

# Dublin City Council

South East Area Committee Meeting

6<sup>th</sup> April 2021

# Strategic Housing Development Application

**DCC Reg. Ref:SHD0006-21. ABP Ref:PL29S.309627**

**Applicant:** Heidelberg Davitt Limited.

**Lodged:** 9<sup>th</sup> March 2021

**Decision Due:** 28<sup>th</sup> June 2021

**Location:** Former Heidelberg-Miller Building and S.C.R. Garage Site, Davitt Road, Dublin 12.

**Proposal:** Demolition of all existing buildings and the construction of a part 3 to part 9 storey building in a U-Shaped block layout, comprising 2 commercial units, 188 Build to Rent apartments, resident support facilities, resident services, Proposal also includes basement car parking for 58 car spaces, 4 motorcycle & 280 cycle spaces. 106 cycle space included at surface level & 1 car parking space.

# What has happened to date?

## **Section 247 consultations with Dublin City Council . Ref.SHDPAC0022-20**

- Meetings were held on the 13<sup>th</sup> November 2019 and the 7<sup>th</sup> July 2020

### **Meeting with An Bord Pleanála.**

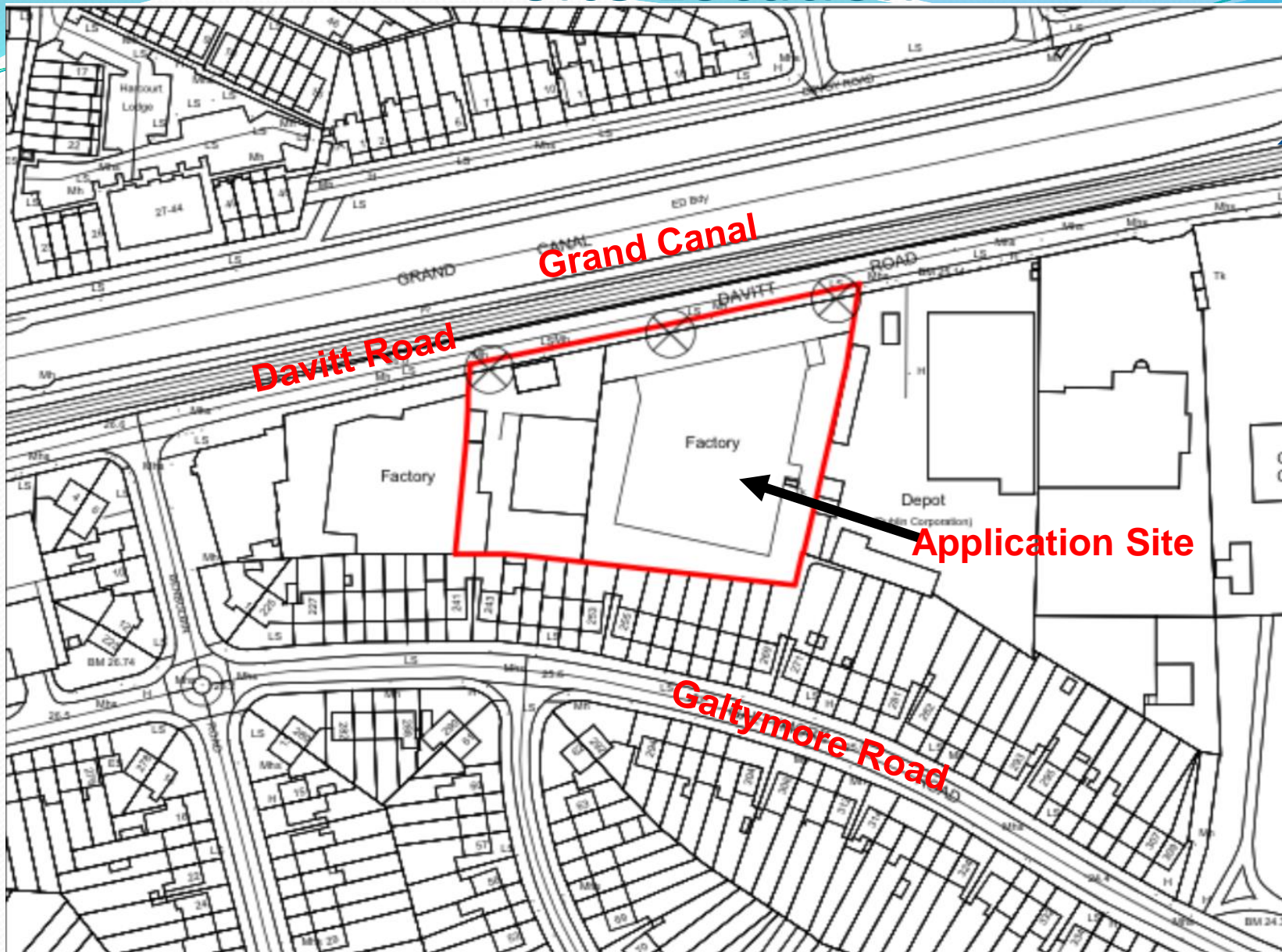
Meeting was held on the 16<sup>th</sup> of November 2020.

