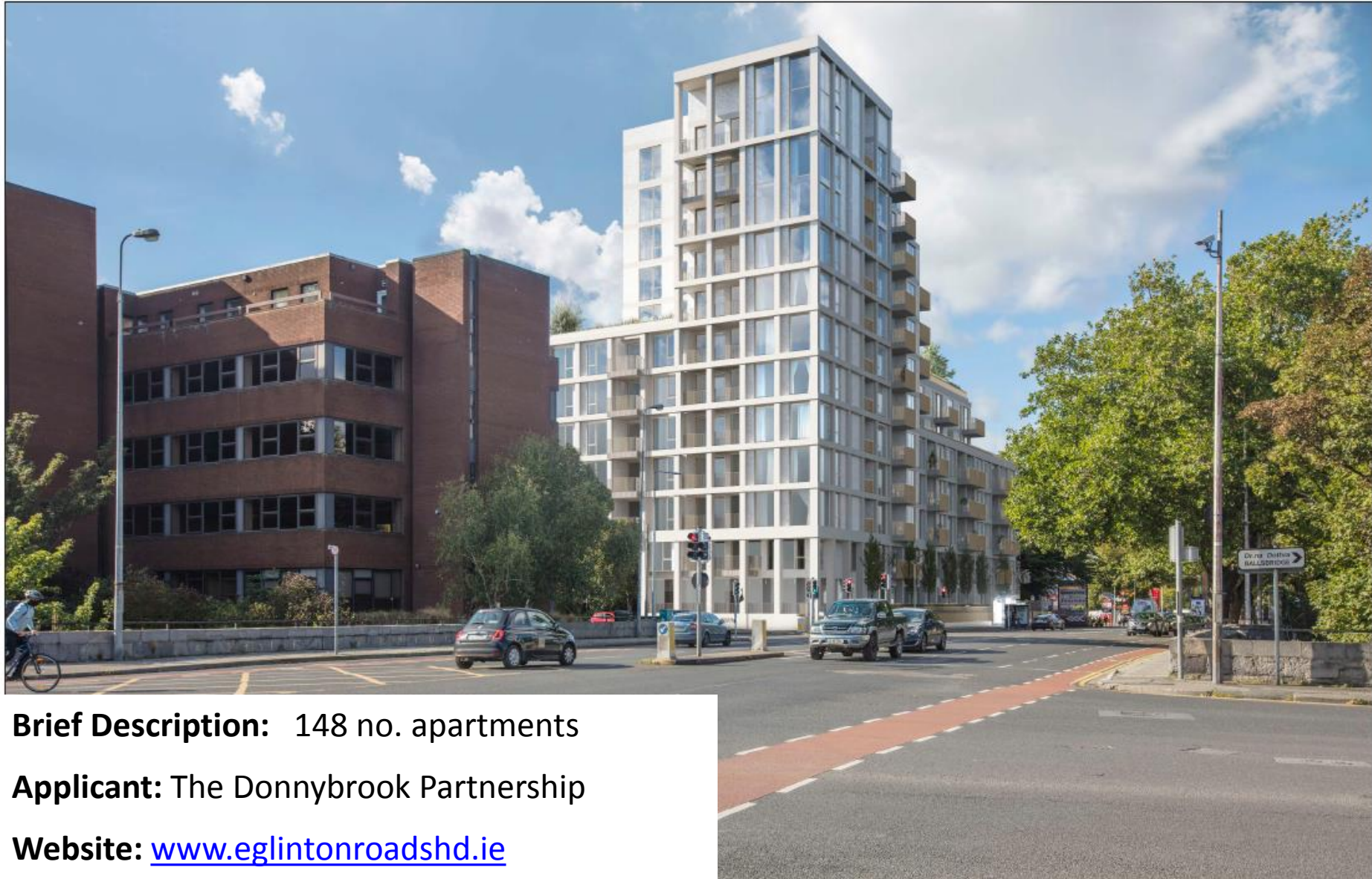


SHD0012/20
Eglinton Road

South East Area Committee
15th June 2020



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Brief Description: 148 no. apartments

Applicant: The Donnybrook Partnership

Website: www.eglintonroadshd.ie



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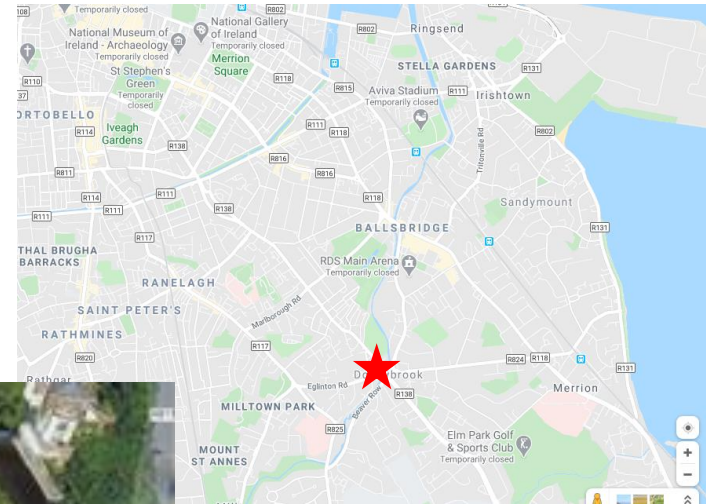
Key Dates

- **Application lodged on – 2nd June 2020**
- **Observations to be submitted by – 6th July 2020**
- **Chief Executive's Report due by – 28th July 2020**
- **An Bord Pleanála Decision due by – 21st September 2020**



Site Location

Corner of Eglinton Road and Donnybrook Road



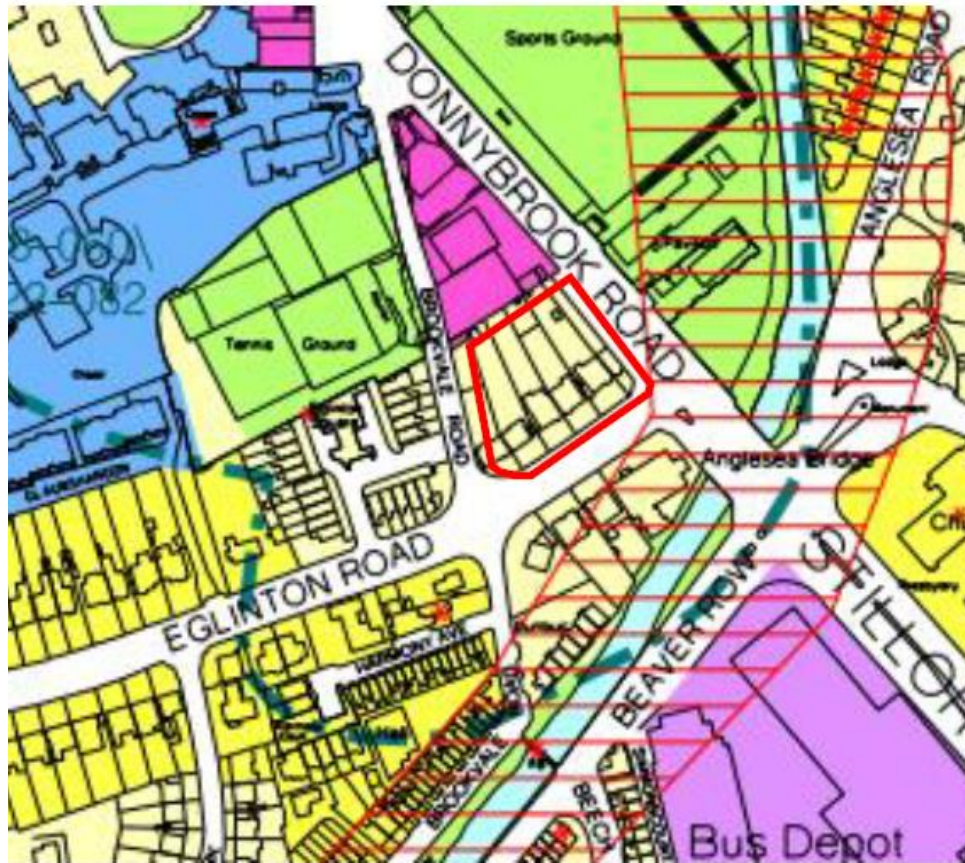
Site Address: 1, 3, 5, 7, 9 and 11 Eglinton Road, Dublin 4







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Development Plan Zoning




Z1 “To protect, provide and improve residential amenity”.



