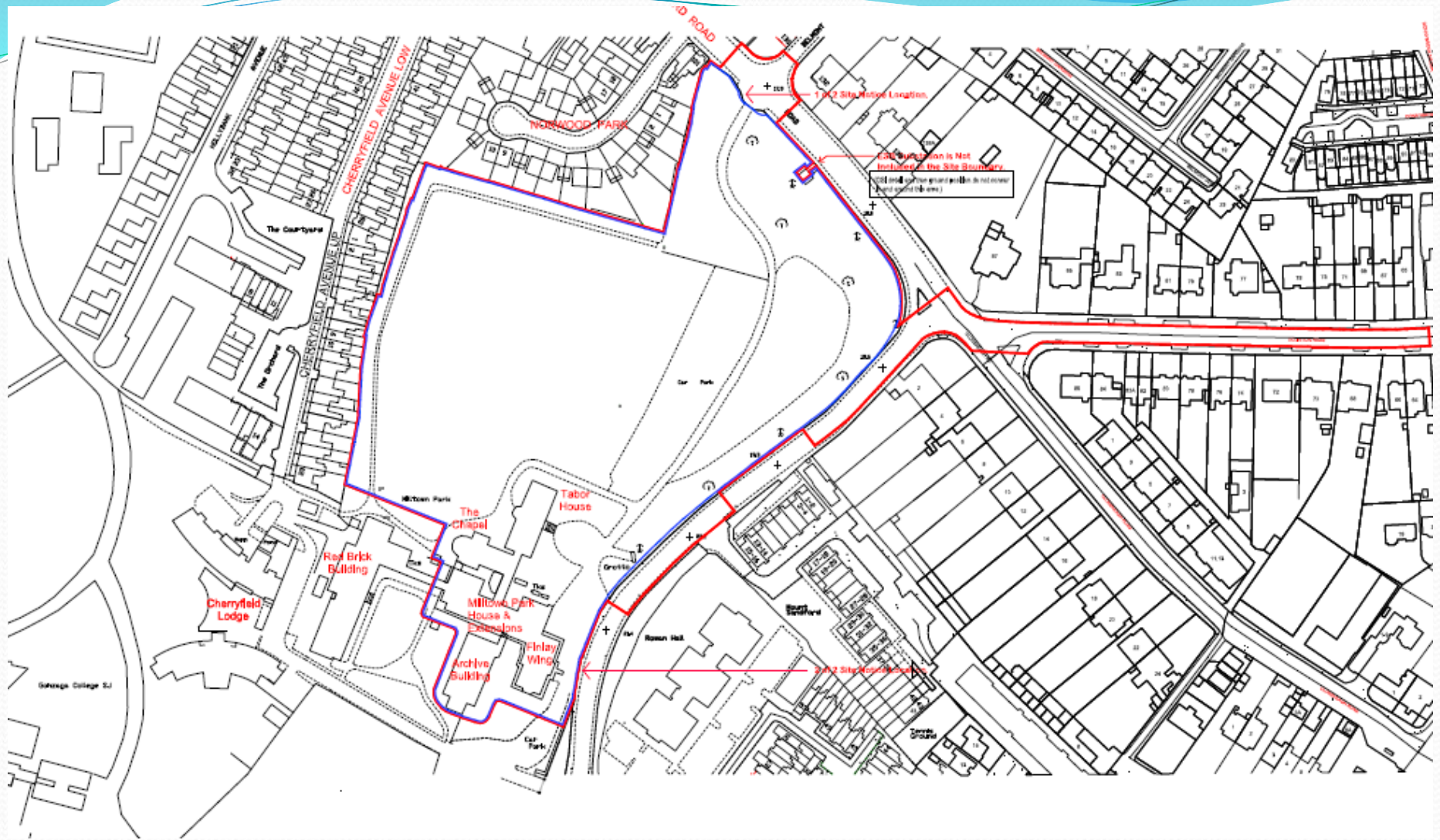
Background to LRD

- A Strategic Housing Development (SHD) was previously permitted by An Bord Pleanála in December 2021 on the subject site for 667 (reduced from 671 by condition) Number dwellings (principally Build-to-Rent), a creche, communal internal amenity and facilities and public and communal open spaces, with heights ranging from part 2 No. to 10 No. storeys (ABP Reg. Ref. ABP-311302-21). Permission was granted on 23rd December 2021.
- This Grant of Permission was subsequently Judicially Reviewed and a Decision from the High Court is awaited at this time. There are limited changes proposed to the LRD scheme, with all changes provided to reflect policies in the new *Dublin City Development Plan 2022-2028*, which was adopted in December 2022, subsequent to the SHD Decision on the site in December 2021.
- The zoning of the site changed with the adoption of the new *Dublin City Development Plan 2022-2028* (“*Development Plan*”), changing from Objective Z15 ‘*Institutional and Community*’ in the *Dublin City Development Plan 2016 – 2022* to Objective Z12 ‘*Institutional Land (Future Development Potential)*’ under the newly adopted *Development Plan* (came into effect in December 2022).
- The key changes relating to the proposed development when compared to the previous SHD application (currently subject to Judicial Review proceedings) are summarised below:
 1. The zoning of the site has changed from Z15 to Z12 under the new *Development Plan*.
 2. Build-to-Rent units removed from the development thus providing a 100% Build-to-Sell development of 636 number units.
 3. Tabor House and the Chapel are now proposed as community/cultural space in order to accord with the requirements of the new *Development Plan* (5% community/cultural space required).
 4. The number of units has reduced from 671 No. units proposed in the SHD Application (and 667 No. ultimately granted) to 636 No. units now proposed
 5. Change of unit mix to accord with standards for Build-to-Sell i.e. maximum 50% studios and 1 beds.
 6. As a result of the change to Tabor House, 24 No. residential units have been omitted in order to provide the required cultural/community space. A new outdoor pavilion space (“*Secret Garden*”) has also been added to the rear of Tabor House and the Chapel to serve the community.

Pre Planning Meetings

- On 13th December 2022, Thornton O'Connor Town Planning on behalf of Sandford Living Limited submitted a pre-application consultation request to Dublin City Council.
- In response to the above Dublin City Council issues Notice of Pre-Application Consultation Opinion (Ref.LRD6026/22-S2), further to a meeting held on 17th January 2023 with Dublin City Council and the Applicant/Design Team.
