

Dublin City Council

South Central Area Committee Meeting
February 20th 2019

Strategic Housing Development Application

Reg. Ref: SHD0002/19 - ABP Reference:303435-19

Applicant: Durkan (Davitt Road) Limited

Location: Lands at the Former Dulux Factory Site, Davitt Road, Dublin 12

Proposal: 265 'Build-to-Rent' apartments in 4 no. 3-7storey blocks with a basement level. Retail/café unit, a resident's gym and 119 no. basement car parking spaces

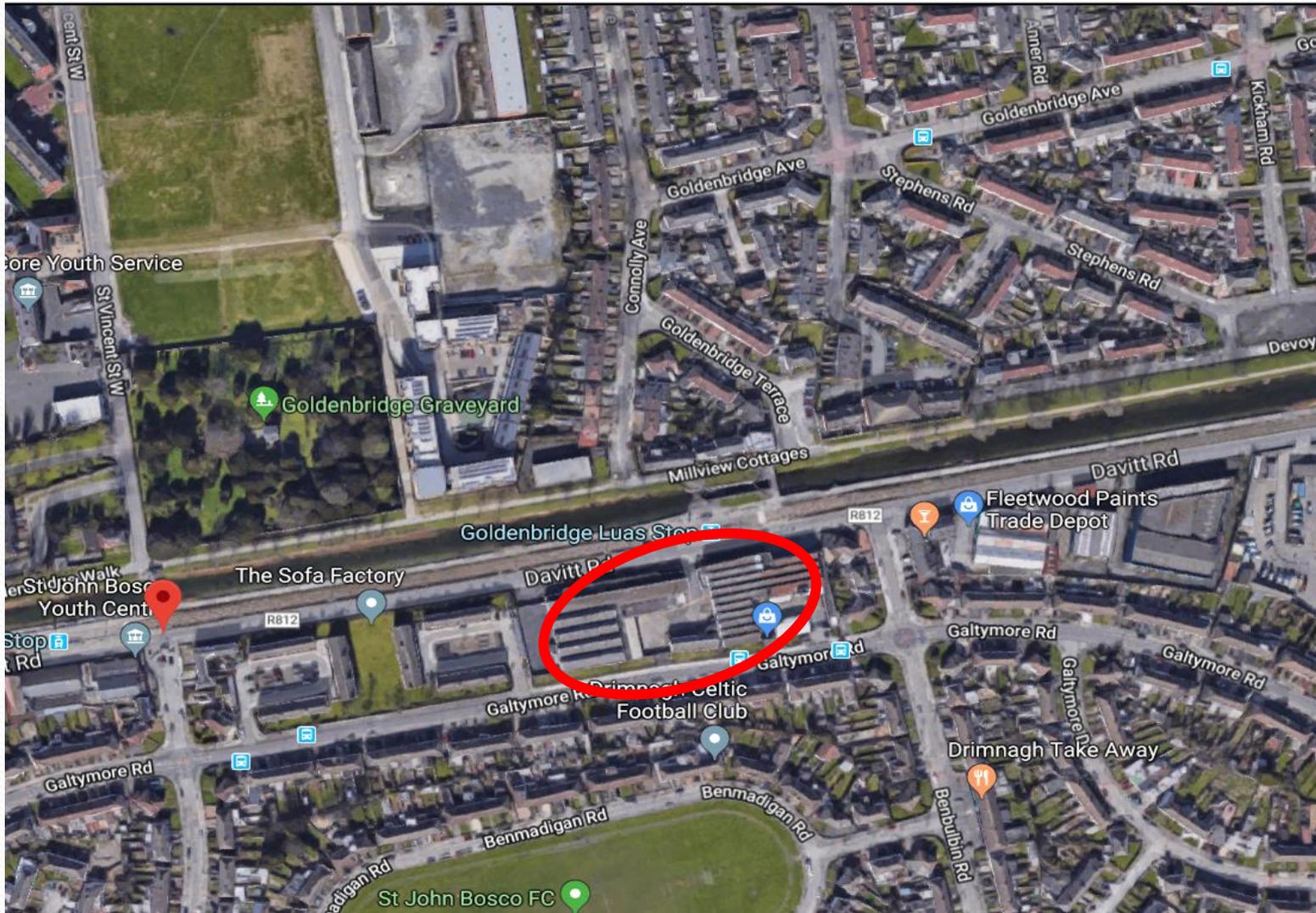
Website: <https://davittroadshd.ie/>

What has happened to date?