USE ZONING OBJECTIVES

Zone Z1	To protect, provide and improve residential amenities	---	---	---	---	
Zone Z2	To protect and/or improve the amenities of residential conservation areas	---	---	---	---	
Zone Z3	To provide for and improve neighbourhood facilities	---	---	---	---	
Zone Z4	To provide for and improve mixed-services facilities	---	---	---	---	

SPECIFIC OBJECTIVES

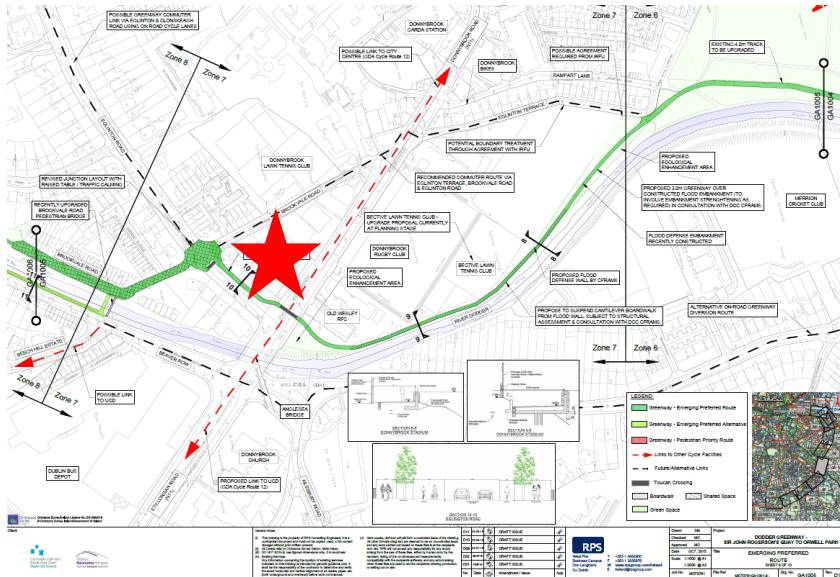
Conservation Areas	-----	
Architectural Conservation Areas	-----	
Protected Structures. [RPS takes precedence]	-----	
Sites of Archaeological Interest	-----	
Zones of Archaeological Interest	-----	



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Plans/Projects in Vicinity

Dodder Greenway



Bus Connects



 Approximate location of site



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Planning History: Subject Site

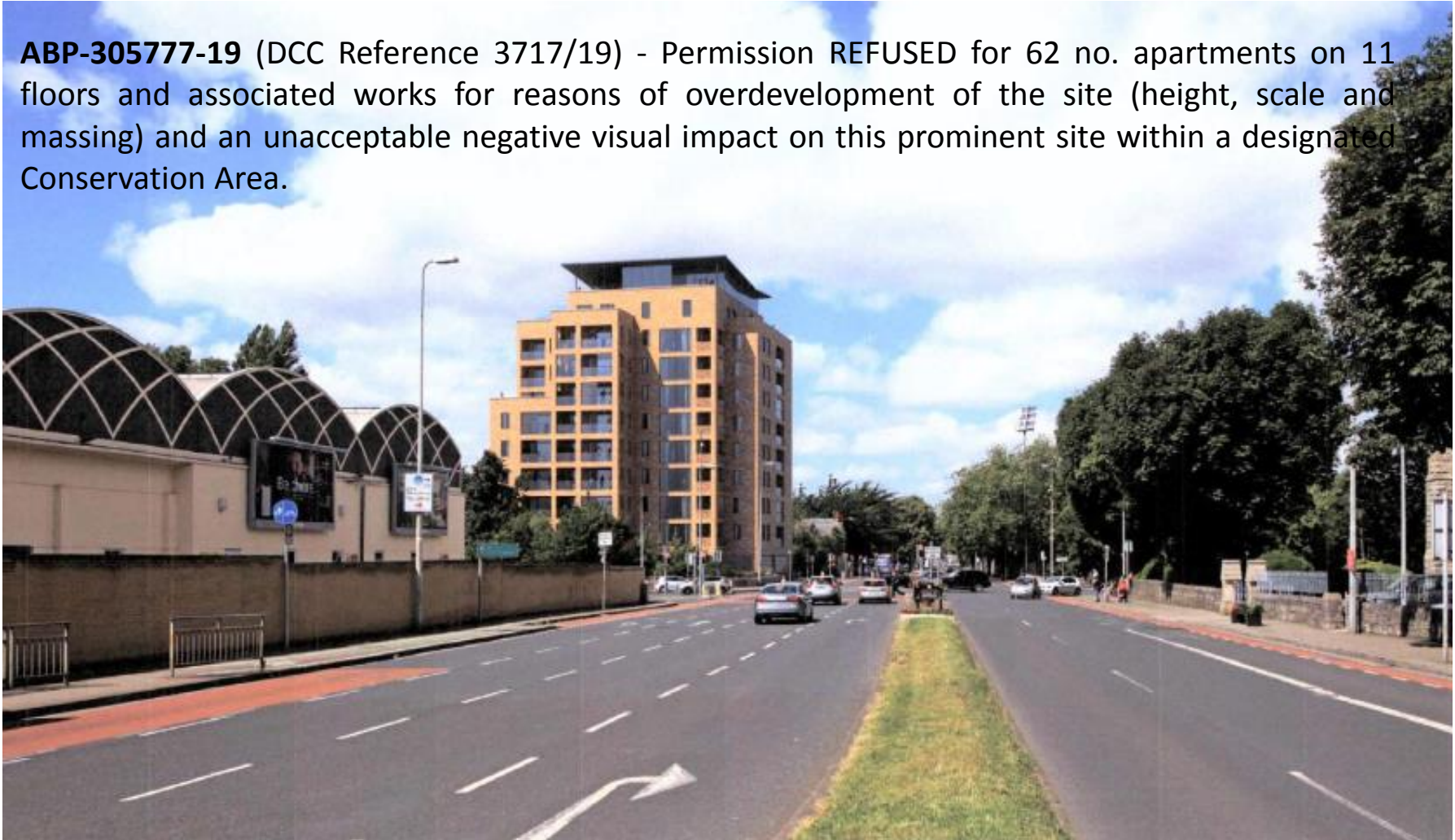
ABP-303708-19 (DCC Reference 3047/18) – Permission GRANTED for demolition of existing 6 houses and construction of 94 apartments with an overall height of 7 storeys over basement, a ground floor café and associated works.