- This Notice states that it is the Planning Authority's determination that the documents submitted with the request to enter into consultations require further consideration and amendment to constitute a reasonable basis for an application for Large-Scale Residential Development. The Planning Authority have set out key issues /areas that must be addressed in the application documents that could result in the proposal constituting a reasonable basis for making an application.
- In response to the Pre Application Opinion, the applicant has submitted a Response to the DCC Opinion to address the issues raised at the meeting. This document is included as part of this application.

Site Location Map



Site Location – Aerial Photo



Development Plan – Zoning Objective



The site is Zoned Z12 (Future Development Potential) 'To ensure existing environmental amenities are protected in the predominantly residential future use of these lands', in the Dublin City Development Plan 2016-2022.

Parameter	Key Site Statistics
Location	c. 4.26 hectare site at Milltown Park, Sandford Road, Dublin 6
Proposal	The proposed development principally comprises 636 No. apartment and duplex units in addition to a creche of c. 380 sq m and cultural/community space.
Number of Residential Units/Breakdown	Total Number of Apartments : 636 Number Studios: 87 Number One Bedroom: 227 Number Two Bedroom: 296 Number Three Bedroom: 26 Number 329 Units are dual/triple aspect (52%)
Aspect	
Other Uses/Commercial	Creche :380 sq m : Community /Cultural :1,942 sq m internal space (Chapel, Tabor House and ground floor of Block A1). Outdoor pavilion / measuring c. 248 sq m. Total = c. 2,189 sq m.
Heights	2 – 10 storeys
Zoning	The site is Zoned Z12 (Future Development Potential) 'To ensure existing environmental amenities are protected in the predominantly residential future use of these lands', in the Dublin City Development Plan 2016-2022.
Site Area (Developable)	C 4.26 hectares.
Plot Ratio	1:28
Site Coverage	22.7%
Density	149.3 Number units per Hectare.
Public Open Space	34.8% (14,809 sq m) •Public Park & Plaza connected through the under croft of Block A1 • Northern Woodland Glade • Boulevard between Blocks A and B
Communal Open Space	12% (5,123 sq m) of developable site area (42,547 sq m) as follows: • Belvedere Garden (North of Block C): 120 sq m • Walled Garden (Proximate to the Chapel/Block D/Block F): 3,485 sq m • Courtyard between Block B and C: 1,518 sq m Upper Level Terraces are provided in Blocks A1 and C (270 sq m)
Private Open Space	Balconies/terraces
Car /Bike Parking	337 Car Parking Spaces. 1,391 cycle spaces. 18 Motorcycle spaces.

