

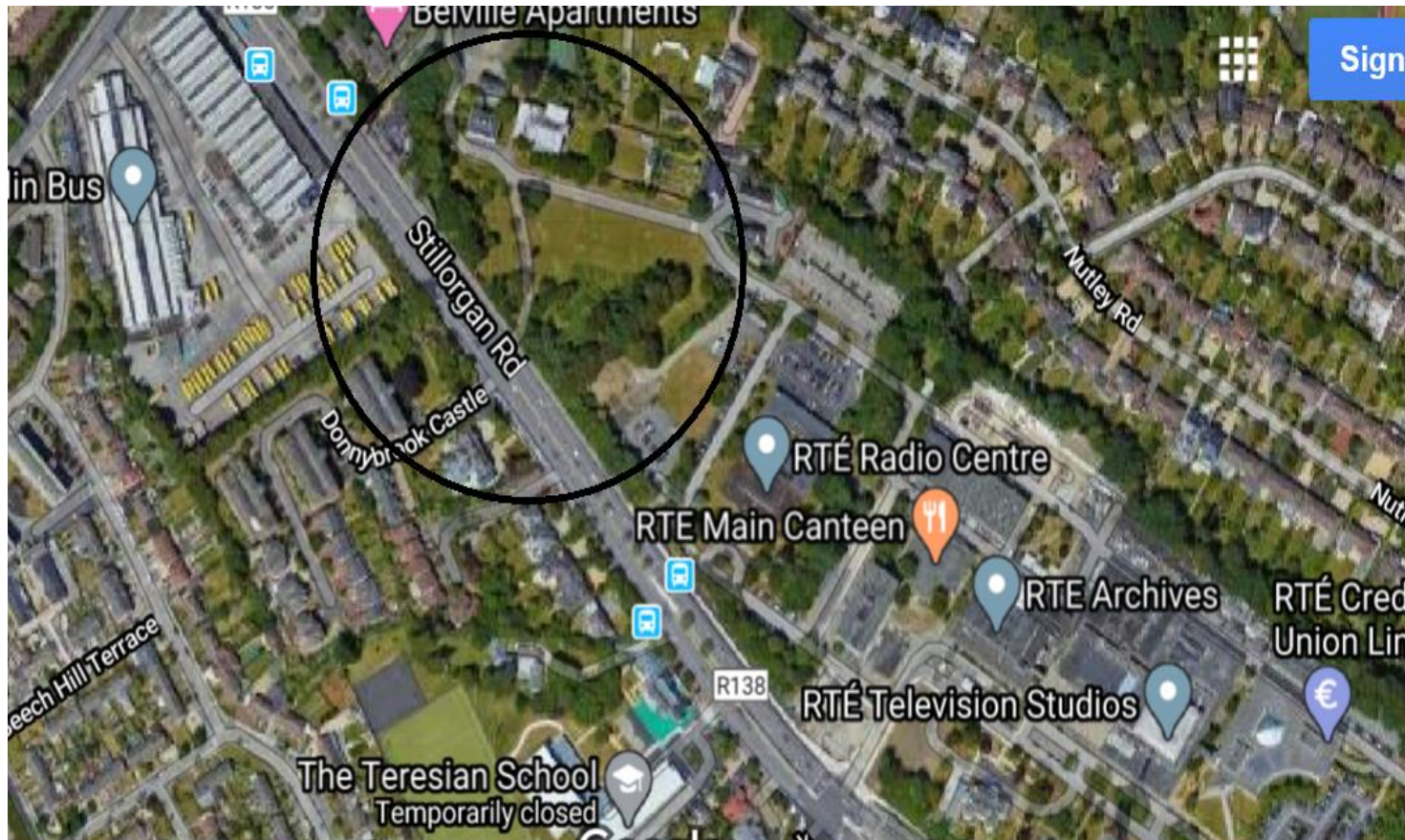
SHD0011/20
Former RTE Lands, RTE
Campus, Montrose, Donnybrook,
Dublin 4

South East Area Committee
15th June 2020



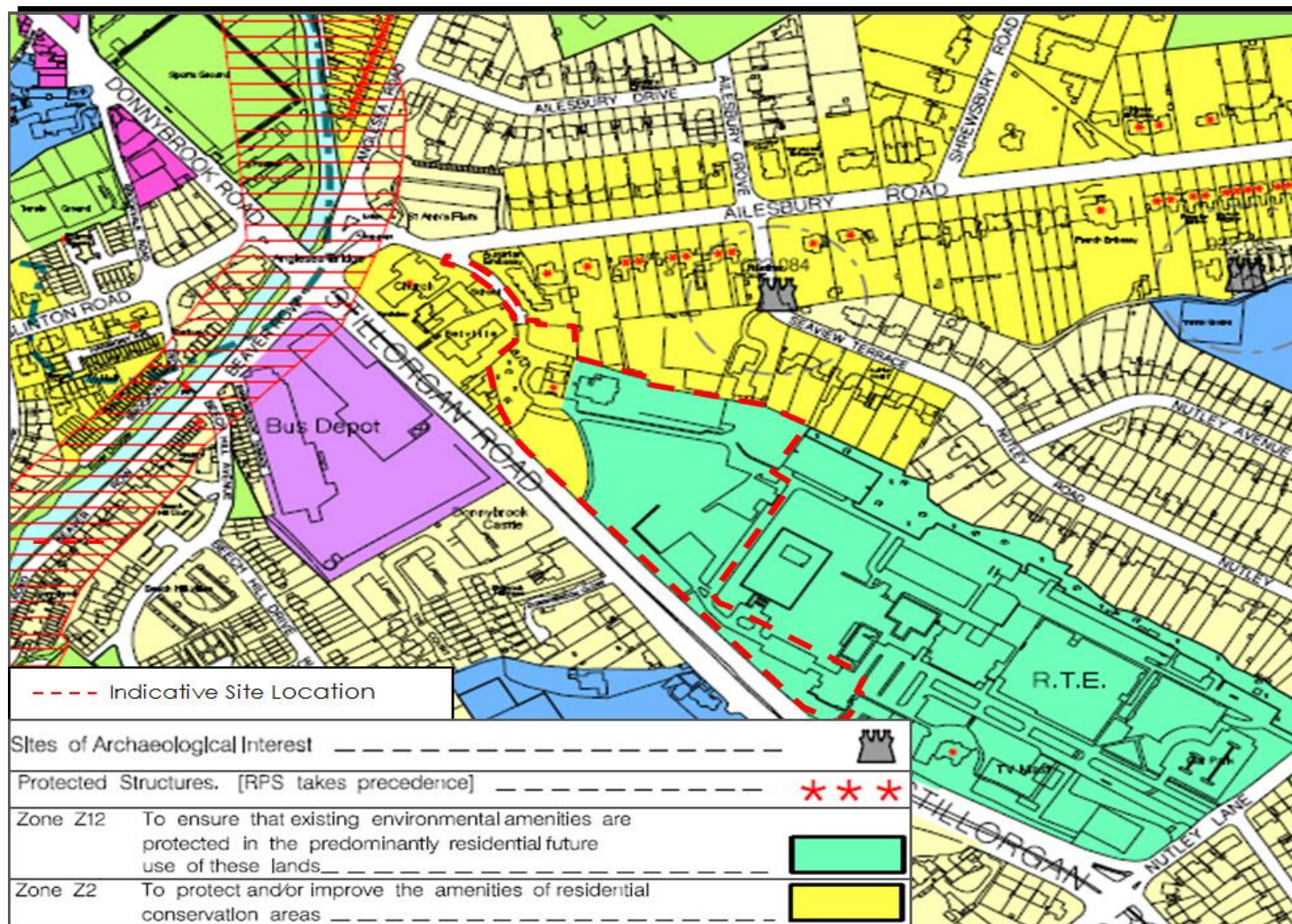
Comhairle Cathrach
Bhaile Átha Cliath
Dublin City Council

Site Location



Comhairle Cathrach
Bhaile Átha Cliath
Dublin City Council

- Zoning Map



Comhairle Cathrach
Bhaile Átha Cliath
Dublin City Council

AVISON
YOUNG

Former RTÉ Lands at Montrose, Donnybrook, Dublin 4

Masterplan



Comhairle Cathrach
Bhaile Átha Cliath
Dublin City Council

Concept

The concept for the proposed development is to provide a new urban neighbourhood in an urban parkland setting, with high quality urban frontage and open spaces on a gateway to the City.