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Planning History: Adjacent Site (Jefferson House)

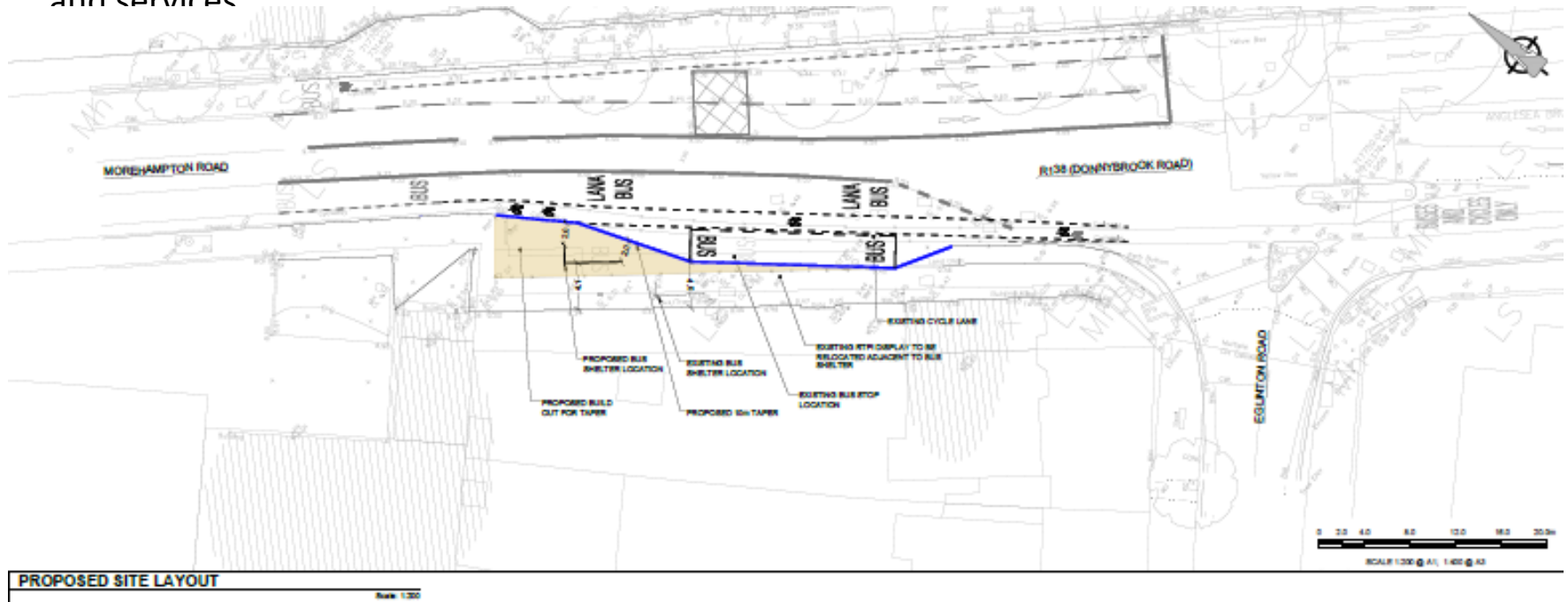
ABP-305777-19 (DCC Reference 3717/19) - Permission REFUSED for 62 no. apartments on 11 floors and associated works for reasons of overdevelopment of the site (height, scale and massing) and an unacceptable negative visual impact on this prominent site within a designated Conservation Area.



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Planning History: Adjacent Site (Bus Stop No. 773 on Donnybrook Road)

WEB1322/19 – Permission GRANTED for replacement of the existing bus shelter and with a stainless steel and glass Reliance bus shelter with 1 no. digital advertising display and 1 no. static advertising display, widen pavement, removal of car parking space and all associated site works and services



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To Date: Pre-Application

Dublin City Council

- SHDPAC0058/19- 15th August 2019
- SHDPAC0059/19- 19th September 2019
- SHDPAC0060/19 - 15th November 2019

Dublin City Council and An Board Pleanala

- ABP306091-19 - Tripartite meeting 24th January 2020

Formal Opinion issued by An Bord Plenala on 12th February 2020.

Items raised included:

- Detail interface of the building with streets
- Winter views when trees are not in leaf
- Public realm works and impact/works to street trees if applicable
- Overhang at basement entrance
- Bicycle parking at ground floor level and on-street
- SuDS and roof gardens
- Building life cycle report
- Management Plans (Mobility, construction, waste)



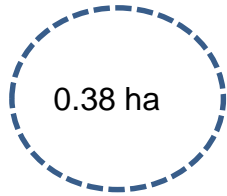
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Description of Proposed Development

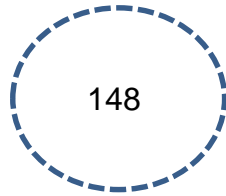
- Demolition of 6 no. houses and ancillary structures on site.
- Construction of two connected apartment blocks of 148 no. apartments, rising in height from 3 storeys to 12 storeys over basement (43.1m max height).
- 71 no. 1 bedroom units, 58 no. 2 bedroom units, 9 no. 2 bedroom duplex units, and 10 no. 3 bedroom units.
- Communal areas - external central landscaped courtyard, internal residents lounge, co-working space, gym, management area, 28 no. space bicycle store, cinema room, reading room, and 2 no. rooftop terraces;
- Vehicular access from Brookvale Road and construction of a basement including 75 no. car parking spaces, 4 no. motorcycle spaces and 172 no. cycle spaces and all ancillary areas such as plant, storage and attenuation.
- Associated works including solar panels, 4 no. bicycle parking spaces at street level, ESB substation, SuDS drainage, construction hoarding and other ancillary works.