Supporting Documents

Planning Reports

- Statement of Response to DCC Opinion
- Statement of Consistency
- Environmental Impact Assessment Report

Architectural Reports/Drawings

- Architectural Drawings
- Masterplan & Architectural Design Statement
- Building Life Cycle Report

Engineering

- Site Specific Flood Risk Assessment
- Engineering Drawings
- Infrastructure Design Report
- Traffic & Transportation Assessment
- Mobility Management Plan
- Theoretical Capacity of Public Transport
- Parking Strategy
- Preliminary Construction Management Plan
- DMURS Design Statement
- Justification for Demolition Report

Landscape/Biodiversity

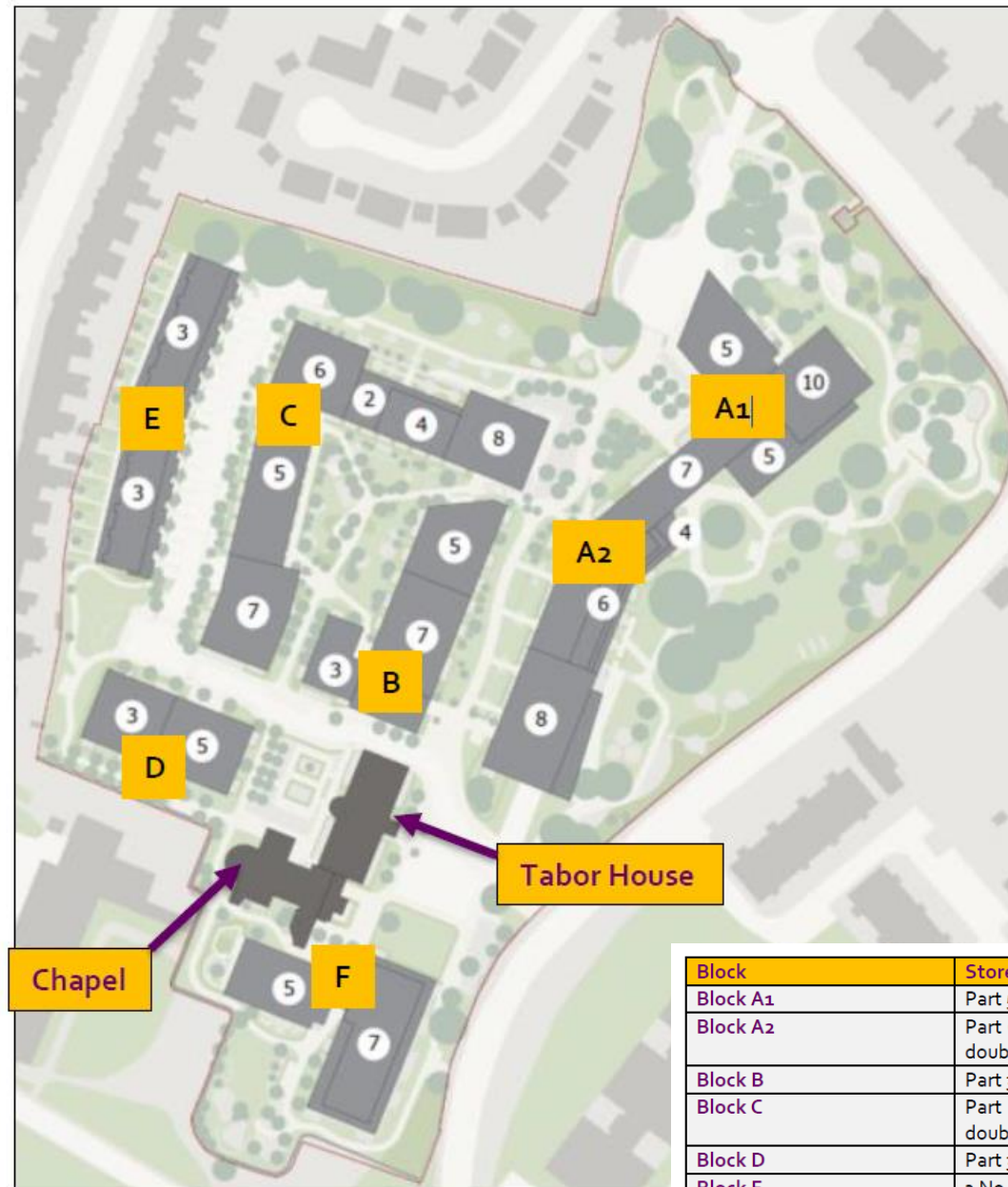
- Standalone Tree Report
- Landscape Design Statement
- Landscape Maintenance Plan
- Arboricultural Assessment
- Biodiversity Enhancement Plan
- Tree and Woodland Management Report
- AA Screening Report