Section 247 consultations

- 4 meetings with DCC; 16th August 2017, 6th Sept. 2017, 1st Nov. 2017 and 27th June 2018.
 - 1 consultation with An Bord Pleanála 9th November 2018
- **An Bord Pleanála issued the Notice of Pre-Application Consultation Opinion**, which states the following specific information should be submitted as part of the application:
 1. Detail of materials and finishes of the proposed structures and landscaping
 2. A car park management plan
 3. A report that addresses residential amenity- existing and proposed occupants (overlooking/overshadowing)
 4. A proposed covenant or legal agreement to ensure that the development remains in use as Build to Rent accommodation (15 years)
- An Bord Pleanála deemed the application valid from January 9th 2019
- On receipt of the application by DCC, all relevant internal departments were notified.

Site Location



Development Description Summary

265 'Build-to-Rent' apartments in 4no. 3-7 storey blocks with a basement level

48% 1 bed

52% 2 bed

- **Block A** – Comprises a total of **107** units as follows:

43 no. 1 bed apartments;

11 no. 2 bed 3-person apartments;

53 no. 2 bed 4-person apartments.

- **Block B** – Comprises a total of **99** units as follows:

46 no. 1 bed apartments;

6 no. 2 bed 3-person apartments;

47 no. 2 bed 4-person apartments.

Media centre, gymnasium, games room, business centre, shared party room, shared kitchen

Retail/café unit

- **Block C** – Comprises a total of **30** units as follows:

20 no. 1 bed apartments;

10 no. 2 bed 4-person apartments

- **Block D** – Comprises a total of **29** units as follows:

18 no. 1 bed apartments;

11 no. 2 bed 4-person apartments.

Proposed Development

Building Height

- Development rises from 2 storey at south eastern corner to 7 storeys in the centre of the development
- 7 Storeys onto Davitt Road stepping up from 3 storey- Blocks A and B
- 4 storeys onto to Galtymore Road- Blocks C and D
- Max Height: c. 24.140m