Key Data



Site Area



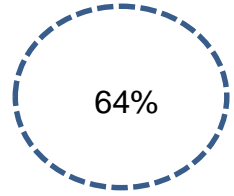
Units



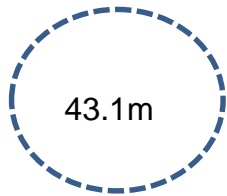
Density



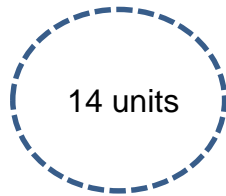
Plot Ratio



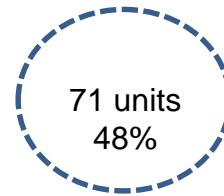
Site Coverage



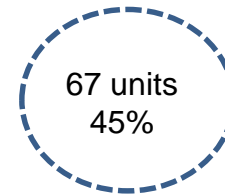
Max Height



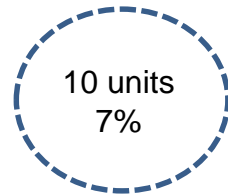
Part V



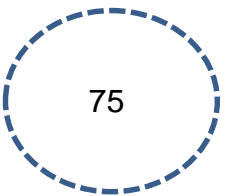
1 bed Units



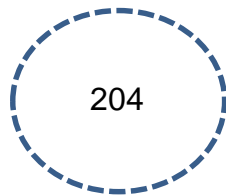
2 bed Units



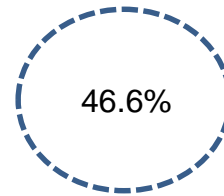
