Dublin City Council

South Central Area Committee Meeting

19th January 2022

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Strategic Housing Development

DCC Reg. Ref:SHD0026-21. ABP Ref. ABP-312218-21

Applicant: Silvermount Limited

Lodged: 15th December 2021

CE Report Due: 17th February 2022

Location: Lands at Concorde Industrial Estate, Naas Road, Walkinstown, Dublin 12

Proposal: Demolition of the existing industrial units and associated structures on the site; Construction of a mixed use Build to Rent scheme, comprising Blocks A-E in one structure & Block F and a restaurant as stand alone structures. The buildings range in height from single storey to 10 storeys. Scheme comprises 545 residential units & 3,812 sq.m. commercial use which comprise 12 no. commercial units at ground floor and first floor comprising of a commercial/retail unit. (uses include café/restaurants, crèche, medical centre, and office space. Provision of 270 no. car parking spaces and 668 cycle parking spaces. Scheme also includes communal & public open space.

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What has happened to date?

Section 247 consultations with Dublin City Council . Two meetings took place. ABPSHDPAC0068/20 on the 13th October 2020 and ABPSHDPAC0029 /20 on the 14/04/20

Meeting with An Bord Pleanala: Tri Partite Meeting was held on the Tuesday 26th of January 2021

Previous Planning History: Planning permission granted by ABP Ref. SHD0010/19, (ABP-304383-19) on this site , for a mixed use 'Build to Rent' development , comprising 492 residential units, in 2 main structures , Blocks A-E and Block F a stand alone structure. Heights ranging from 4 storeys to 8 storeys over basement **level.** Provision of 3,347 sq.m commercial use including 7 no. commercial units at ground floor. Provision of 238 car parking spaces and 516 cycle spaces. Provision of communal open space and resident support facilities. Total floor area of development is 46,102sqm.

An Bord Pleanála Opinion on Pre Application: This was issued on the 22nd February 2022. (see next slide for details)

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- **Pre Application Consultation Opinion from An Bord Pleanala.**
- The following information should be submitted with any application for permission:
- 1. A Housing Quality Assessment
- 2. The submission of additional Computer-Generated Images (CGIs) and/or visualisation/cross section drawings necessary to justify the proposed development and the increase in height in the context of any existing or proposed development in the vicinity of the site.
- 3. A detailed landscaping plan clearing illustrating the quantum and functionality of all areas designated for communal and public open space.
- 4. An updated sunlight and daylight analysis
- 5. Proposals for the management and operation of the proposed development as a 'Build-to-Rent' scheme
- 6. A report detailing the quantum of dual aspect units provided and a comprehensive justification is required for any proposed north facing single aspect units.
- 7. A site layout plan clearly indicating what areas are to be taken in charge by the Local Authority.
- 8. Response to issues raised by the Transport Section in the Planning Authority Report
- 9. A specific impact assessment of the micro-climatic effects such as down-draft which shall include measures to avoid/ mitigate such micro-climatic effects.
- 10. A Construction Environmental Management Plan including details of all noise and air pollution mitigation measures.
- 11. A Waste Management Plan.
- 12. An Operational Service Management Plan