Apartment Mix

- 48% 1 bed/ 52% 2 bed

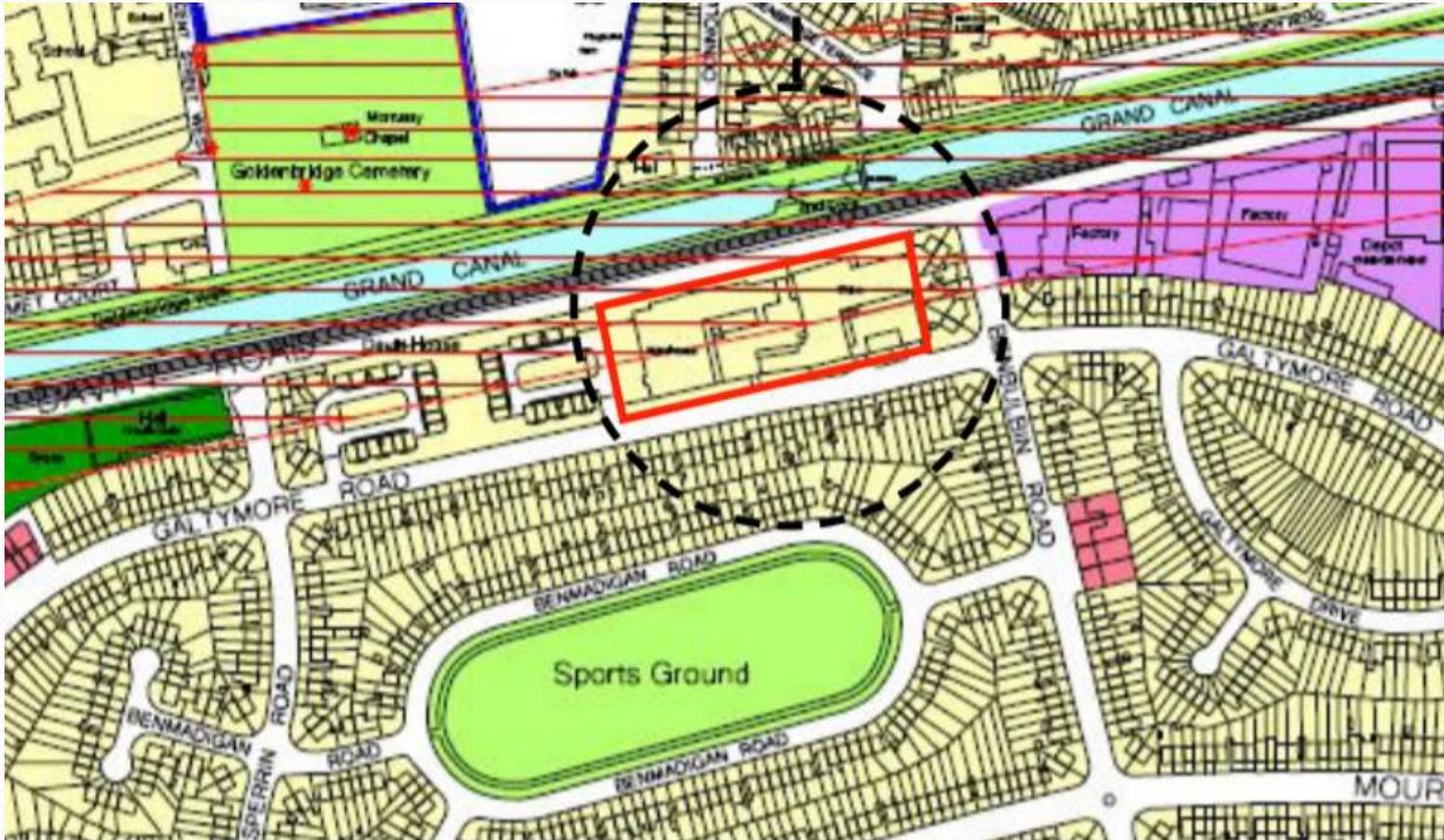
Part V

- 27 units; 18 no. 1 bed and 9 no. 2 bed

Access

- **Pedestrian access** to the development from Davitt Road and Galtymore Road. Public access through the site during DCC park opening hours
- **Vehicular access** to basement level car parking from Galtymore Road.
- **Loading Bay** at Davitt Road
- **Parking:** 119 car parking spaces/440 cycle spaces/10 Visitor spaces/10 motorbike spaces and 10 Car Club spaces. 120 additional bike stands at ground level