3 bed Units



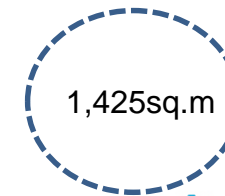
Car Spaces



Bicycle Spaces



Dual Aspect

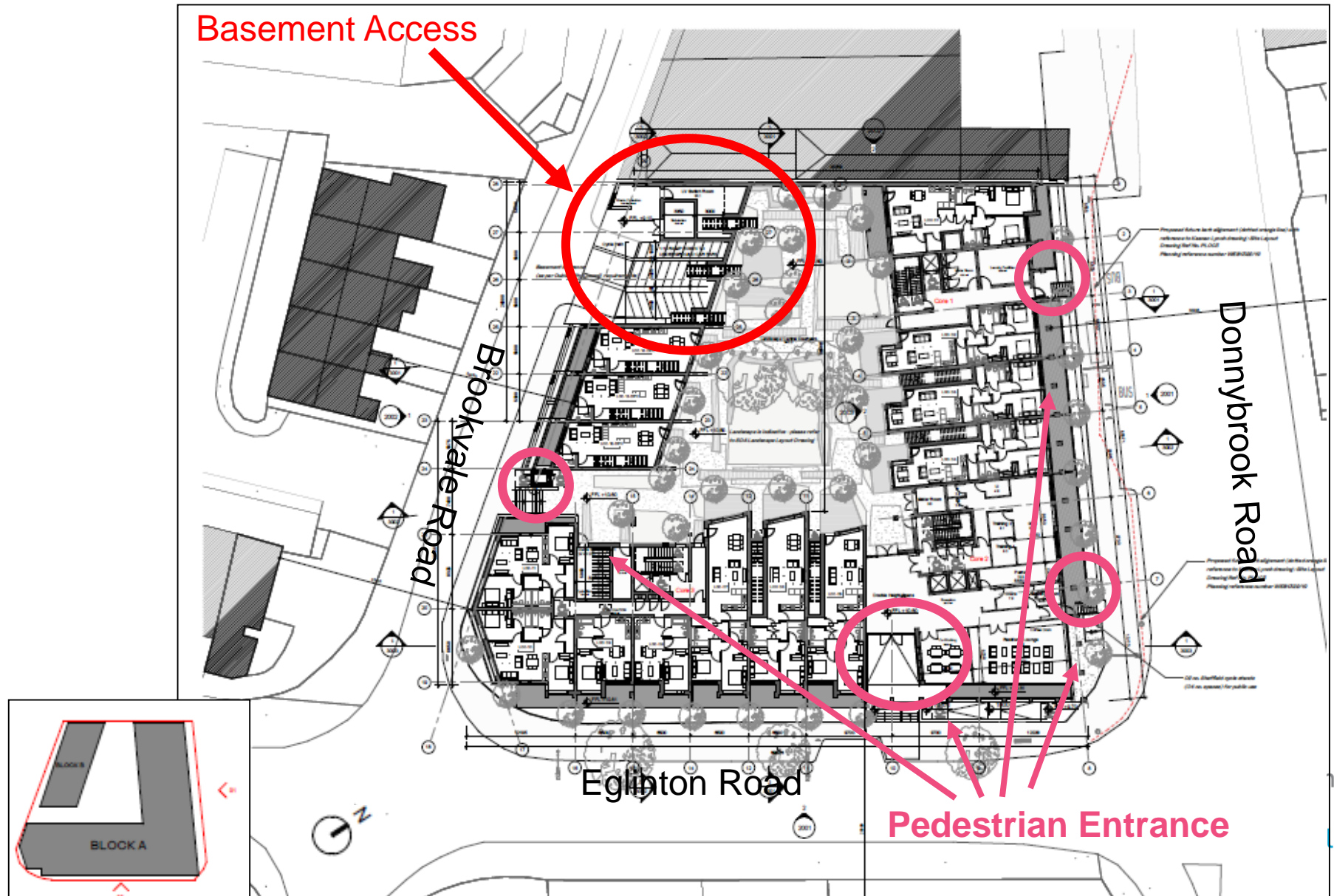


Communal Open Space

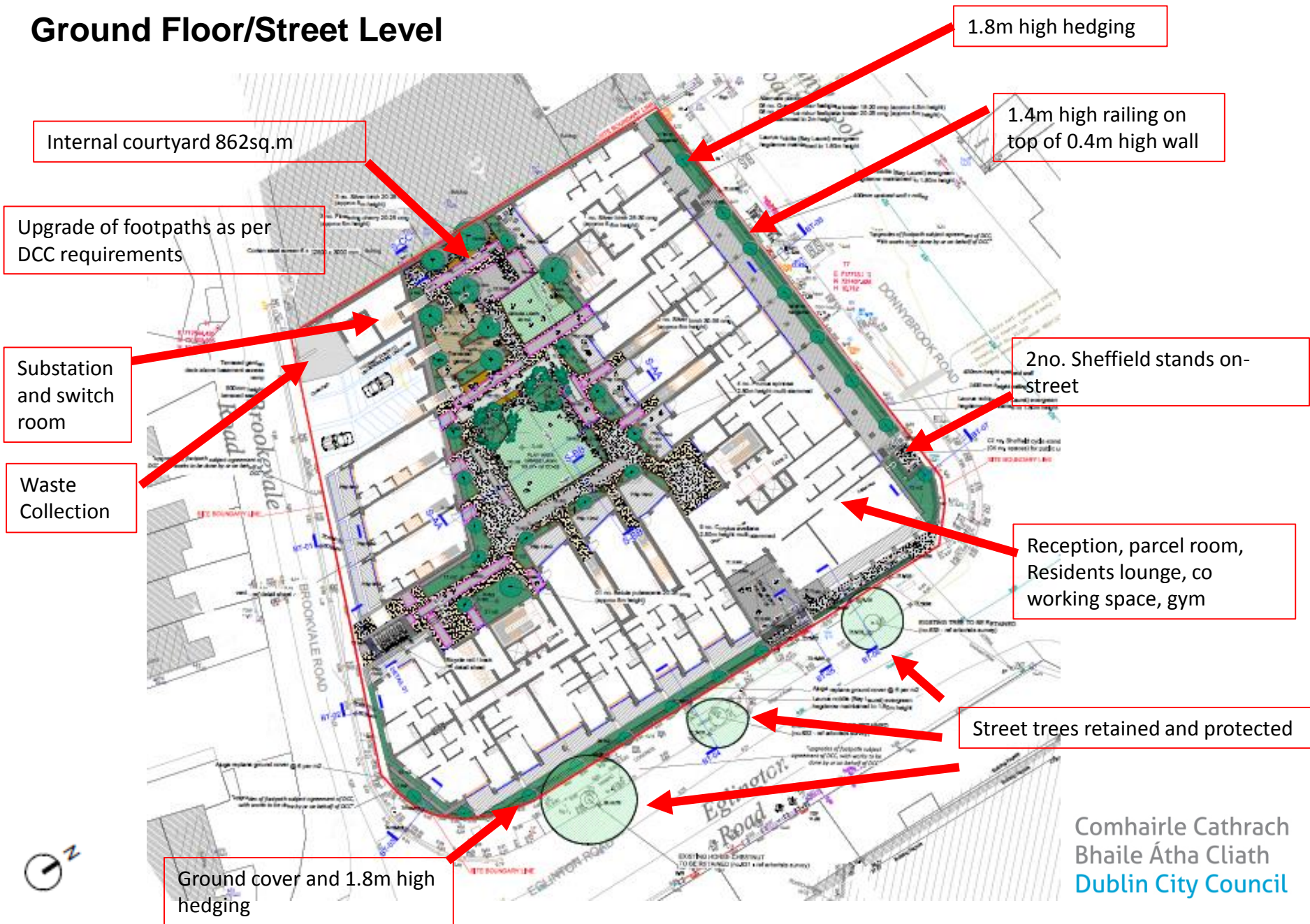


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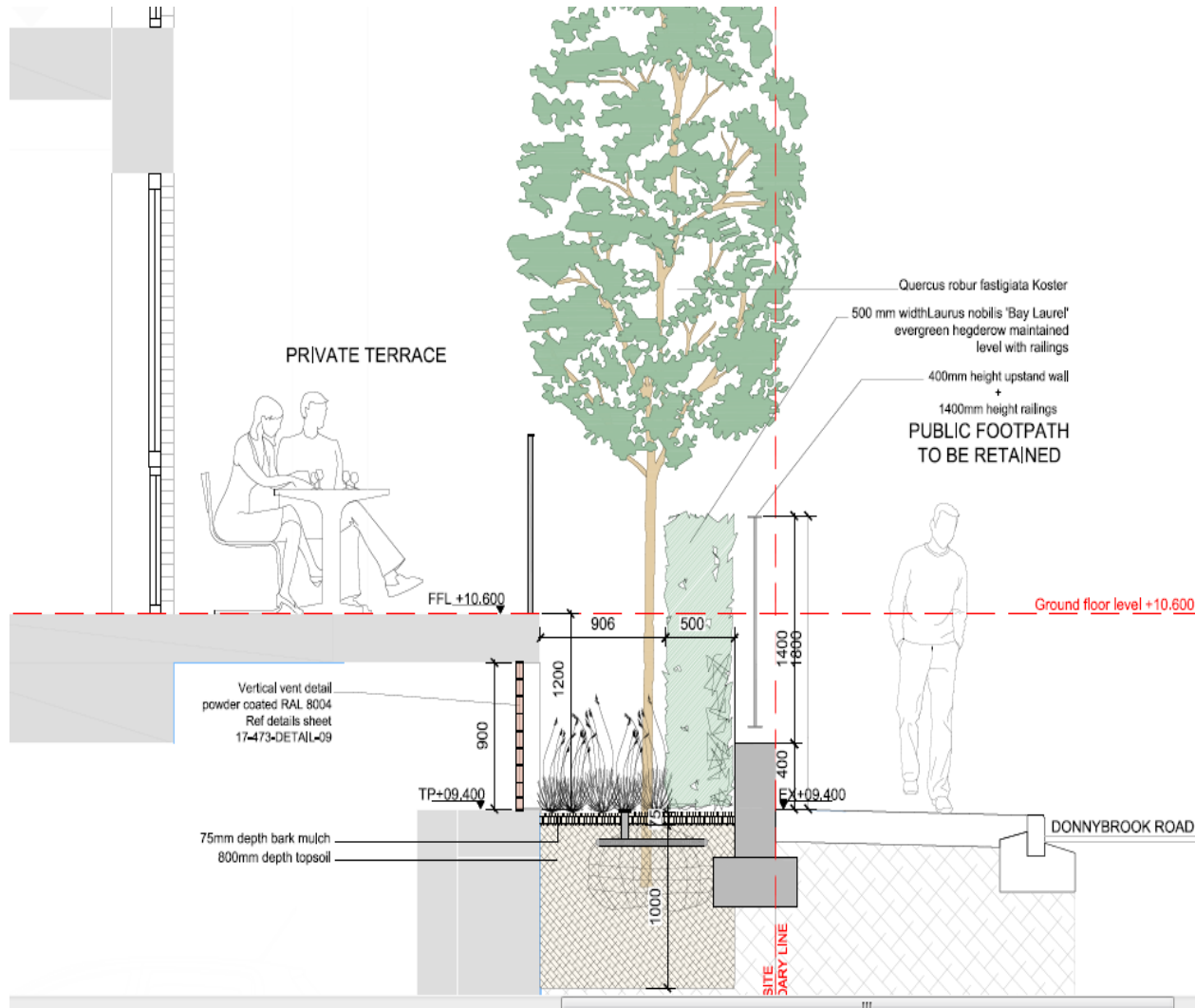
Proposed Layout and Access



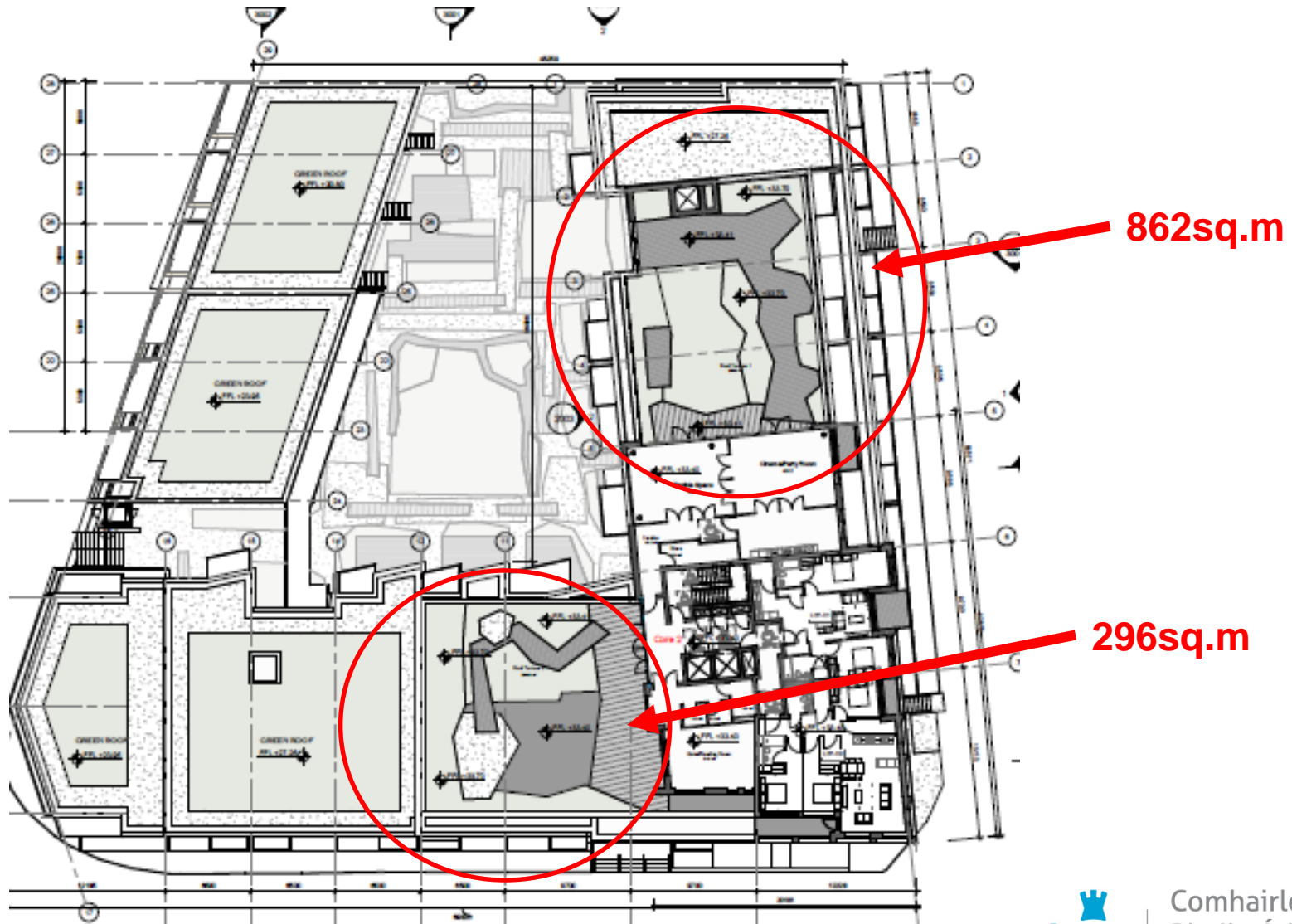
Ground Floor/Street Level



Proposed Landscaping- Street Level



Proposed Landscaping: Internal Roof Terraces (Seventh Floor)