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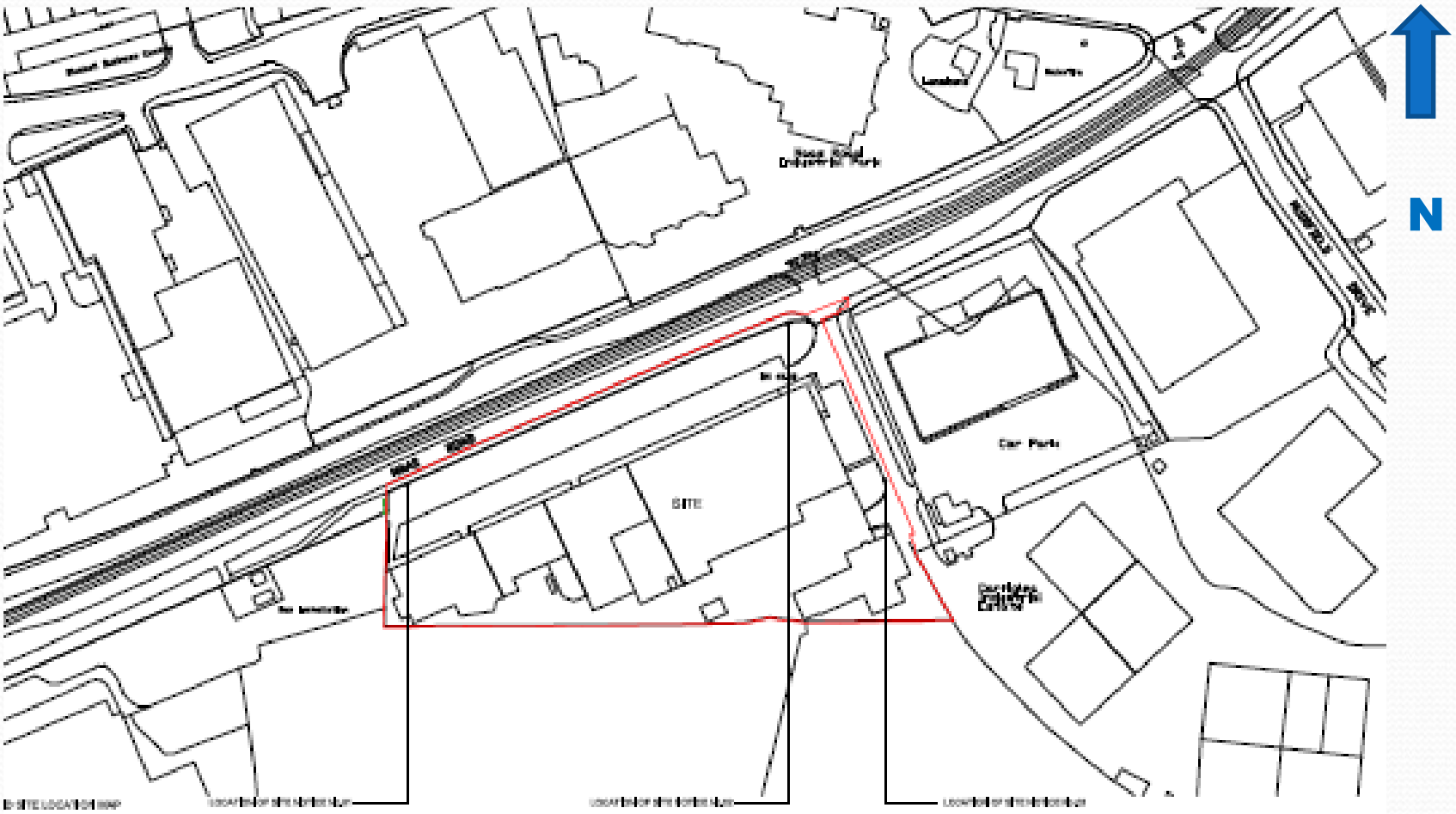
Site Location Map



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Development Plan – Zoning Objective