Development Plan – Zoning Objective

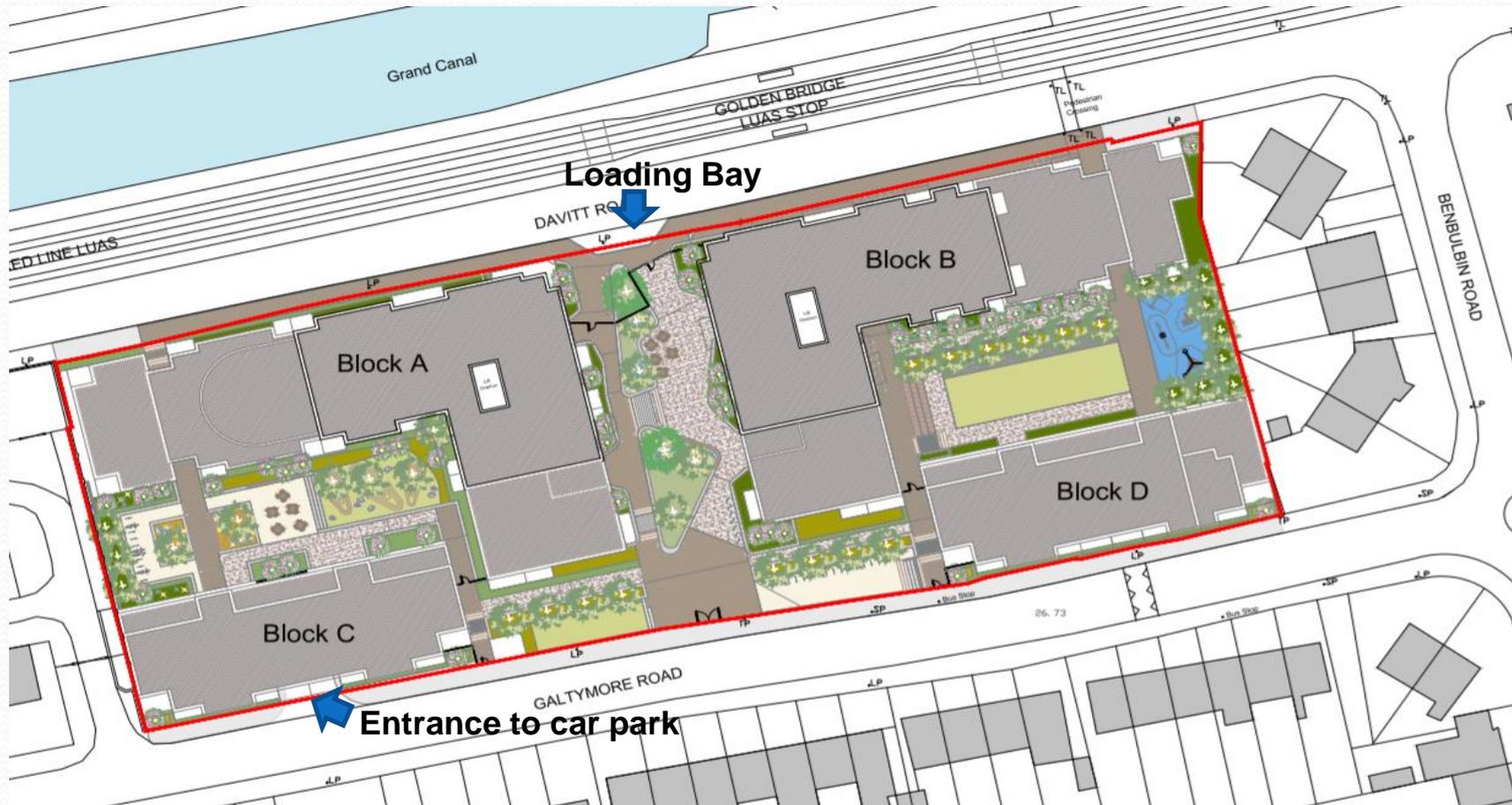


Use Zoning Objectives

Z1: To protect, provide and improve residential amenities



Site Layout Plan



Ground Floor Plan

Fifth Floor Roof Terrace
See 17D20-DR-201 in Landscape Report for details.

DAVITT ROAD

Pedestrian access

Retail/Café unit



Vehicular Access Ramp to Basement Car Parking

Galtymore Road

Pedestrian access

Communal Amenity Space

Communal Open space Provision



Western Courtyard
770sqm

Eastern Courtyard
920sqm



Central Plaza
1516sqm
Public access through
during DCC Park opening
house

Western and Eastern Elevations

Davitt House (West) Elevation

Scale: 1:250 @ A1



Benbulbin Road (East) Elevation

Scale: 1:250 @ A1



Photomontages



Example of Green Wall technology proposed

Submissions

- 8 Submissions received during the statutory period

Concerns raised relate to;

- Impact on residential amenity of the area including overlooking and loss of privacy
- Impacts of development during construction (traffic, noise, litter, vermin, air quality)
- Impact on Traffic and Car parking created by the proposed development
- Scale and Height of the Development, out of context in this area
- Nature of the development as Build to Rent- Transient community
- Impact on Community Facilities
- Lack of an Environmental Impact Assessment Report
- Provision of Social Housing on site should increase to 30% in line with demand in this area

All submissions received will be considered in detail in the CE report

Conclusion

- Members comments at meeting will be summarised and sent to ABP with CE report
- Further details of the application can be viewed at available at: <https://davittroadshd.ie/>
- Guidance on SHD procedure on ABP website <http://www.pleanala.ie/>
- Chief Executive Report due by the 5th March 2019.
- An Bord Pleanála due to decide case by 30th April 2019



Go raibh maith agaibh