Retaining elements of the existing character of the site is a key design feature of the proposed development that will see the delivery of a new residential quarter in an urban parkland setting with increased vibrancy and permeability. The scheme has incorporated cultural heritage into the scheme by providing a change of use for Mount Errol House from existing commercial offices to a resident member's club and gym and the refurbishment of its stable building to a café.



Project Montrose

By placing people nearer to employment areas, services, and amenities, the proposed scheme will provide for a more efficient use of land on what is currently an underutilised (served) suburban site, reducing further urban sprawl and leading to increased efficiency and sustainability in the use of energy and public infrastructure that is consistent with national policy requirements to build inwards and upwards, rather than outwards.

To realise the Concept it was important to set out guiding Principles that respond to the site context while establishing a foundation upon which the proposed development can be delivered. At a high level the Guiding principles that have been embraced include:

- Retention of the site's parkland setting
- Provision of high quality open spaces
- Promote accessibility and permeability
- Protection of residential amenity
- Sustainable residential density
- Promote cultural heritage

The above strategic approach has guided the form of the current proposal with the layout, uses, open spaces, mobility and overall design creating the landmark residential development proposed.



Photos of the site depicting its parkland character



Photomontage of the proposed scheme



Bhaile Átha Cliath
Dublin City Council

Description of development

- The demolition of existing buildings on site including 1 no. sports and social club (c. 1,233 sq. m), the former Fair City set (c. 604 sq. m),
- 1 no. c. 1.5m high wall running east-west adjacent to the internal road, 1 no. shed structure (c. 31 sq. m), 1 no. security hut (c. 5 sq. m), extensions to Mount Errol and Stable building (c. 100 sq. m) and associated infrastructure to facilitate site clearance.
- A mixed residential and commercial development with a total gross floorspace of c. 63,939 sq. m. The total gross residential floorspace proposed is c. 62,175 sq. m. and consists of the construction of
- 3 no. 3-storey, 5-bed townhouses (c. 235 sq. m each) in the northwest of the subject site, adjacent to the Ailesbury Close entrance and
- 611 no. apartment units in 9 blocks ranging in height from 4 to 10 stories units level with a maximum height of 34.5m above ground
 - - 187 no. 1 bedroom units,
 - - 361 no. 2 bedroom units and
 - - 63 no. 3 bedroom



The 9 blocks form a perimeter around a central open space and comprising;

- - Block 1 (4 – 5 storeys) comprises 26 no. units (1 no. 1 bed unit, 24 no. 2 bed units and 1 no. 3 bed unit),
- - Block 2 (5 – 8 storeys) comprises 54 no. units (7 no. 1 bed units, 32 no. 2 bed units and 15 no. 3 bed units),
- - Block 3 (5 – 8 storeys) comprises 55 no. units (8 no. 1 bed units, 32 no. 2 bed units and 15 no. 3 bed units),
- - Block 4 (5 – 8 storeys) comprises 55 no. units (8 no. 1 bed units, 32 no. 2 bed units and 15 no. 3 bed units),
- - Block 5 (8 – 10 storeys) comprises 121 no. units (60 no. 1 bed units, 59 no. 2 bed units and 2 no. 3 bed units),
- - Block 6 (4 – 6 storeys) comprises 30 no. units (1 no. 1 bed unit, 19 no. 2 bed units and 10 no. 3 bed units),
- - Block 7 (6 – 9 storeys) comprises 91 no. units (31 no. 1 bed units and 60 no. 2 bed units),
- - Block 8 (6 – 9 storeys) comprises 91 no. units (31 no. 1 bed units and 60 no. 2 bed units),
- - Block 9 (6 – 9 storeys) comprises 88 no. units (40 no. 1 bed units, 43 no. 2 bed units and 5 no. 3 bed units)



- A single level basement of c. 21,606 sq. m providing 528 no. car parking spaces, 792 no. cycle parking spaces and other ancillary services for the residential and other uses in the scheme. An additional 90 no. visitor cycle spaces are provided at ground level
- Provision of a café (c. 154 sq. m), 1 no. childcare facility (c. 396 sq. m), residential amenity area (c. 368 sq. m), 1 no. concierge facility (c. 185 sq. m), 1 no. parcel collection facility (45.8 sq. m) and 5 no. electricity substations.
- Change of use of Mount Errol (a Protected Structure, RPS Ref. 7846) from existing office and studio use (c. 380 sq. m) to a resident's gym (c. 266 sq. m) at basement level (including a c. 66 sq. m new extension) and a resident members club (c. 180 sq. m) at ground level, and associated works.
- Refurbishment of Mount Errol Stables building (c. 122 sq. m) and change of use from unused storage to a café (c. 146 sq. m) including an open mezzanine at first floor level with ancillary outdoor courtyard and the provision of 1 no. security kiosk (c. 23 sq. m).
- A total of c. 10,348 sq. m of landscaped public open space across five primary character areas linked with primary and secondary circulation routes.



- Vehicular and pedestrian entrances to the site are provided via the Stillorgan Road (R138) Airfield junction to the southeast, which will be the main entrance to the proposed scheme, with limited access from Ailesbury Close to the northwest (c. 143 no. cars maximum). Two pedestrian/cyclist entrances are also provided to the south along the Stillorgan Road (R138) with 2 no. further pedestrian only entrances located between blocks 7 and 8 and adjacent to the Stillorgan Road (R138) Airfield junction.
- Construction access will be through the Stillorgan Road (R138) Airfield junction with a temporary left in left out access on the Stillorgan Road (R138) at the existing access gate to the site and limited access from Ailesbury Close for pedestrians, cyclists, motorcycles, cars and light commercial vehicles.
- Solar panels on the roofs of all apartment blocks and each of the townhouses, all ancillary plant, waste storage, residential storage, security room facilities and ancillary telecommunications at basement level.
- An upgrade to the existing 150mm diameter sewer at Ailesbury Close to a 225mm diameter sewer to facilitate a foul drainage connection from the proposed development.
- Amendments and upgrades to the shared access road from the Stillorgan Road (R138) Airfield junction to the southeast. • All enabling and site development works, landscaping, lighting, services and connections, waste management, the removal of all existing car parking on site (c. 167 no. spaces) and all other ancillary works



Pre-application meetings:

6 meetings held with DCC & Applicant

- **28/03/18, 12/06/18, 14/08/18, 04/10/18, 08/10/18, 23/01/19**
 - ❑ Principle of re-development of site acceptable for residential development.
 - ❑ Various building arrangement and configurations and further detail required on building heights and access for all to site.
- Formal Opinion issued by An Bord Plenala on 21st October 2019.
- Application submitted on 20th May 2020