Other Reports

- Verified Views and CGIs Brochure
- Daylight-Sunlight Assessment Report
- Climate Action Energy & Sustainability Report
- Universal Access Statement
- Pedestrian Wind Comfort Study
- Quality Audit
- Basement Impact Assessment
- Property Management Strategy Report

- Lighting Report
- Cultural Infrastructure (Impact) Assessment
- Glint/Glare Assessment
- Telecommunications Impact Assessment Report
- Childcare Demand Assessment
- Outline Construction & Environment Management Plan (CEMP)

Site Layout Plan/Building Heights



Block	Storeys Proposed
Block A1	Part 5 No. storeys to part 10 No. storeys
Block A2	Part 6 No. storeys to part 8 No. storeys (including part double height at ground floor level)
Block B	Part 3 No. storeys to part 7 No. storeys
Block C	Part 2 No. storeys to part 8 No. storeys (including part double height at ground floor level)
Block D	Part 3 No. storeys to part 5 No. storeys
Block E	3 No. storeys
Block F	Part 5 No. storeys to part 7 No. storeys
Conversion of Tabor House	4 No. storeys

Site Elevations



Site Elevation – Milltown Road: Scale NTS



Site Elevation – Sandford Road: Scale NTS

Public/Communal & Private Open Space



Community / Cultural Space

The *Development Plan* notes the following Objective in relation to provision of communal / cultural spaces:

CUO25 SDRAs and Large Scale Developments:

“All new regeneration areas (SDRAs) and large scale developments above 10,000 sq. m. in total area must provide at a minimum for 5% community, arts and culture spaces including exhibition, performance, and artist workspaces predominantly internal floorspace as part of their development at the design stage. The option of relocating a portion (no more than half of this figure) of this to a site immediately adjacent to the area can be accommodated where it is demonstrated to be the better outcome and that it can be a contribution to an existing project in the immediate vicinity. The balance of space between cultural and community use can be decided at application stage, from an evidence base/audit of the area. Such spaces must be designed to meet the identified need.*

**Such developments shall incorporate both cultural/arts and community uses individually or in combination unless there is an evidence base to justify the 5% going to one sector.”*

Proposed Scheme : The proposed development will provide for community/cultural spaces within the refurbished and converted Tabor House and Chapel. Furthermore, additional community/cultural space is provided at ground floor of Block A1. An external pavilion (Secret Garden) is also provided to the rear of Tabor House. The requirement of 5% of the net floor area of scheme will result in a need for 2,073sqm. The scheme provides for c.2,190sqm.

The specific use and layout of these community/cultural spaces will be agreed with Dublin City Council via compliance post-planning, as per agreement in the LRD Opinion Meeting.

Verified Views/CGIs Locations



CGI Location 4



CGI Location 7



CGI Location 8



CGI Location 10



Verified Views From Outside of Site



View 1 – From Sandford Road



Before



After

View 3 – From Sandford Road



Before

After (Winter View)



View 4 – From Belmont Avenue



Before

After (Winter View)



View 5 – From Belmont Avenue Long Distance



Before

After (Winter View)



View 6 – From Eglinton Road Long Distane



Before

After (Winter View)



View 8 – Junction Eglinton Road/Sandford Road



Before

After (Winter View)



View 10 – From Norwood Park



Before

After (Winter View)



View 15 – From Milltown Road



Before

After (Winter View)



Conclusion

- Last day for observations 17th July 2023
- Further details of the application can be viewed at:
Website: **www.sandfordplanninglrd.ie**
- Dublin City Council due to decide case by 04/08/23



Thank You