### **An Bord Pleanála issued the Notice of Pre-Application Consultation Opinion** (ABP Ref.307910-20)

- Further justification in relation to scale, bulk and mass of the building and visual impact on Davitt Road & Grand Canal.
- Further justification on design of the east and west gable having regard to separation distance from the boundaries and potential impact on future development of existing sites to east and west.
- Further justification on impact of proposed development on residential amenity of both occupants and neighbouring dwellings having regard to the location and design to the rear of neighbouring dwellings and visual impact and absence of private amenity space and quantum and quality of resident support facilities & design of communal open space.
- The Board also requested the following: a) Housing Quality Assessment, b) justification for north facing single aspect units) drawings that detail dual aspect ratio & design rationale, d) Updated Sunlight-Daylight Analysis, e) Landscape Plan, e) Report detailing Materials & Finishes f) Additional CGIs and 3D modelling g) Wind Micro-Climate Study, h) Rational for car parking provision, i) Community & social Infrastructure Audit, j)taking in charge drawings, & k) Material Contravention statement.



# Site Location



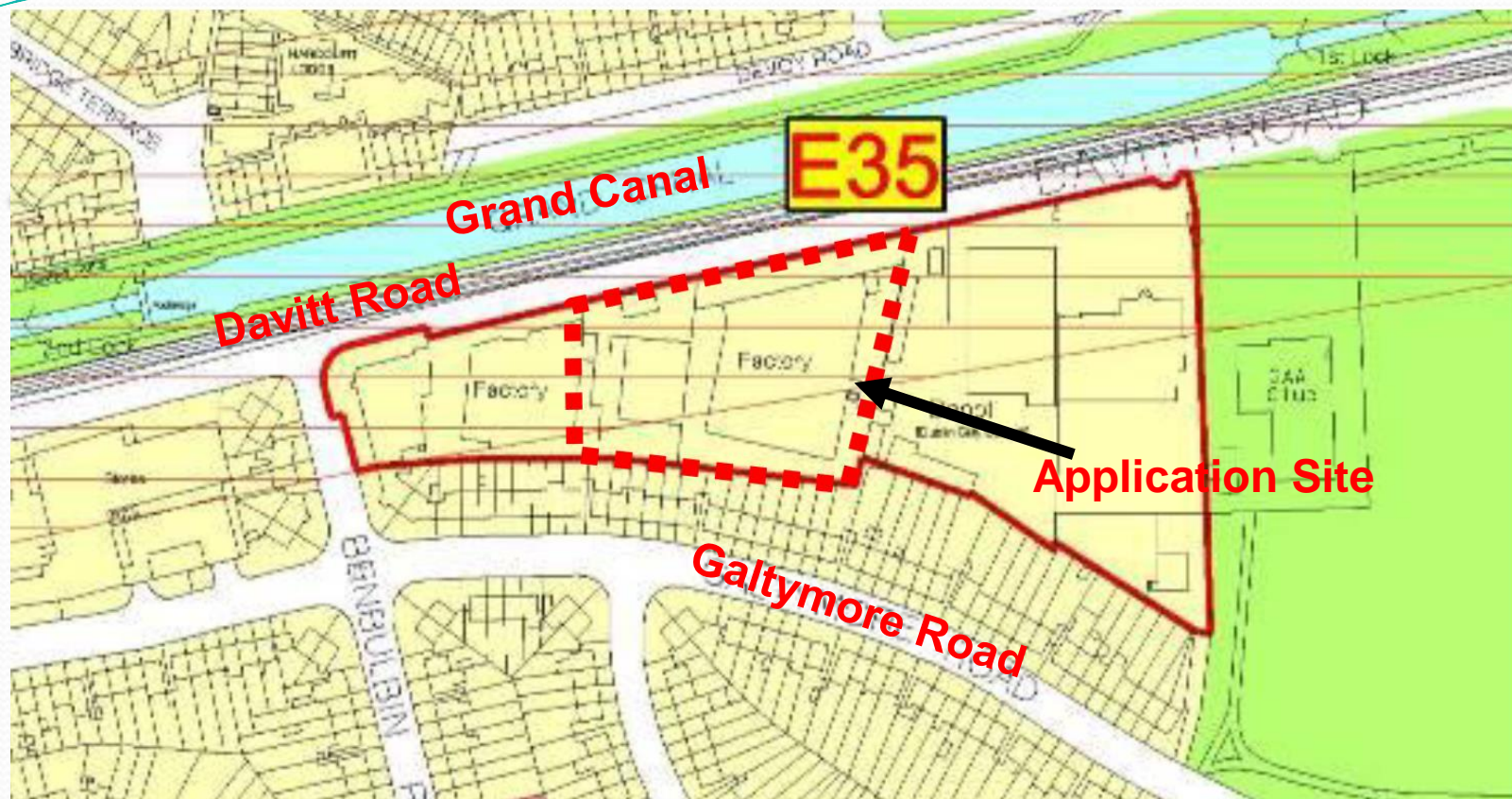


# Site Location – Aerial Photo





# Development Plan – Zoning Objective



*Source: Adopted Variation No. 21 Dublin City Development Plan 2016-2022*