Comhairle Cathrach
Bhaile Átha Cliath
Dublin City Council

• **Planning History**

- **2802/19 (ABP Ref. 304800)** – Retention of advertising sign, fronting onto the Stillorgan Road.
- **3897/18** – Surface car park containing 143 no. parking spaces and the reconfiguration of 41 car parking spaces on the former main access road to the RTE Campus at Nutley Lane.
- **2874/17 (ABP Ref.248946)** – Relocation of Fair City filming set comprising of 11 sets including internal roads and footpaths, provision of a new road and fence along boundary of sets and all associated works.
- **3094/16** – New Access Junction from Stillorgan Road (RTE Masterplan)
- **2682/16** – Montrose House (PS) Change of use to a crèche
- **4057/09 (ABP 236717)** - RTE project 2025 new broadcasting facility
- **3046/10 (ABP 238261)** – Retention of a period of 10 years of external film sets used in programme production, including 9 no.set structures varying in height between 1.9m and 0.8m



Ground Floor Layout

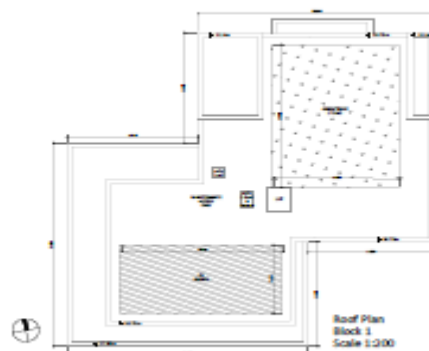
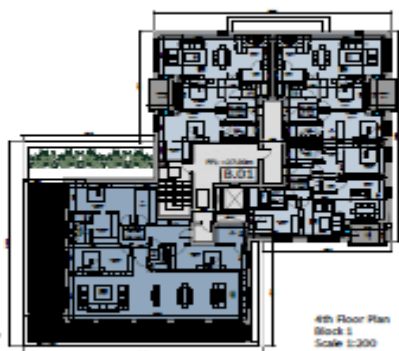
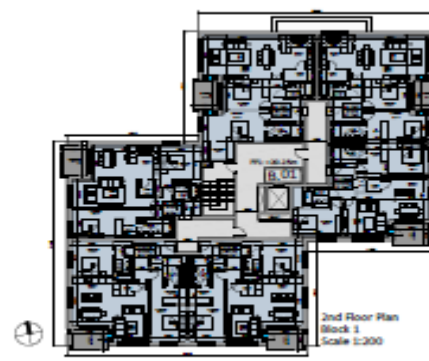
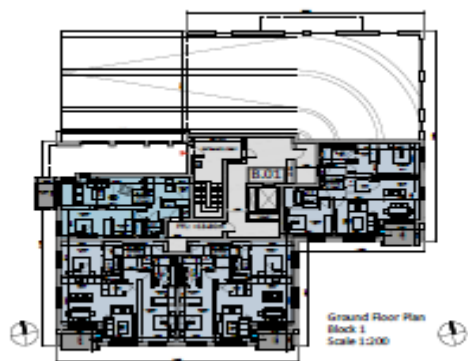


Comhairle Cathrach
Bhaile Átha Cliath
Dublin City Council

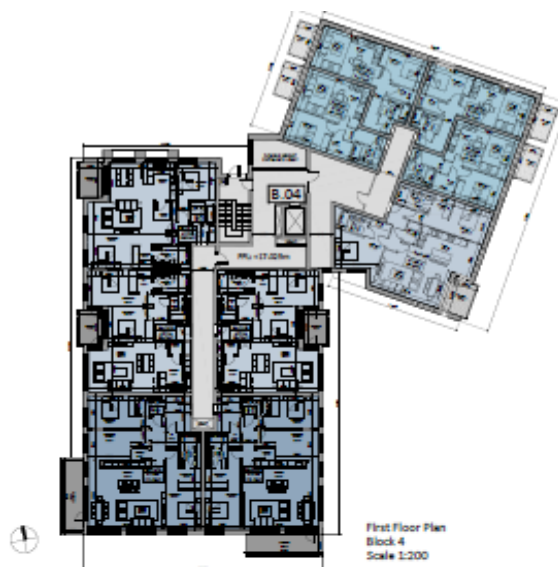
Access to basement car park



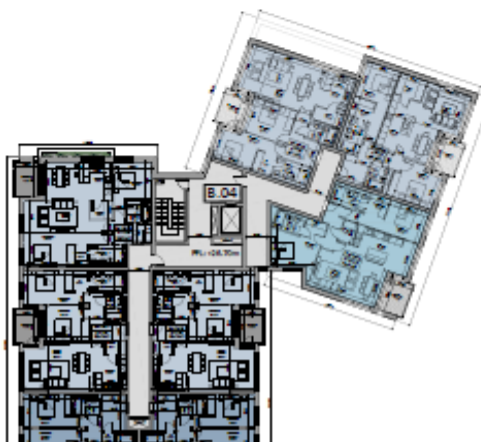
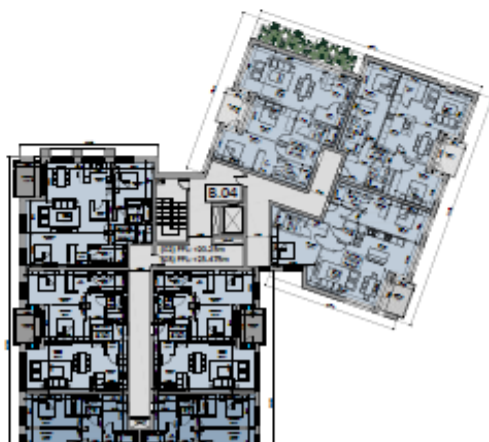
Block 1

[illegible]

Ground Floor Plan
Block 4
Scale 1:200



First Floor Plan
Block 4
Scale 1:200

[illegible]

Figured dimensions only to be used. This drawing is copyright of O'Mahony & Associates Ltd. All information is/are approved use in accordance with BS1363:2002 + A2:2008, Table 5 Standard Codes for Schedule of Materials and Cost. If "Information Approval Check" is empty, this information has been shared at 10 / 100%.