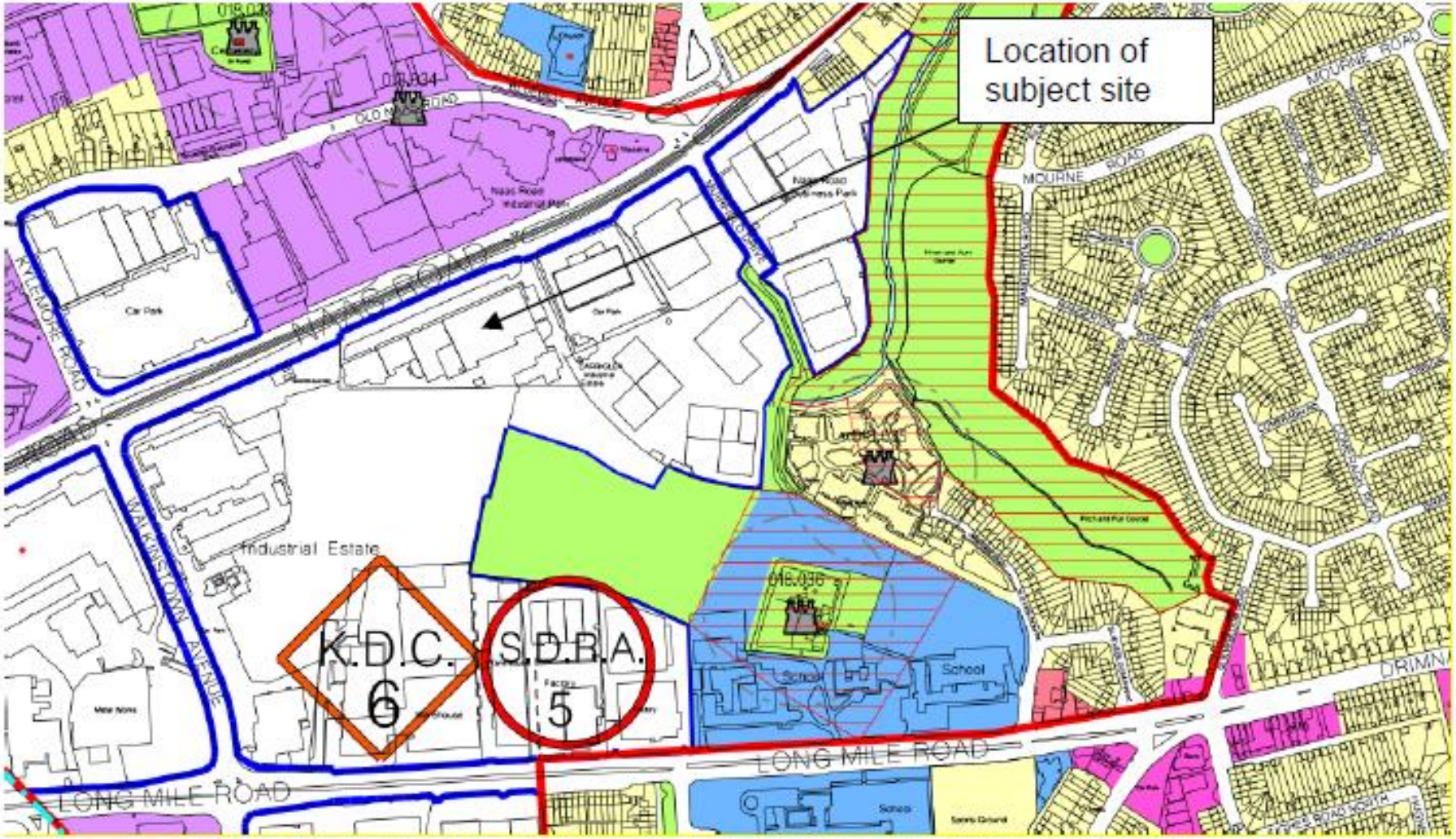

Figure 6.1: Extract from Dublin City Council land use zoning map G with the subject site

Site is zoned Z14 with the objective 'To seek the social, economic and physical development and/or rejuvenation of an area with mixed uses of which residential and 'Z6' would be the predominant uses.

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Development Plan – Map K Fig 6.2