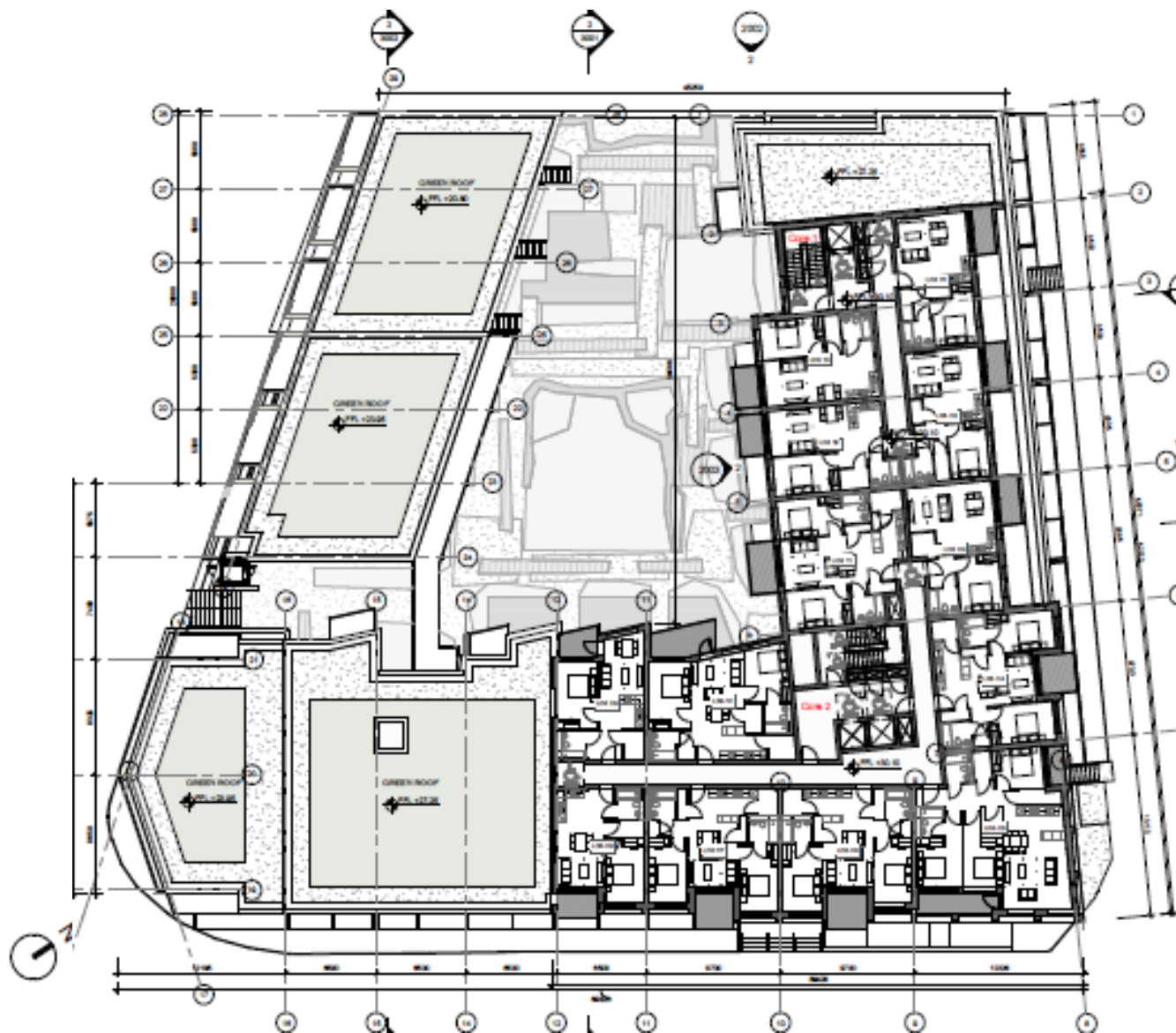


Proposed First Floor Plan



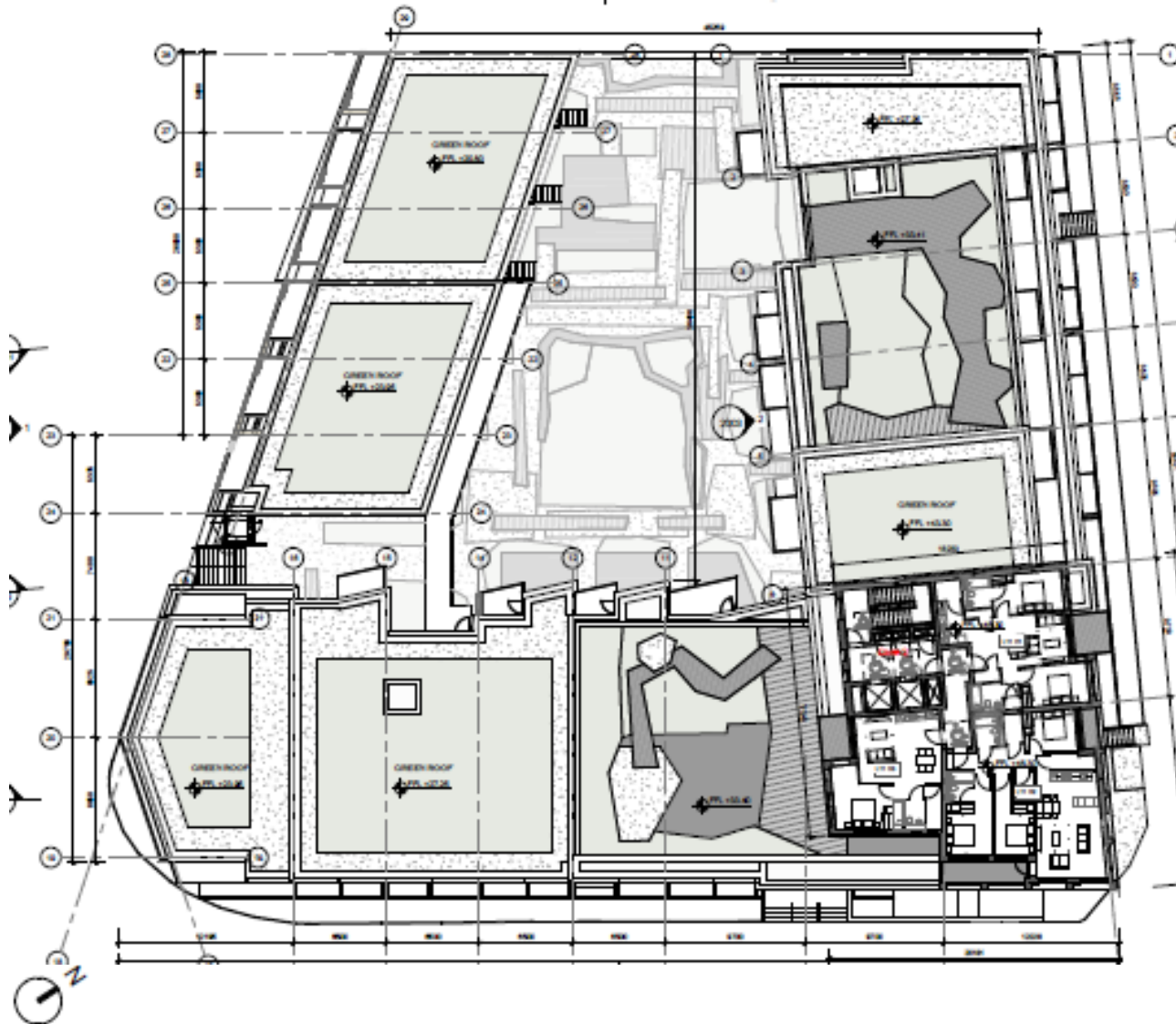
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Proposed Sixth Floor Plan



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Proposed Eleventh/Top Floor Plan



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Part V

54_ApartmentGroups_HQA_PART V							
LOCATION		54_UnitNumber	54_Apartment_UnitType	54_Apartment_NumBedroom	OVERALL AREAS	54_Compliant+10%	Part V Allocation
54_ApartmentBlock	Reference Level				54_TotalApartmentArea		

A	00 - Ground Floor	L00-08	1B-1A	1	46.9 m²	NO	Yes
A	00 - Ground Floor	L00-11	2B-3A	2	76.0 m²	NO	Yes

A: 2 122.9 m²

00 - Ground Floor: 2 122.9 m²

A	01 - First Floor	L01-02	1B-1A	1	46.9 m²	NO	Yes
A	01 - First Floor	L01-06	1B-1A	1	46.9 m²	NO	Yes
A	01 - First Floor	L01-13	1B-1A	1	46.9 m²	NO	Yes
A	01 - First Floor	L01-17	1B-1J	1	51.9 m²	YES	Yes

A: 4 192.7 m²

01 - First Floor: 4 192.7 m²

A	02 - Second Floor	L02-05	2B-5B	2	79.0 m²	NO	Yes
A	02 - Second Floor	L02-15	2B-3A	2	76.0 m²	NO	Yes
A	02 - Second Floor	L02-19	2B-5C	2	78.5 m²	NO	Yes
A	02 - Second Floor	L02-20	2B-5B	2	79.0 m²	NO	Yes