**Zoning:** The site is Zoned Z1, with the zoning objective which seeks “to protect, provide and improve residential amenities” under the City Development Plan 2016-2022.

# Development Description Summary

Parameter	Site Proposal
Location	Heidelberg – Miller Building, Davitt Road, Dublin 12
Proposal	Construction of a part 3, part 9 storey building in a ‘U-shaped’ block, over basement level. 188 Number Build to Rent (BTR) units, resident support facilities, resident services & 2 Number Commercial units.
Number of Residential Units/Breakdown	188 Build to Rent Residential Units, comprising: <ul style="list-style-type: none"> <li>• 20 No. studio units</li> <li>• 79 No. 1 bed units</li> <li>• 89 No. 2 bed units</li> </ul>
Aspect	75 Units are dual/triple aspect (40%) 113 Units are single aspect (60%)
Retail/Commercial	2 No. Retail/Commercial (GFA of 101 sqm and 193 sqm)
Heights	3 – 9 storeys
Zoning	Zoned Z1 in the Dublin City Development Plan which is “ with the zoning objective which seeks “to protect, provide and improve residential amenities” under the City Development Plan 2016-2022.
Site Area	0.57 hectares.
Plot Ratio	3.3
Site Coverage	50%
Density	330 units per ha. (188 units on a site area of 0.57 hectares). Site area includes 0.02ha of DCC owned lands within red line.
Public Open Space	No. Scheme provides for public realm improvements.
Communal Open Space	2,073sqm external communal space, including courtyard, & roof terraces.
Private Open Space	Balconies/terraces for GF units.
Car Parking	54 Car Spaces (Basement) 4 Motor Cycle Spaces(Basement) 1 surface/loading bay
Bike Parking	280 Cycle Spaces (Basement) 106 Cycle Spaces (Surface Level)