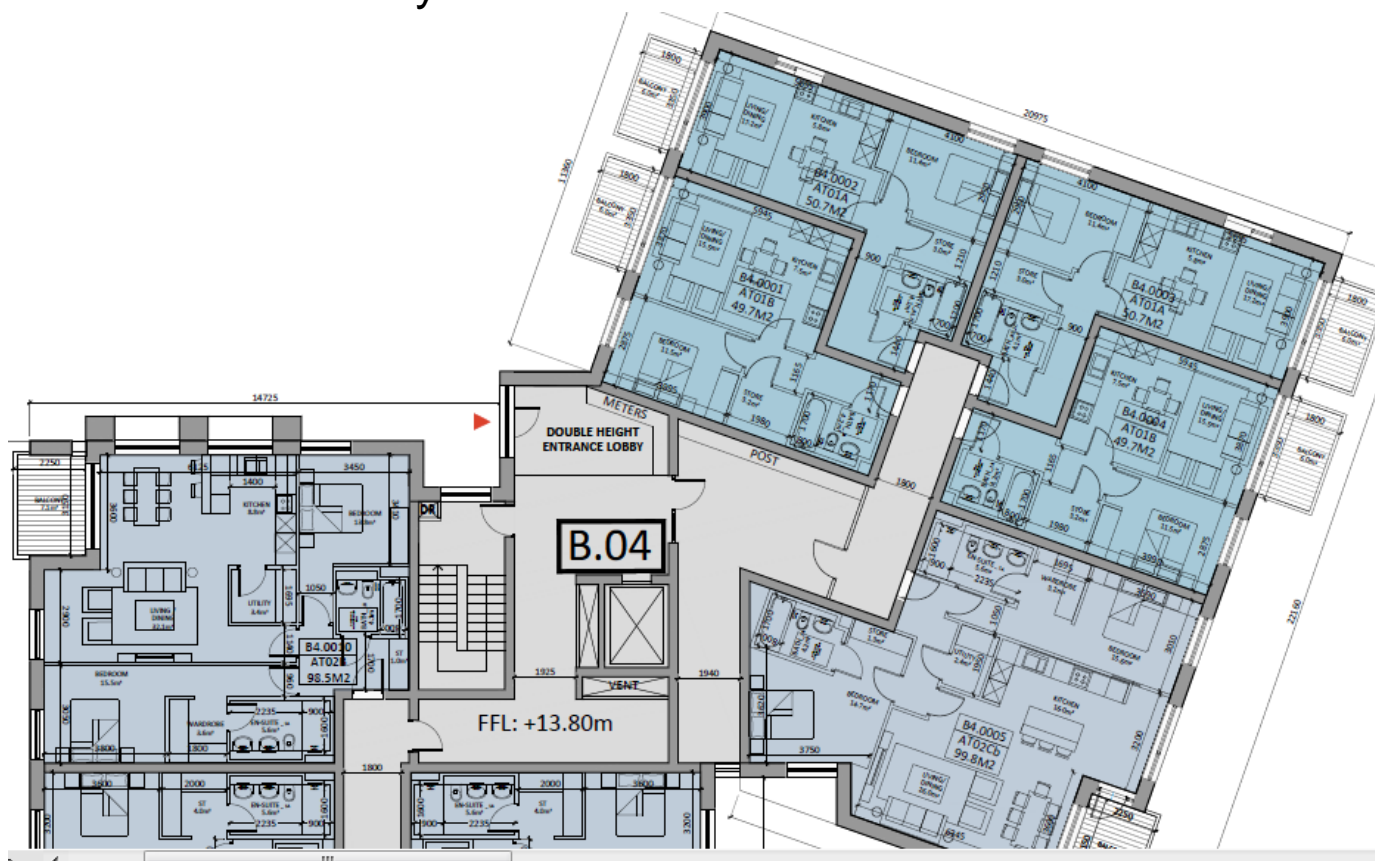
o-mahony pike

Project No.: 26268	Scale @ A1: 1:20
Project Lead: M.D.	Date Released: 11.1

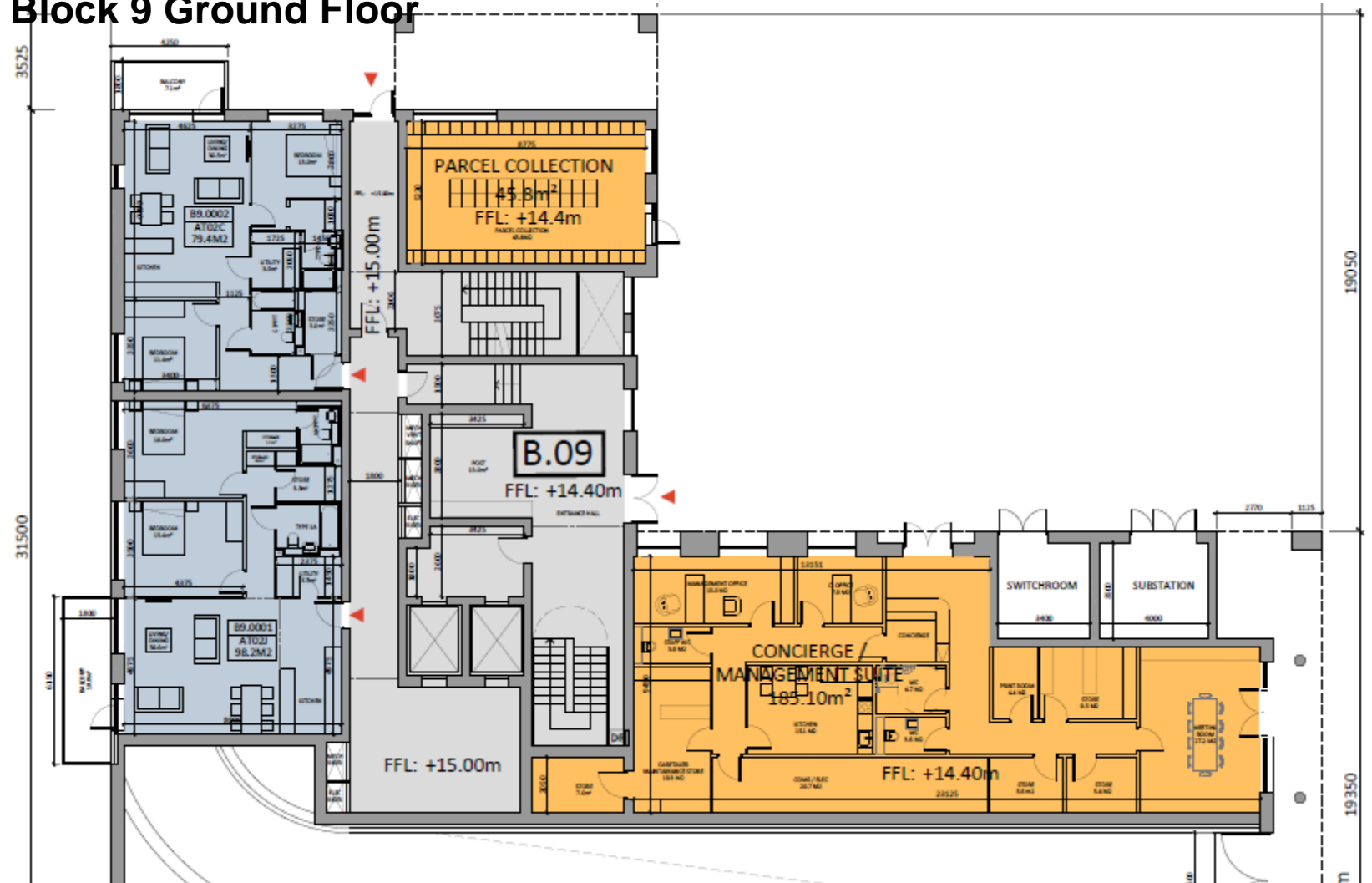


Comhairle Cathrach
Bhaile Átha Cliath
Dublin City Council

Ground floor layout

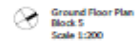
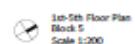