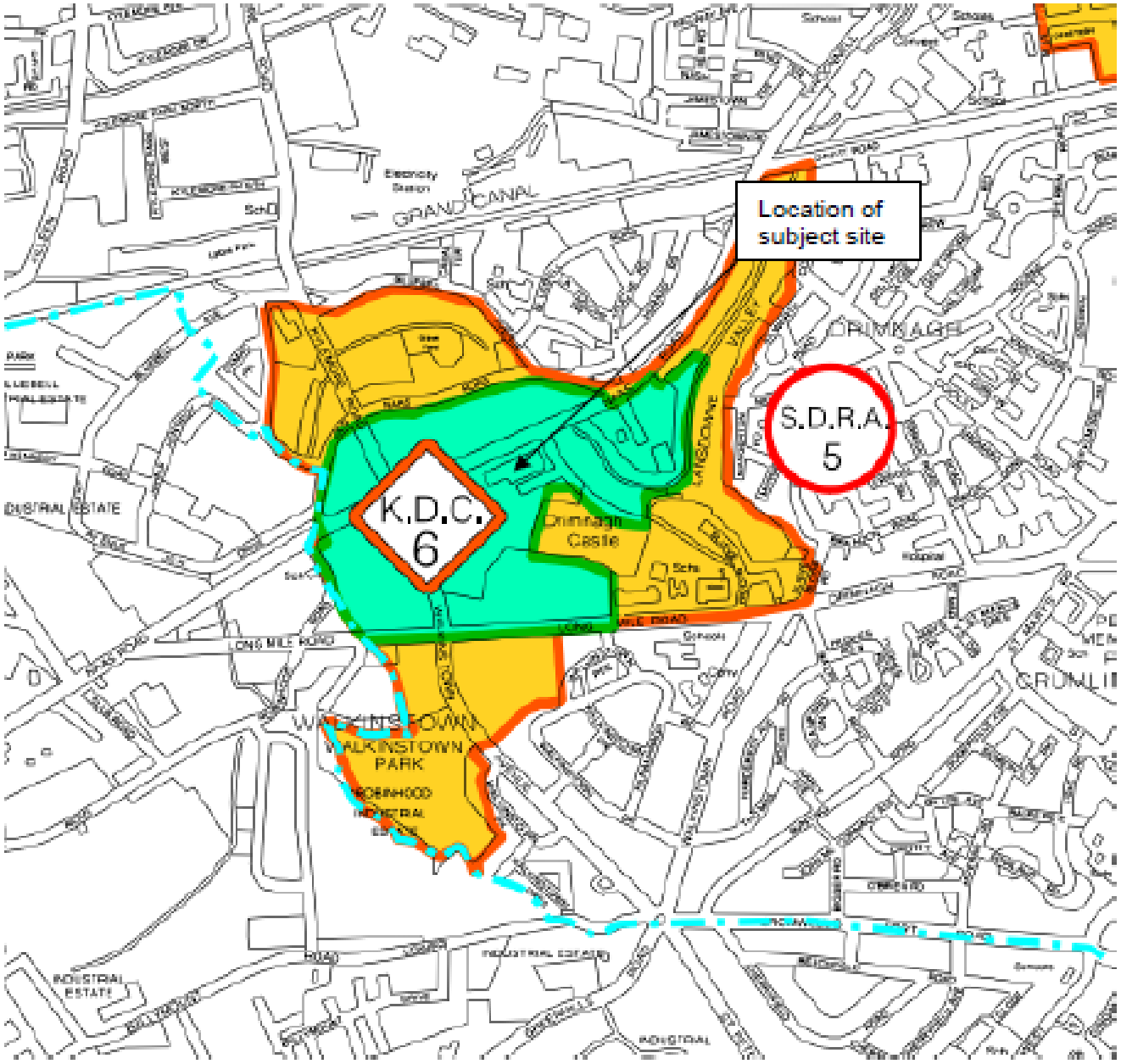

Figure 6.2: Extract from Map K of the Dublin City Development Plan 2016-2022 indicating

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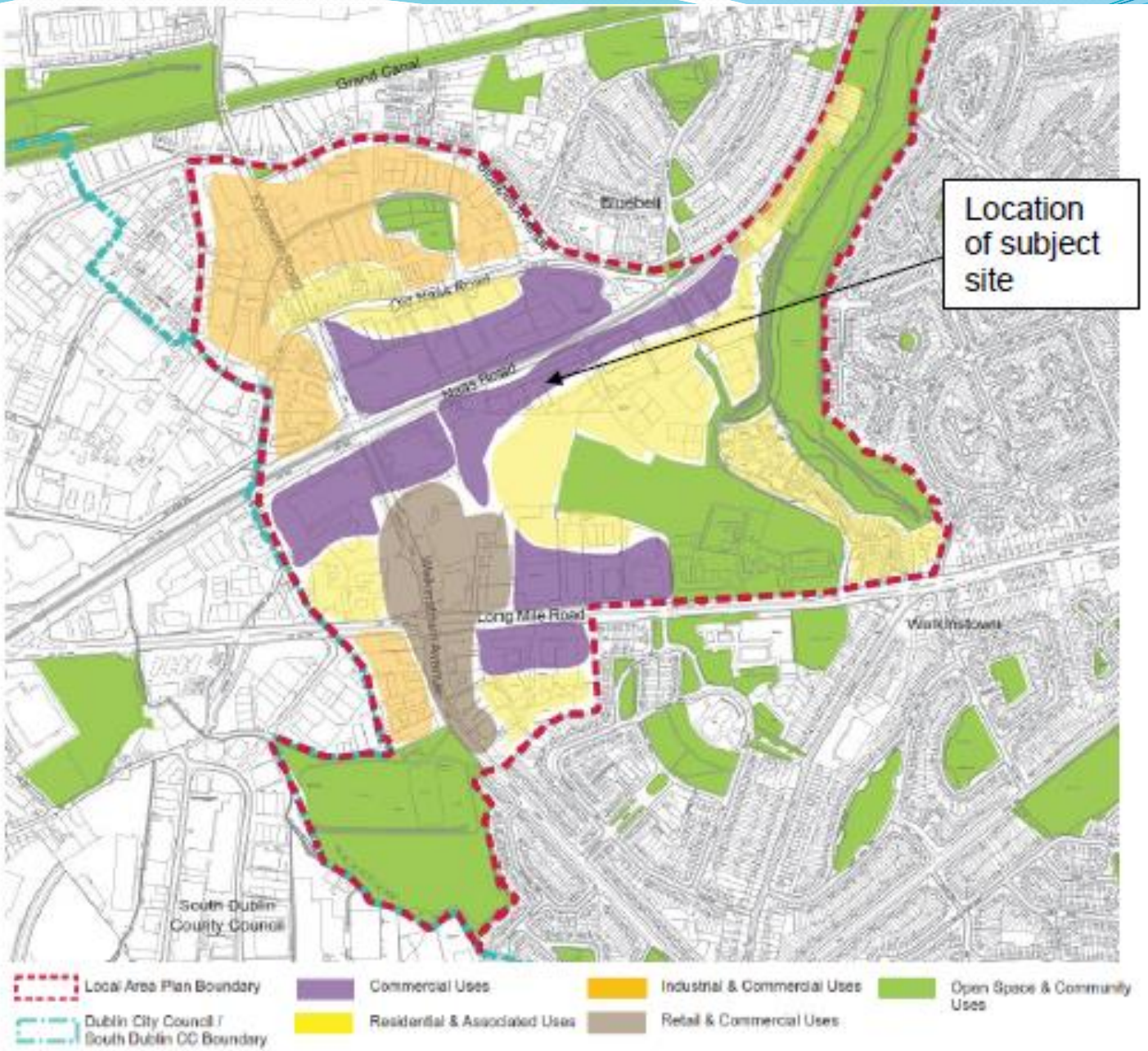
Figure 6.5 Land Use Zoning Extract from the Naas Road LAP