A: 4 312.5 m²

02 - Second Floor: 4 312.5 m²

A	03 - Third Floor	L03-05	2B-5B	2	79.0 m²	NO	Yes
A	03 - Third Floor	L03-15	2B-3A	2	76.0 m²	NO	Yes
A	03 - Third Floor	L03-19	2B-5C	2	78.5 m²	NO	Yes
A	03 - Third Floor	L03-20	2B-5B	2	79.0 m²	NO	Yes

A: 4 312.5 m²

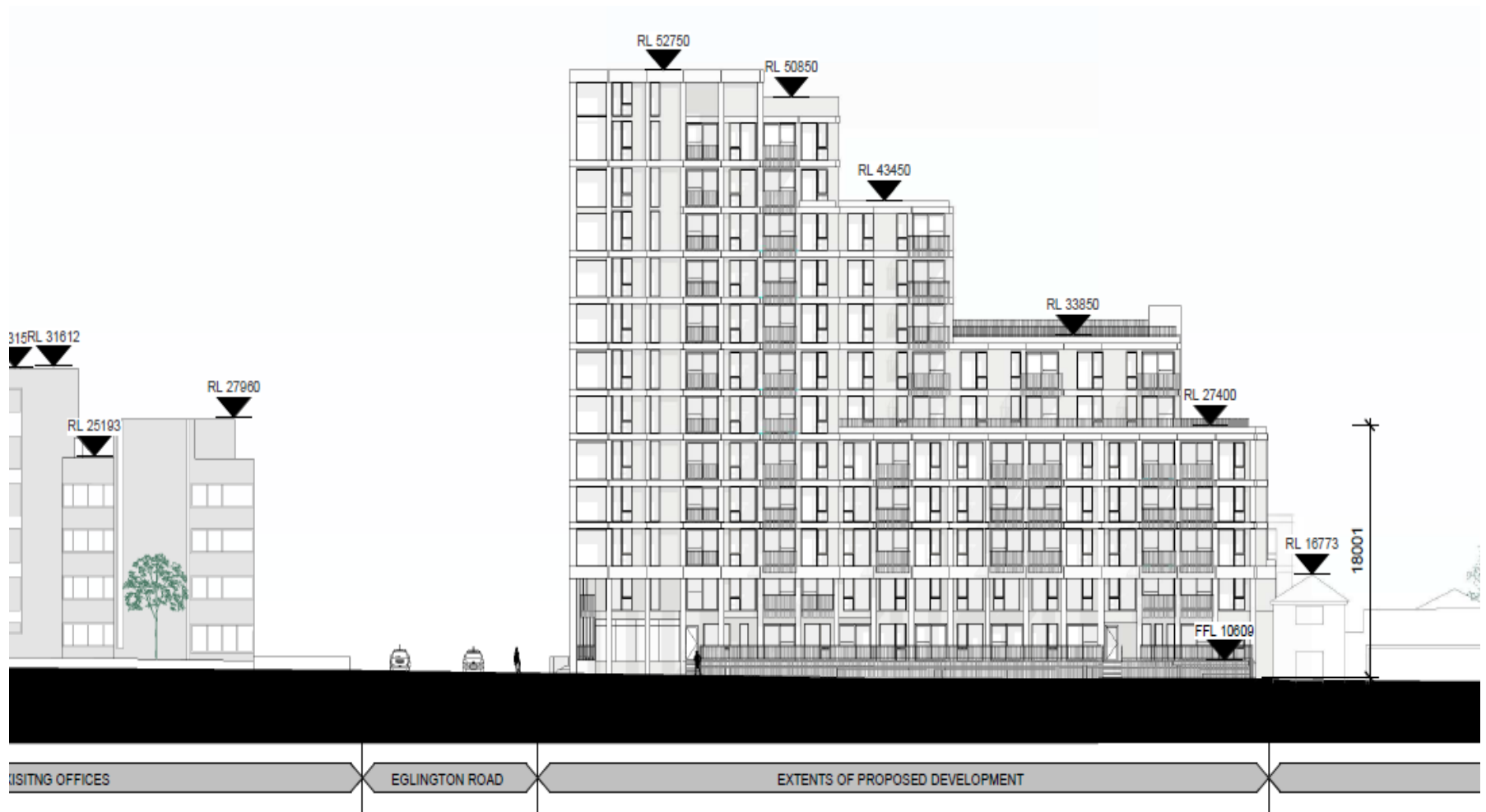
03 - Third Floor: 4 312.5 m²

Grand total: 14 940.6 m²



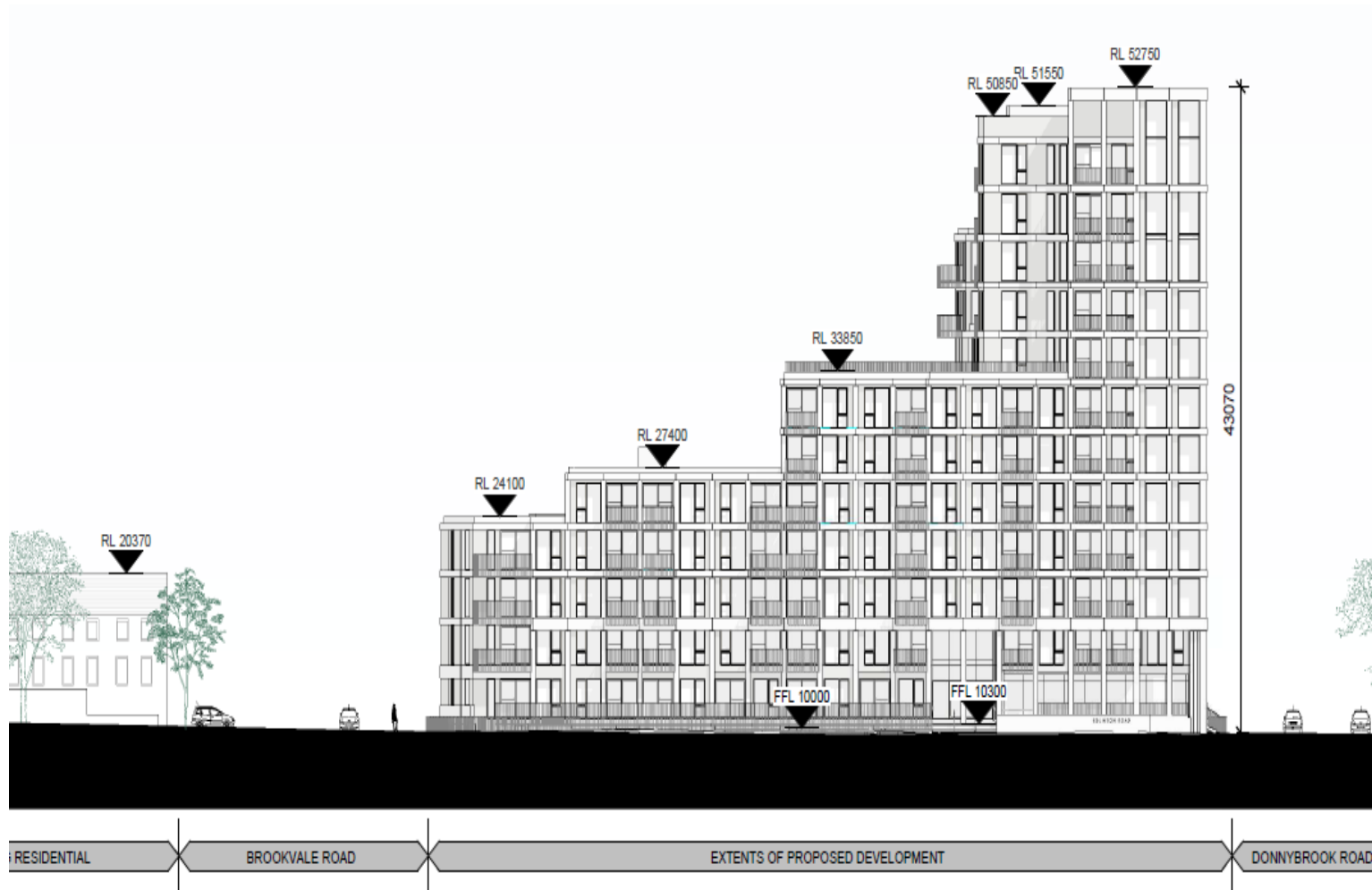
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Proposed Elevation: Donnybrook Road