# Supporting Documents

<b>Planning Reports</b> <ul style="list-style-type: none"><li>• Statement of Response to Boards Opinion</li><li>• Statement of Consistency</li><li>• EIA Screening Report</li><li>• Statement of Material Contravention</li><li>• Social and Community Infrastructure Assessment</li><li>• Childcare Demand Audit</li></ul>	<b>Architectural Inputs</b> <ul style="list-style-type: none"><li>• Architectural Drawings</li><li>• Architectural Design Statement</li><li>• Architectural Responses to ABP Opinion</li><li>• Masterplan</li><li>• Housing Quality Assessment Report</li><li>• Building Life Cycle Assessment Report</li></ul>
<b>Engineering</b> <ul style="list-style-type: none"><li>• Engineering Services Report</li><li>• Site Specific Flood Risk Assessment</li><li>• Engineering Drawings</li><li>• Construction /demolition plan</li><li>• Traffic &amp; Transport Report</li><li>• Residential Travel Plan</li><li>• Parking Management Strategy</li><li>• DMURS Statement</li><li>• Basement Impact Assessment</li></ul>	<b>Landscape</b> <ul style="list-style-type: none"><li>• Landscape Drawings</li><li>• Landscape Design Statement</li><li>• Landscape- Townscape Visual Assessment</li></ul>
<b>Other Reports</b> <ul style="list-style-type: none"><li>• CGI &amp; Views Brochure</li><li>• Daylight-Sunlight Assessment</li><li>• Construction /Demolition Waste Plan</li><li>• Archaeological Assessment</li><li>• AA Screening Report</li><li>• Ecological Statement</li><li>• Bat Survey</li><li>• Build to Rent Management Plan.</li></ul>	<b>M&amp;E Inputs</b> <ul style="list-style-type: none"><li>• Utilities Report</li><li>• Energy Analysis Report</li><li>• Site Lighting Report</li><li>• Microclimate Wind Analysis</li></ul>



Architectural floor plan of a building, likely a school or institutional facility. The plan shows various rooms, corridors, and parking areas. Key rooms and their areas are labeled:

- PLANT D-81-01 134 sq
- Bike Storage D-81-02 234 sq
- Switch Room 9 sq
- Plant D-81-05 78 sq
- Laundry D-81-07 97 sq
- Residential Store D-81-06 75 sq
- Plant D-81-10 82 sq
- Car Parking D-81-06 208 sq
- CFL #22-808

The plan includes dimensions, room numbers, and a north arrow. A red line indicates a boundary or property line. The plan is oriented with North at the top.

# Ground Floor Layout





# First/Second Floor Layout



First Floor



Second Floor



# Third Floor Layout



Third Floor



# Sixth/Seventh Floor Layout





# Eight Floor Layout





# Contiguous Elevation South & East

South Elevation  
Rear Elevation



East Elevation



# Landscape Plan



Ground Floor



3<sup>rd</sup> & 5<sup>th</sup> Floor  
Roof Terraces



# Contiguous Elevation North & West

North Elevation  
Davitt Road



West Elevation



# Photomontages



North Elevation – Davitt Road/Grand Canal



# Photomontages



North West Elevation – Davitt Road/Grand Canal



# Photomontages



North East Elevation – Davitt Road/Grand Canal



# Photomontages



South Elevation from Galtymore Road



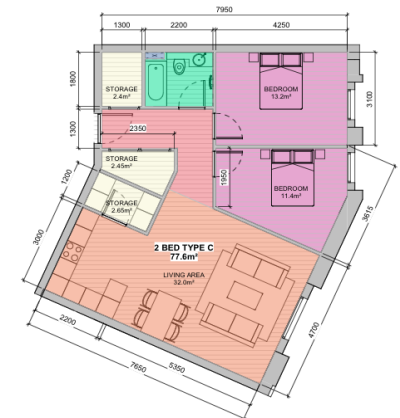
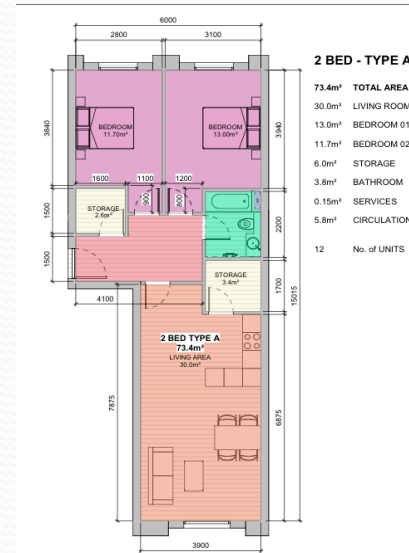
# Photomontages



South Elevation – Internal Courtyards



# Typical Layout of Build to Rent Unit



Sample One Bedroom Units

Sample Two Bedroom Units

# Conclusion

- Last day for comments 12<sup>th</sup> April 2021
- Members comments at meeting will be summarised and sent to ABP with CE report
- Further details of the application can be viewed at:  
Website: [www.davittbtrshd.com](http://www.davittbtrshd.com)
- Guidance on SHD procedure on ABP website  
<http://www.pleanala.ie/>
- Chief Executive Report due by the 4<sup>th</sup> of May 2021
- An Bord Pleanála due to decide case by 28/06/2021





*Thank You*