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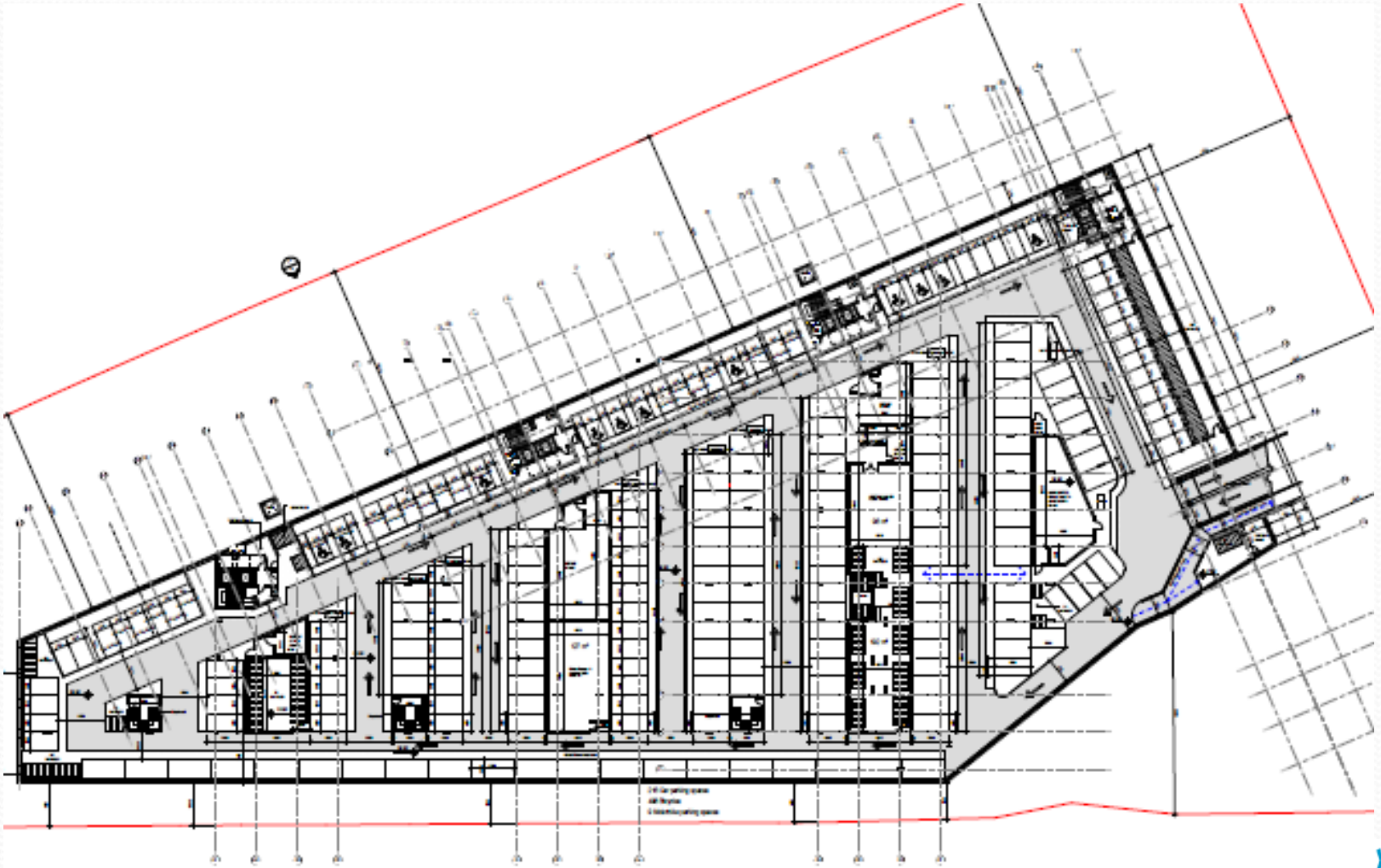
Parameter	Development Summary Sheet
Location	Lands at Concorde Industrial Estate , Naas Road, Walkinstown, Dublin 12
Proposal	Construction of a mixed use Build to Rent scheme, ranging in height from 1 – 10 storeys. Blocks A-E in one structure, and Block F and a restaurant as standalone structures. The development comprises of 545 residential units, and 12 commercial units measuring 3,812sqm over the ground and first floor.
Number of Residential Units/Breakdown **Aspect**	545. Build to Rent Residential Units, comprising 19 No.studio units, 220 No. 1 bed units, 35 No. 2 bed units (3 persons), 254 No..2 bed units (4 persons) & 17 No.3 bed units. 34% Dual Aspect Units Achieved.
Retail/Commercial	12 No. Commercial Units (3,812sqm) Commercial/retail/shop/café/restaurants/crèche/offices/medical.
Heights	1 – 10 storeys
Zoning	Zoned Z14 in the Dublin City Development Plan which is '' to seek the social, economic, and physical development and/or rejuvenation of an area with mixed use of which residential and 'Z6' would be the predominant uses.'' The site is located within the Naas Road Local Area Plan. The site is located within a Key District Centre (KDC 6) The site is location within a Strategic Development and Regeneration Area (SDRA 5)
Site Area/Plot Ratio/Site Coverage	Site Area: 1.88 Ha. Plot Ratio: 3.0. Site Coverage: 39.5%.
Density	289 units per ha. (545 units on a site area of 1.88 hectares).
Public Open Space	2593m2 at Ground Floor (1880m2 required)
Communal Open Space	Ground Floor: 3007m2. Roof Gardens: 416m2. Total: 3424m2.
Private Open Space	Balconies/Patio areas/Roof terraces or Winter Gardens are provided for most units (81%).
Car/Cycle Parking	270 Car Spaces (218 at Basement: 52 Surface). 10 No. Car Club spaces. 9 Motor Cycle. 688 Cycle Spaces.