Block 9 Ground Floor



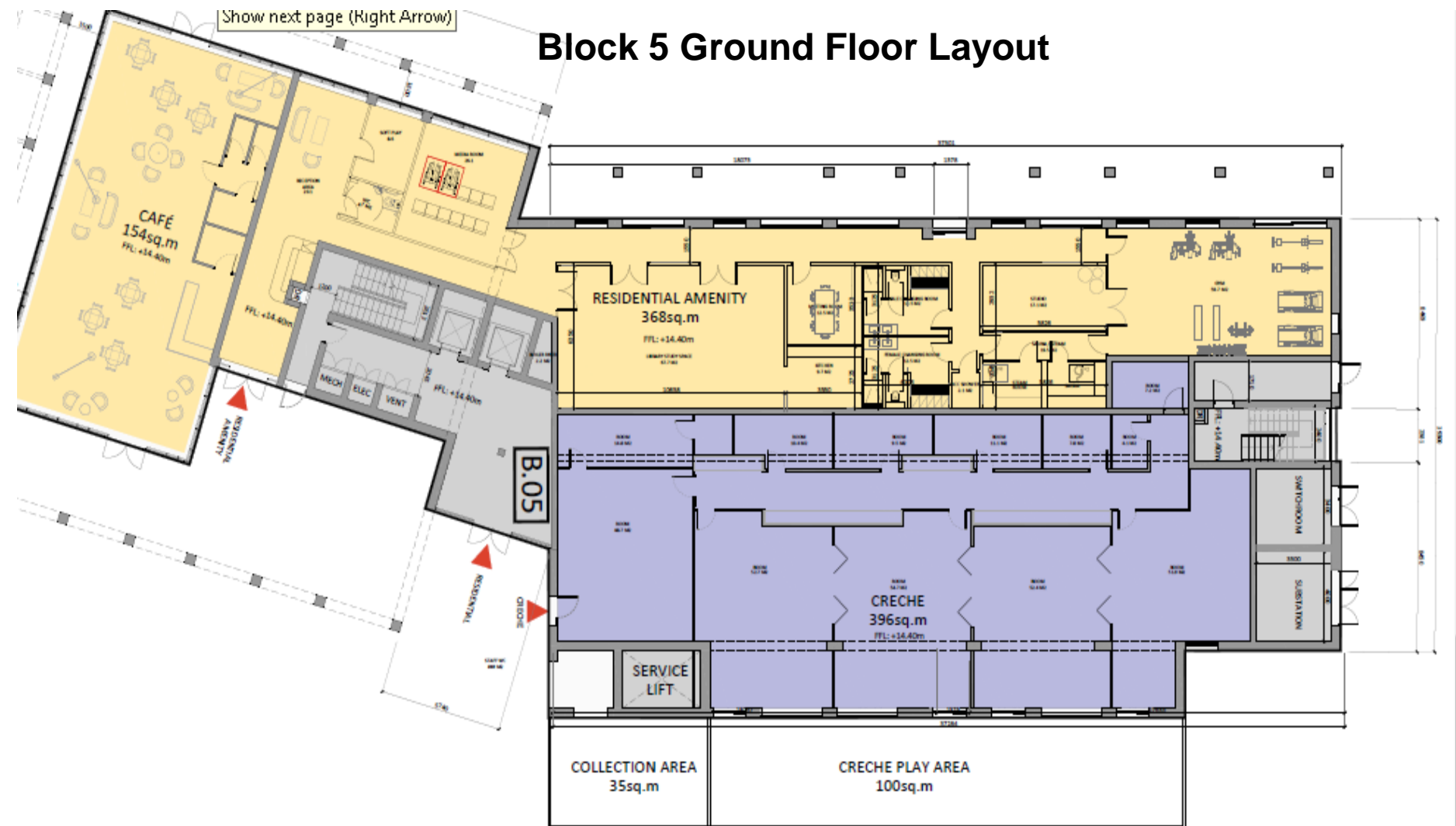
Comhairle Cathrach
Bhaile Átha Cliath
Dublin City Council

22/1/0

[illegible]

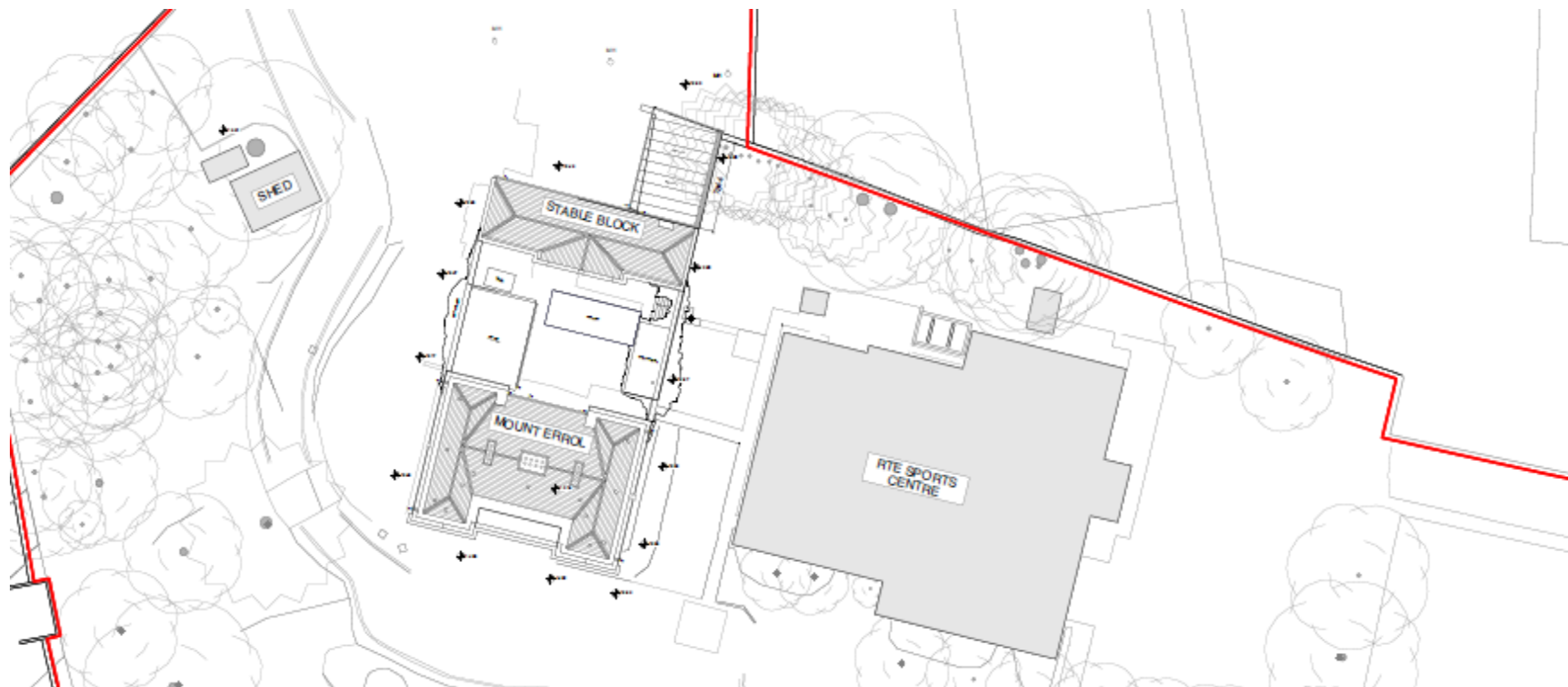
Show next page (Right Arrow)