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Proposed Elevation: Eglinton Road



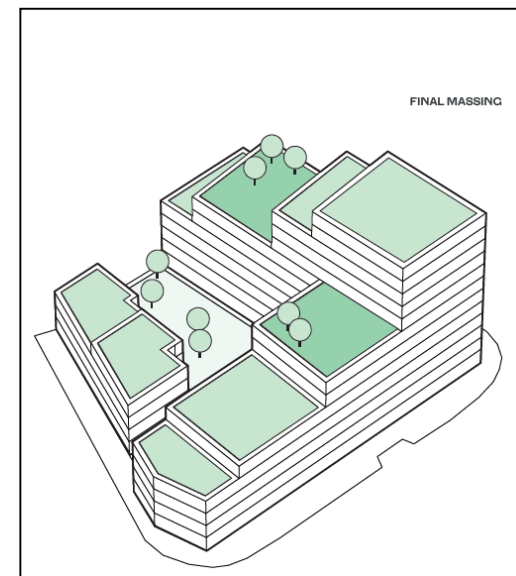
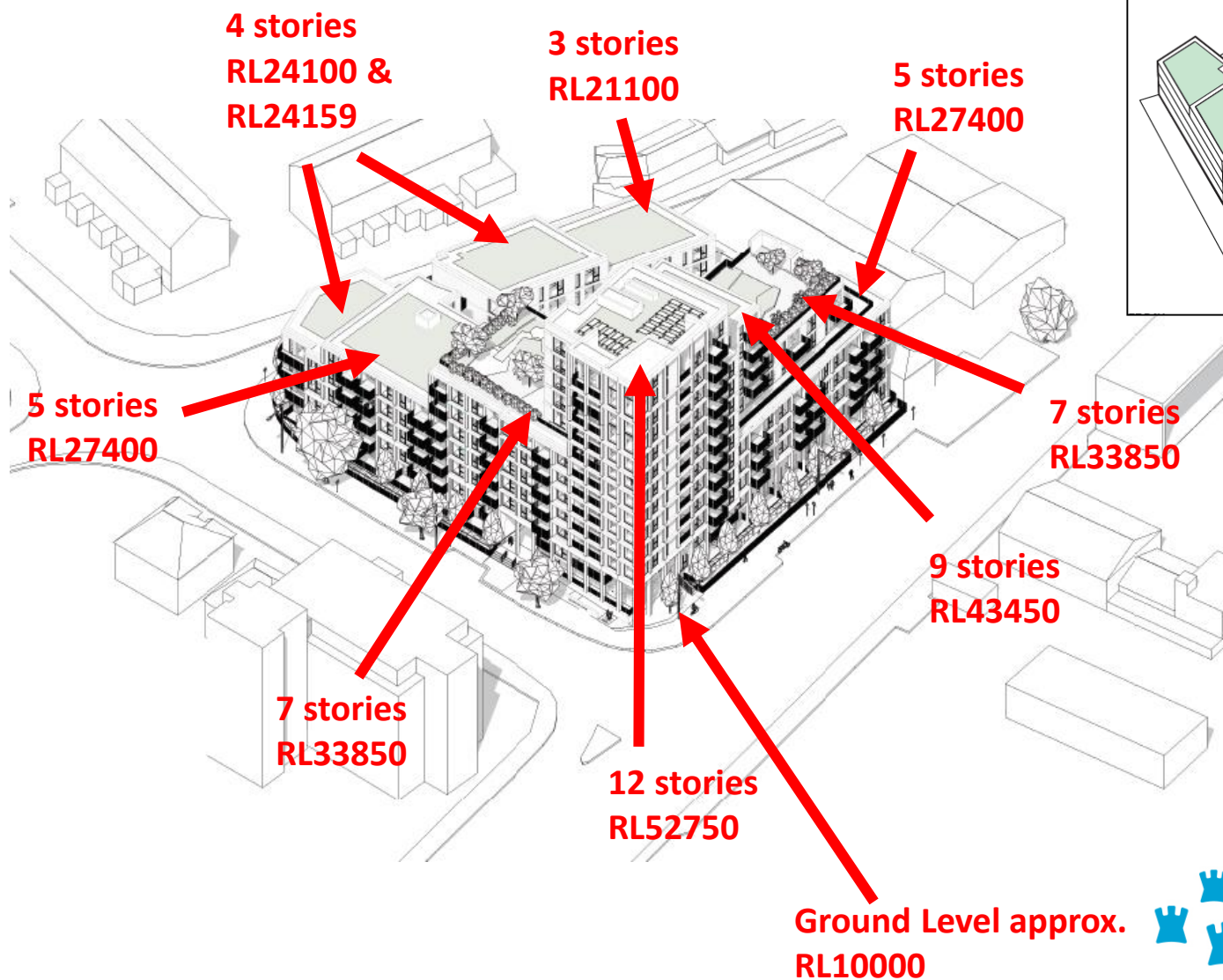
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Proposed Elevation: Brookvale Road



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Height and Massing



Proposed Material Finishes



RECONSTITUTED STONE PANELS WITH
SMOOTH FINISH

ANODIZED BRONZE FINISH ALUMINUM
BALUSTRADE

RECONSTITUTED STONE PANELS WITH
SMOOTH FINISH

ANODIZED BRONZE FINISH ALUMINUM
WINDOW SYSTEM TO DONNYBROOK AND
EGLINTON ROAD ELEVATIONS

LIGHT COLOURED BRICK

FLUSH JOINTED GLAZING



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3D Images: Donnybrook Road



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3D Images: Donnybrook Road



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3D Images: Donnybrook Road



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3D Images: Eglinton Road



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3D Images: Eglinton Road



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3D Images: Junction with Ailesbury Road



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3D Images: Brookvale Road



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3D Images: Brookvale Road



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3D Images: Donnybrook Village



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Other Documentation Submitted

There is a large number of reports and documentation submitted with the application including:

- EIA Screening Report prepared by John Spain Associates;
- AA screening document prepared by Openfield Ecological Services
- Statement of Material Contravention prepared by John Spain Associates;
- Childcare Requirements Report prepared by John Spain Associates;
- Engineering, Flooding, Basement, Construction, Waste, Energy, Lighting, Utility, Daylight and Sunlight and Traffic Reports Plans prepared by OCSC Consulting Engineers;
- Wind Microclimate Modelling prepared by B-Fluid;
- Universal Access Statement prepared by O’Herlihy Access Consultants;
- Telecommunications Report by Independent Site Management
- Bat Fauna Impact Assessment prepared by Altemar Environmental Consultants
- Conservation Report prepared by Cathal Crimmins;
- Archaeological Impact Assessment prepared by Cathal Crimmins



Next Steps

- Formal observations to An Bord Pleanála by 6th July 2020
- Members comments will be summarised and will form part of the Chief Executive's report
- Chief Executive's Report due by – 28th July 2020
- An Bord Pleanála decision – 21st September 2020

Notes

- *For application drawings and documents etc. see website www.eqlintonroadshd.ie*
- *This is a Strategic Housing Application (SHD). For information on the SHD procedure please see An Bord Pleanála's website <http://www.pleanala.ie/>*
- *E-mail: strategichousing@pleanala.ie*



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