Basement Level Layout



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Ground Floor Layout

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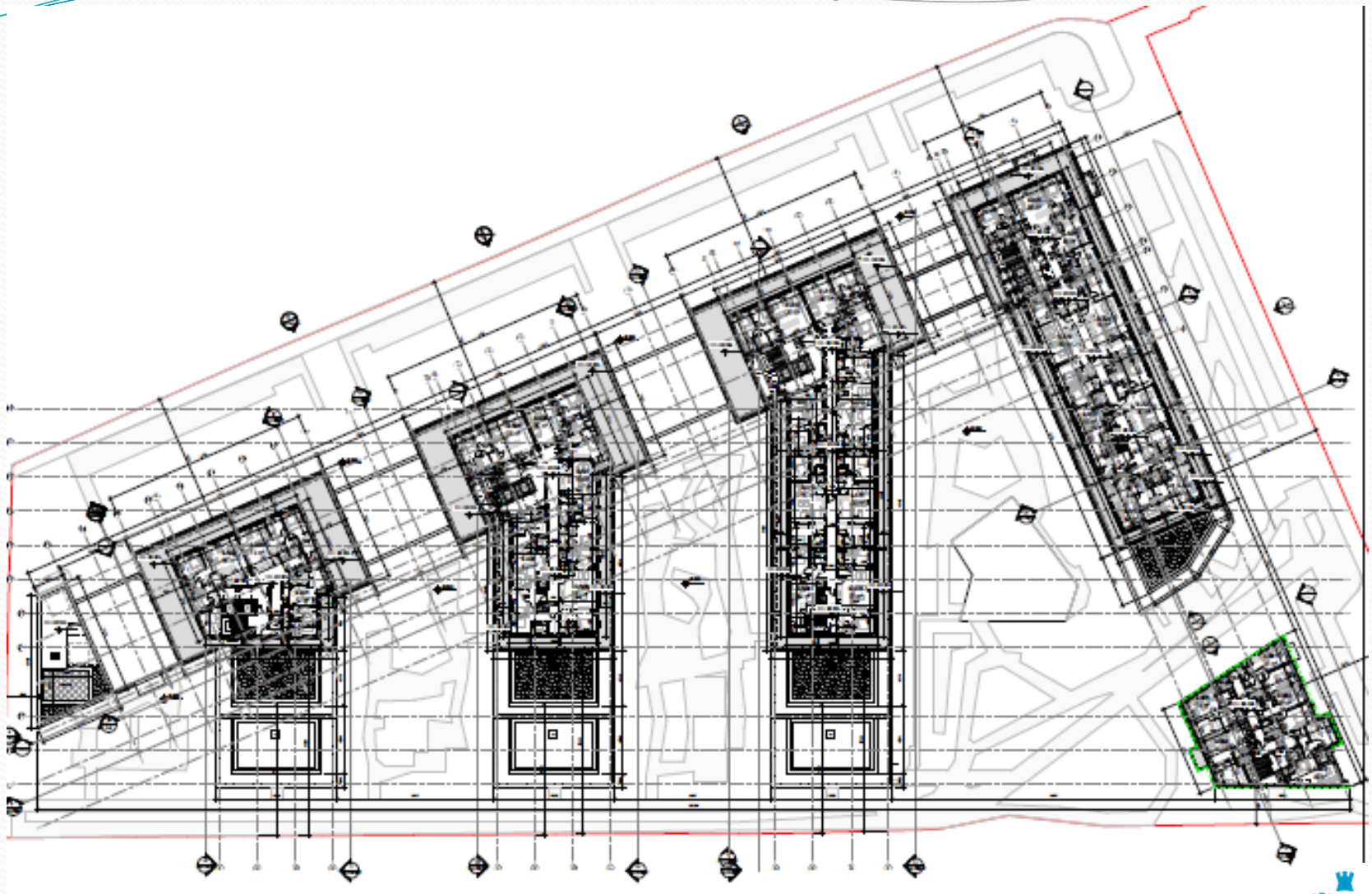
Ninth Floor Layout