Block 5 Ground Floor Layout

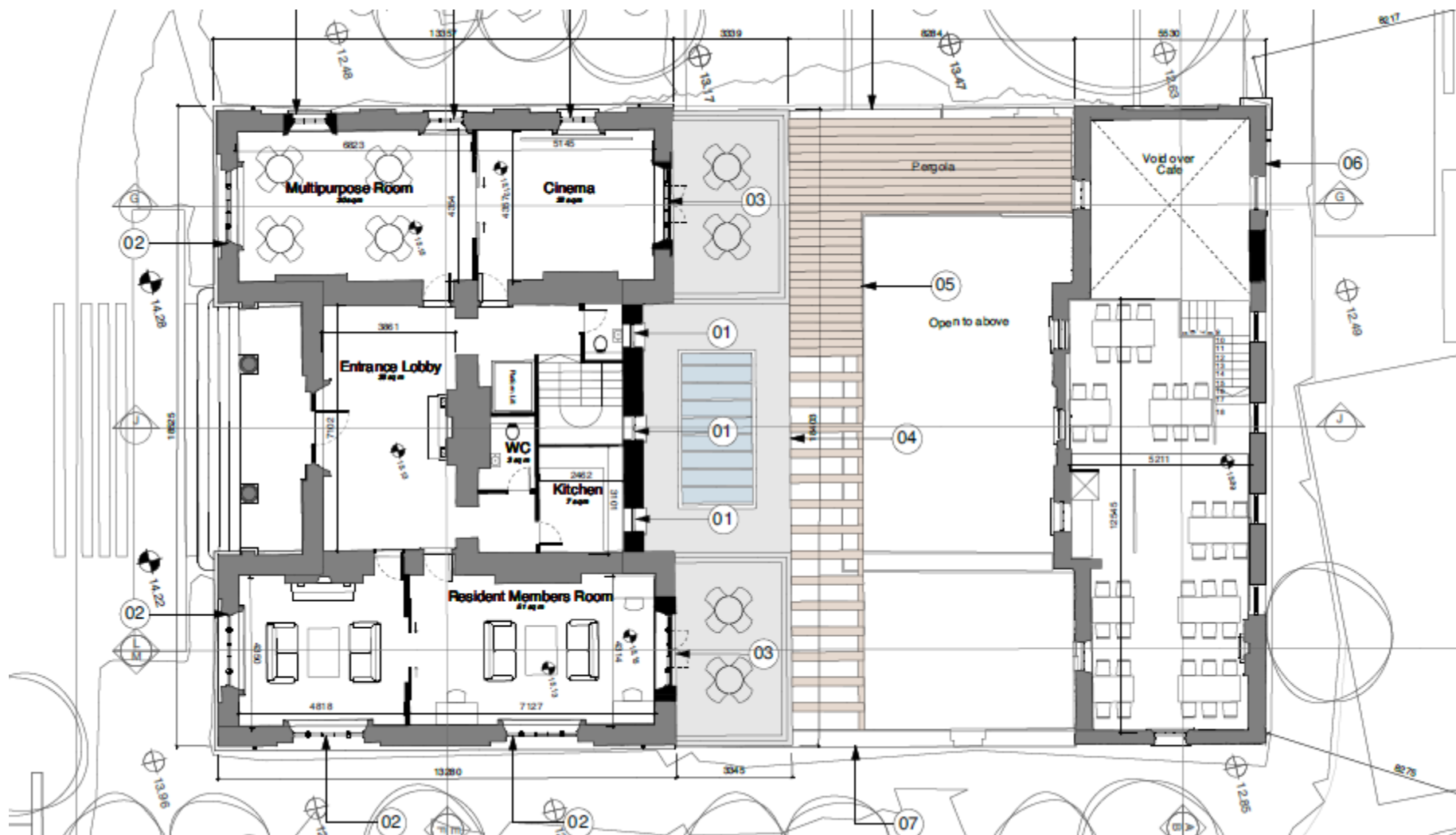


Comhairle Cathrach
Bhaile Átha Cliath
Dublin City Council

Existing Site Plan Mount Errol

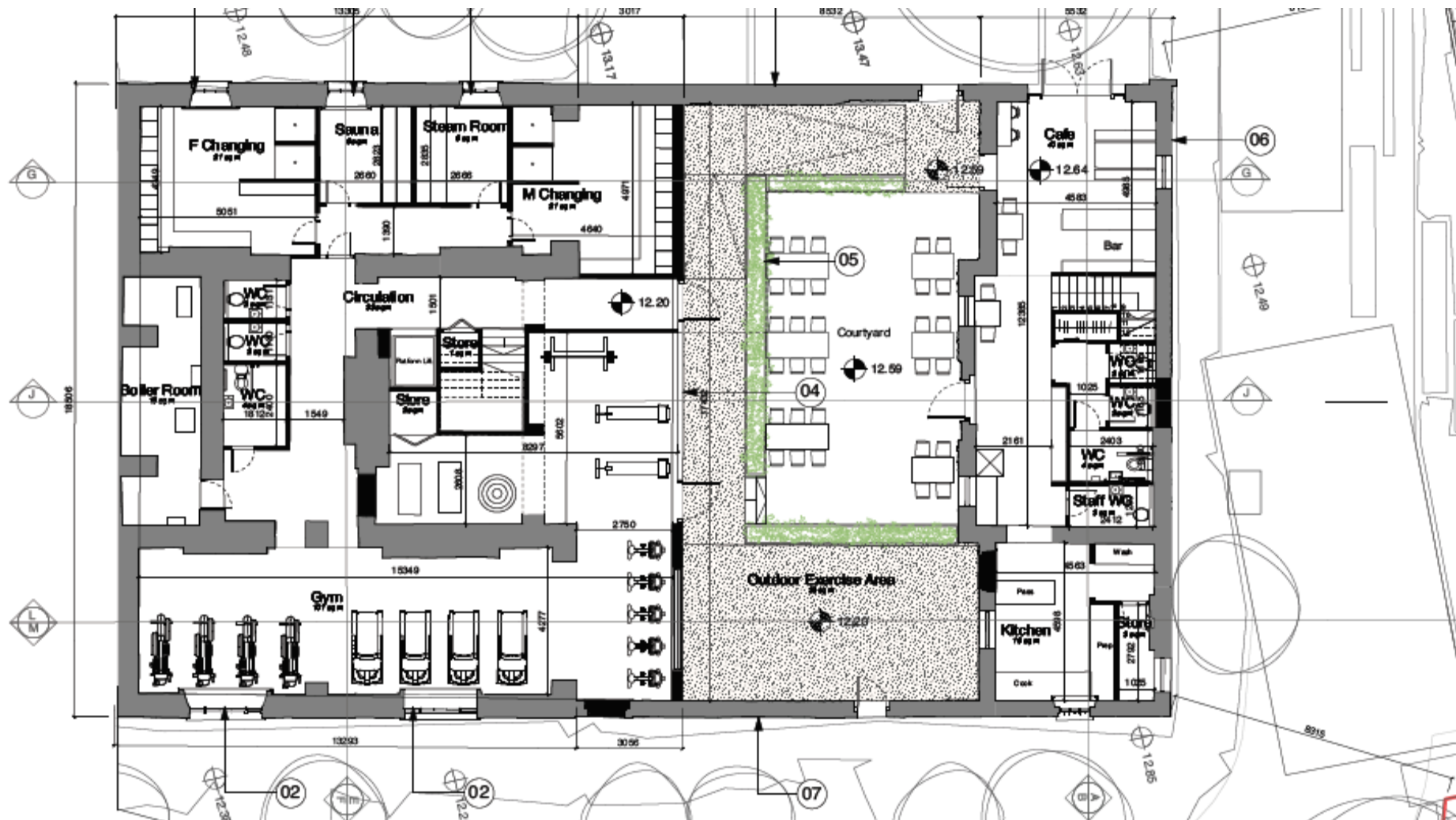


Ground Floor Plan



Comhairle Cathrach
Bhaile Átha Cliath
Dublin City Council

Basement Level



This site plan illustrates the layout of the 'Kleinste Stadt' development. It features several building footprints, including a large central structure with a complex roofline and multiple courtyards. The plan is characterized by a high density of green spaces, represented by numerous circular and irregular shapes, some of which are shaded in green. A prominent red line runs along the top and right edges of the site, likely indicating a boundary or a specific infrastructure line. Various smaller details, such as parking spaces, walkways, and landscaping elements, are also depicted. The plan is oriented with North at the top, as indicated by the north arrow in the upper right corner.

Contextual Elevations



Contextual Elevations

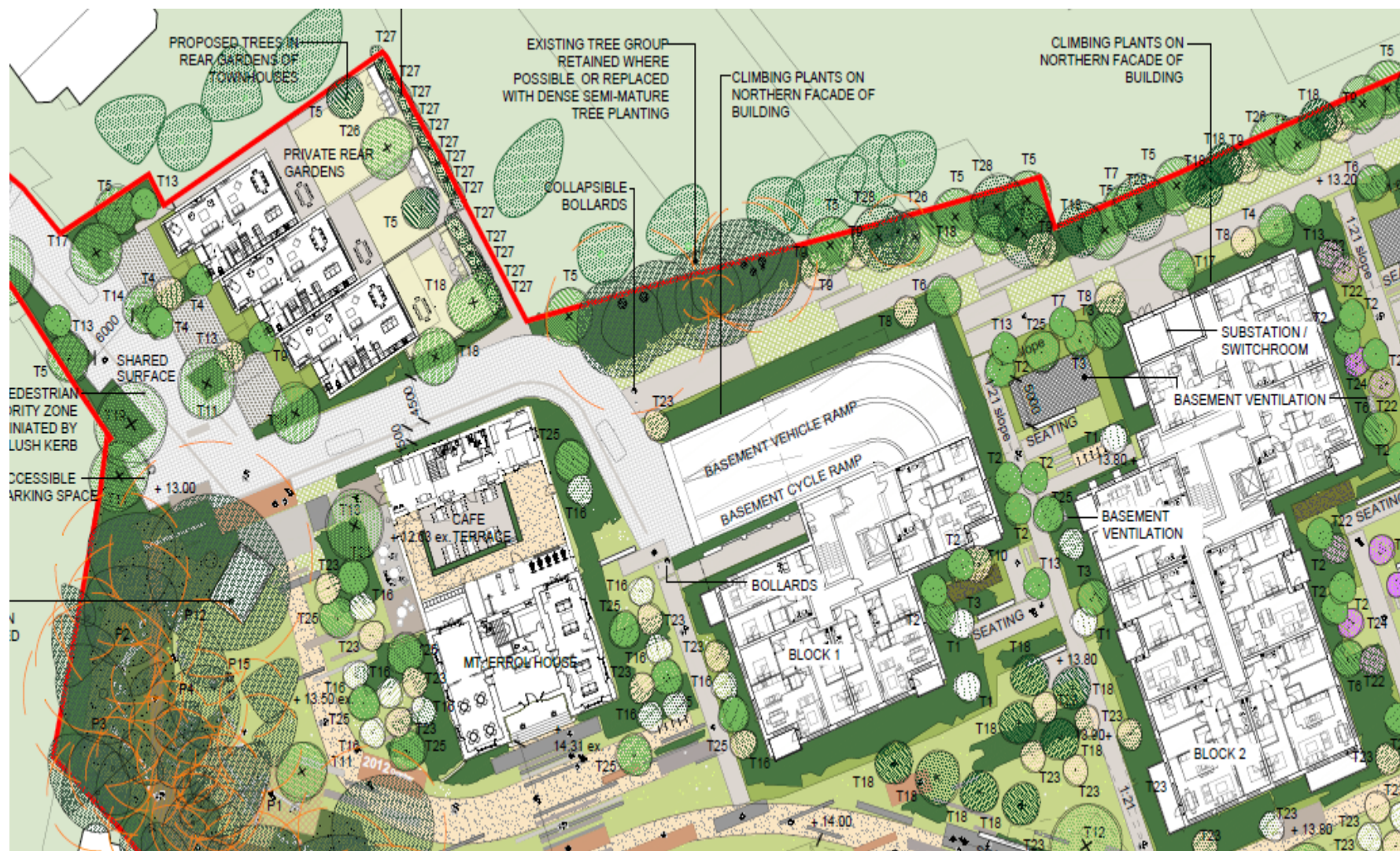


Revision Description



Comhairle Cathrach
Bhaile Átha Cliath
Dublin City Council

Landscape Plan



Landscape Plan



Landscape Plan



Landscape Plan



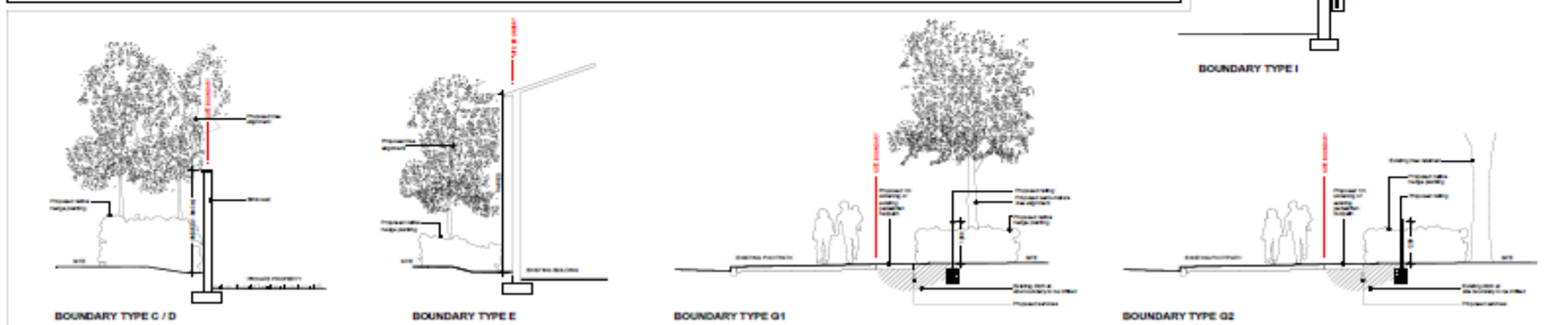
Tree Protection



Boundary Treatment



LEGEND AND SYMBOLS OF BOUNDARIES					
	PLANNED OPEN SPACE BOUNDARY		A. PLANNED OPEN BOUNDARY		10. PLANNED OPEN BOUNDARY
	B. EXISTING BOUNDARY TO ADJACENT COLORED RETAINED		F1. PLANNED OPEN BOUNDARY WITH PLANNED OPEN SPACE		11. EXISTING EXISTENTIAL BOUNDARY RETAINED
	C. EXISTING BOUNDARY TO ADJACENT COLORED RETAINED		F2. PLANNED OPEN BOUNDARY WITH PLANNED OPEN SPACE		12. EXISTING EXISTENTIAL BOUNDARY RETAINED
	D. EXISTING BOUNDARY TO ADJACENT COLORED RETAINED		F3. PLANNED OPEN BOUNDARY WITH PLANNED OPEN SPACE		13. EXISTING EXISTENTIAL BOUNDARY RETAINED
	E. EXISTING BOUNDARY TO ADJACENT COLORED RETAINED		F4. PLANNED OPEN BOUNDARY WITH PLANNED OPEN SPACE		14. EXISTING EXISTENTIAL BOUNDARY RETAINED
	F. EXISTING BOUNDARY TO ADJACENT COLORED RETAINED		F5. PLANNED OPEN BOUNDARY WITH PLANNED OPEN SPACE		15. EXISTING EXISTENTIAL BOUNDARY RETAINED
	G. EXISTING BOUNDARY TO ADJACENT COLORED RETAINED		F6. PLANNED OPEN BOUNDARY WITH PLANNED OPEN SPACE		16. EXISTING EXISTENTIAL BOUNDARY RETAINED
	H. EXISTING BOUNDARY TO ADJACENT COLORED RETAINED		F7. PLANNED OPEN BOUNDARY WITH PLANNED OPEN SPACE		17. EXISTING EXISTENTIAL BOUNDARY RETAINED
	I. EXISTING BOUNDARY TO ADJACENT COLORED RETAINED		F8. PLANNED OPEN BOUNDARY WITH PLANNED OPEN SPACE		18. EXISTING EXISTENTIAL BOUNDARY RETAINED
	J. EXISTING BOUNDARY TO ADJACENT COLORED RETAINED		F9. PLANNED OPEN BOUNDARY WITH PLANNED OPEN SPACE		19. EXISTING EXISTENTIAL BOUNDARY RETAINED
	K. EXISTING BOUNDARY TO ADJACENT COLORED RETAINED		F10. PLANNED OPEN BOUNDARY WITH PLANNED OPEN SPACE		20. EXISTING EXISTENTIAL BOUNDARY RETAINED
	L. EXISTING BOUNDARY TO ADJACENT COLORED RETAINED		F11. PLANNED OPEN BOUNDARY WITH PLANNED OPEN SPACE		21. EXISTING EXISTENTIAL BOUNDARY RETAINED
	M. EXISTING BOUNDARY TO ADJACENT COLORED RETAINED		F12. PLANNED OPEN BOUNDARY WITH PLANNED OPEN SPACE		22. EXISTING EXISTENTIAL BOUNDARY RETAINED
	N. EXISTING BOUNDARY TO ADJACENT COLORED RETAINED		F13. PLANNED OPEN BOUNDARY WITH PLANNED OPEN SPACE		23. EXISTING EXISTENTIAL BOUNDARY RETAINED
	O. EXISTING BOUNDARY TO ADJACENT COLORED RETAINED		F14. PLANNED OPEN BOUNDARY WITH PLANNED OPEN SPACE		24. EXISTING EXISTENTIAL BOUNDARY RETAINED
	P. EXISTING BOUNDARY TO ADJACENT COLORED RETAINED		F15. PLANNED OPEN BOUNDARY WITH PLANNED OPEN SPACE		25. EXISTING EXISTENTIAL BOUNDARY RETAINED
	Q. EXISTING BOUNDARY TO ADJACENT COLORED RETAINED		F16. PLANNED OPEN BOUNDARY WITH PLANNED OPEN SPACE		26. EXISTING EXISTENTIAL BOUNDARY RETAINED
	R. EXISTING BOUNDARY TO ADJACENT COLORED RETAINED		F17. PLANNED OPEN BOUNDARY WITH PLANNED OPEN SPACE		27. EXISTING EXISTENTIAL BOUNDARY RETAINED
	S. EXISTING BOUNDARY TO ADJACENT COLORED RETAINED		F18. PLANNED OPEN BOUNDARY WITH PLANNED OPEN SPACE		28. EXISTING EXISTENTIAL BOUNDARY RETAINED