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Elevations East and North

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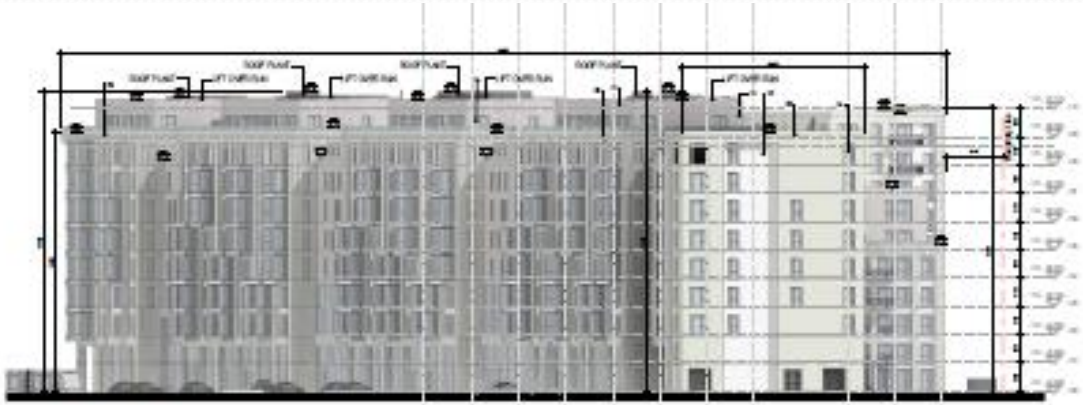
Elevation West and South



4 Elevation - West

3 Elevation - South

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Elevation Block F North and South