	T. EXISTING BOUNDARY TO ADJACENT COLORED RETAINED		F19. PLANNED OPEN BOUNDARY WITH PLANNED OPEN SPACE		29. EXISTING EXISTENTIAL BOUNDARY RETAINED
	U. EXISTING BOUNDARY TO ADJACENT COLORED RETAINED		F20. PLANNED OPEN BOUNDARY WITH PLANNED OPEN SPACE		30. EXISTING EXISTENTIAL BOUNDARY RETAINED



BOUNDARY SECTIONS		REVISIONS		REVISIONS	
1	1	1	1	1	1
2	2	2	2	2	2
3	3	3	3	3	3
4	4	4	4	4	4
5	5	5	5	5	5
6	6	6	6	6	6
7	7	7	7	7	7
8	8	8	8	8	8
9	9	9	9	9	9
10	10	10	10	10	10
11	11	11	11	11	11
12	12	12	12	12	12
13	13	13	13	13	13
14	14	14	14	14	14
15	15	15	15	15	15
16	16	16	16	16	16
17	17	17	17	17	17
18	18	18	18	18	18
19	19	19	19	19	19
20	20	20	20	20	20
21	21	21	21	21	21
22	22	22	22	22	22
23	23	23	23	23	23
24	24	24	24	24	24
25	25	25	25	25	25
26	26	26	26	26	26
27	27	27	27	27	27
28	28	28	28	28	28
29	29	29	29	29	29
30	30	30	30	30	30

Model



Comhairle Cathrach
Bhaile Átha Cliath
Dublin City Council



Comhairle Cathrach
Bhaile Átha Cliath
Dublin City Council



Comhairle Cathrach
Bhaile Átha Cliath
Dublin City Council



Comhairle Cathrach
Bhaile Átha Cliath
Dublin City Council



Comhairle Cathrach
Bhaile Átha Cliath
Dublin City Council

CGI's



Comhairle Cathrach
Bhaile Átha Cliath
Dublin City Council



Comhairle Cathrach
Bhaile Átha Cliath
Dublin City Council



Comhairle Cathrach
Bhaile Átha Cliath
Dublin City Council



Comhairle Cathrach
Bhaile Átha Cliath
Dublin City Council

Reports

[CGIs and Verified Views](#)

[Scaled Model](#)

[Tree Survey Report](#)

[Basement Impact Assessment](#)

[Outline Construction and Demolition Waste Management Plan](#)

[Drainage and Watermains Report](#)

[Flood Risk Assessment](#)

[Outline Construction Management Plan](#)

[Operational Waste Management Plan](#)

[Transport Impact Assessment](#)

[Wind Microclimate Study](#)



[Transport Impact Assessment](#)

[Wind Microclimate Study](#)

[Building Lifecycle Report](#)

[Landscape Design Rationale](#)

[Energy Statement](#)

[Internal Daylight and Sunlight Analysis](#)

[Mechanical and Electrical Report](#)

[Conservation Report](#)

[Design Statement](#)

[Part V Booklet](#)

[Technical Report](#)

[Natura Impact Statement](#)



Comhairle Cathrach
Bhaile Átha Cliath
Dublin City Council

Environmental Impact Assessment Report

ElAR Main Report

1. Introduction
2. Description of Proposed Development
3. Planning and Development Context
4. Examination of Alternatives
5. Population and Human Health
6. Biodiversity
7. Land and Soils – Geology and Hydrogeology
8. Water – Hydrology
9. Material Assets – Built Services
10. Material Assets – Transportation
11. Material Assets – Water Management



- **An BP Ref – 307239 / DCC Ref- SHD0011/20**
- Members comments will be summarised and sent to ABP with CE report
- Formal observations to An Bord Pleanála by 30th June 2020
- Further details of the application can be viewed at:
www.montroseplanningshd.com
- Guidance on SHD procedure on ABP website <http://www.pleanala.ie/>
- Chief Executive Report due by the 21th July 2020
- An Bord Pleanála due to decide case by 15th September 2020
- **E-mail - strategichousing@pleanala.ie**