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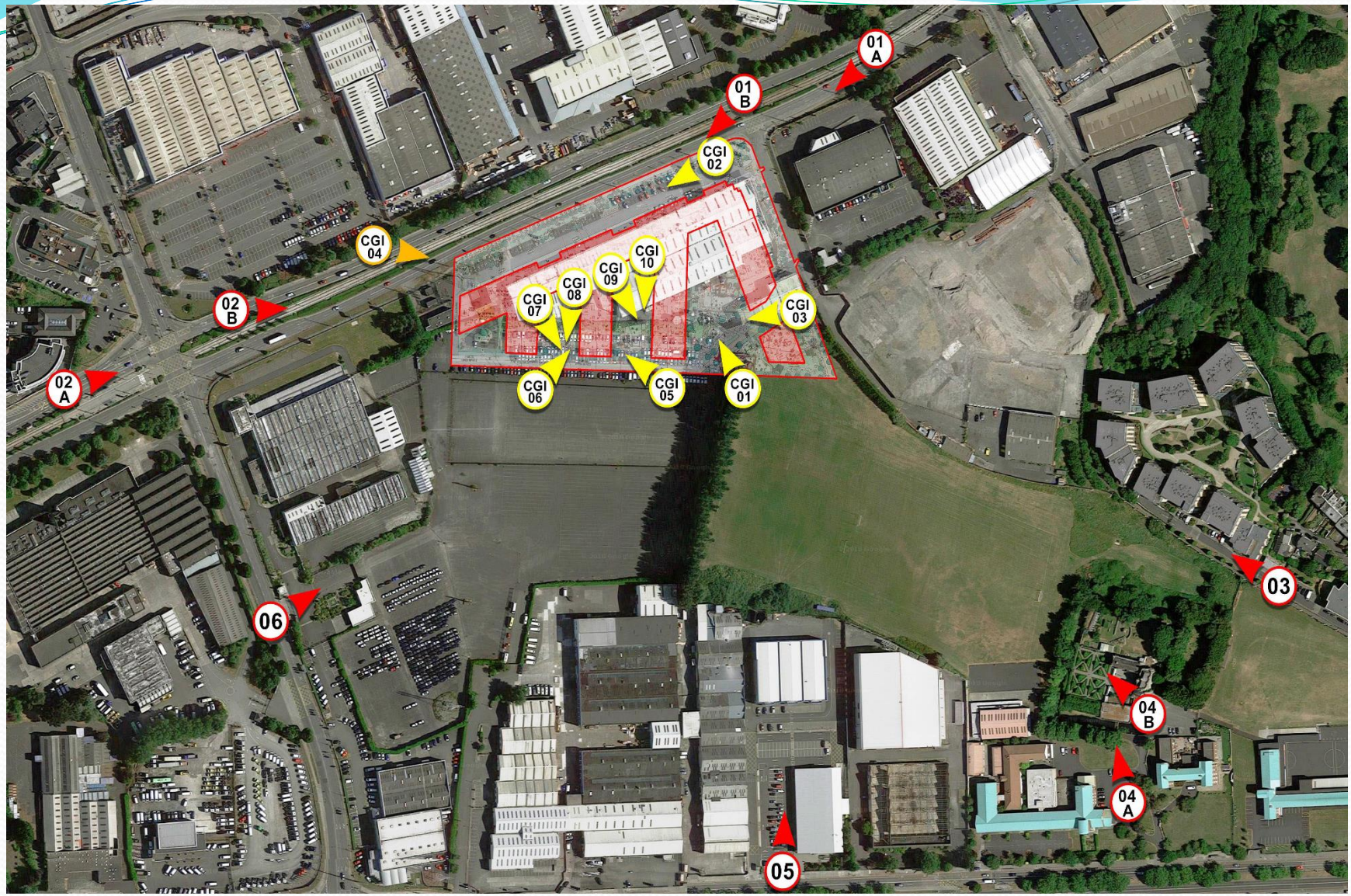
Photomontages



View Location Map

Photomontages

North East Elevation from Naas Road
Permitted Development – 8 Storeys
CGI02

North East Elevation from Naas Road
Proposed Development – 10 Storeys
CGI02

Photomontages

North West Elevation from Naas Road
Permitted Development – 8 Storeys
CGI04

North West Elevation from Naas Road
Proposed Development – 10 Storeys
CGI04

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Photomontages

Permitted Development
Looking East CGI03

Proposed Development
Looking East CGI03

The above shows the proposed pedestrian link to the rear/south of the site. The proposed landscaping scheme includes a series of pedestrian and bicycle linkages between the Naas Road and proposed development.

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Photomontages

Cumulative Development (CGI5)

Cumulative Development (CGI6)

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Cumulative Development (CGI7)

Cumulative Development (CGI8)

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Cumulative Development (CGI9)

Cumulative Development (CGI10)

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Cumulative View showing Adjoining Site

Proposed Development from Naas Road

Figure 3.9: Photomontage of the permitted 8 storey development and the Nissan and Royal Liver site developments (Source: Modelworks)

Figure 3.10: Photomontage of the proposed 10 storey development and the Nissan and Royal Liver site developments, showing how the increase in height would strengthen the emerging townscape character (Source: Modelworks)

Conclusion

- Last day for observations 27th of January 2022
- 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.concorde2shd.ie**
- Guidance on SHD procedure on ABP website **http://www.pleanala.ie**
- Chief Executive Report due by the 17th February 2022
- An Bord Pleanála due to decide case by 14th of April 2022

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Thank You