

Dublin City Council

South Central Area Committee Meeting
19th January 2022

Strategic Housing Development

DCC Reg. Ref:SHD0029-21. **ABP Ref.** ABP-312290-21

Applicant: Greenseed Limited

Lodged: 21st December 2021

CE Report Due: 23rd February 2022

Location: Lands at Park West Avenue & Park West Road, Park West, Dublin 12

Proposal: The proposed development will consist of a development of 70,649sqm gross floor area, comprising of 750 number Residential units (Blocks A to G) comprising a mix of one, two and three bedroom apartments and all associated ancillary accommodation. The development will also include non residential uses, 705sqm including a retail unit, a crèche, community space and a café/bar. The scheme provides for 552 car parking spaces and 1676 bicycle parking spaces. Heights Range from 2 to 15 storeys high.

What has happened to date?

Section 247 consultations with Dublin City Council. Two meetings took place. SHDPAC0084/20 on the 11th March 2020 & SHDPAC0085/20 on 27th August 2020.

Meeting with An Bord Pleanála: Tri Partite Meeting was held on 17th February 2021.

An Bord Pleanála Opinion on Pre Application: This was received on the 1st March 2021. (see next slide also for details)

The following specific information should be submitted with any application for permission:

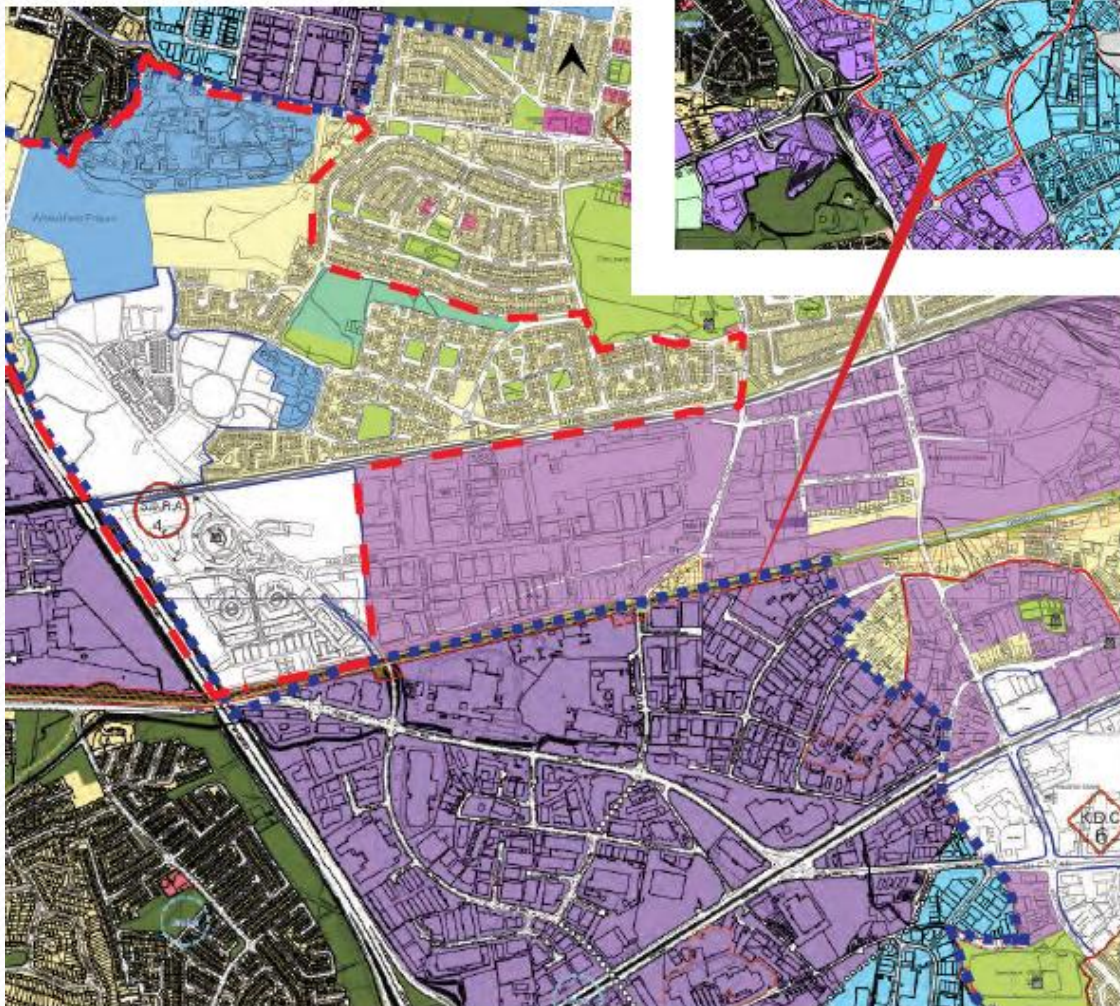
- 1) The proposed development shall be accompanied by an architectural report and accompanying drawings which outlines the design rationale for the proposed public interface along the north of the site, having regard to inter alia, the site's context along the railway line, the amount of surface car parking and the impact on the residential amenity of the future occupants of the ground floor units.
- 2) A detailed phasing and delivery plan, including timing and delivery of the works to on the site, the surrounding area and the overall Site 6 in the LAP.
- 3) A Traffic and Transport Assessment including, inter alia, a rationale for the proposed car parking provision should be prepared, to include details of car parking management, car share schemes, mobility management plan and Residential Travel Plan.
- 4) A Design Manual for Urban Streets and Roads (DMURS) compliance statement.

- **Pre Application Consultation Opinion from An Bord Pleanála.**

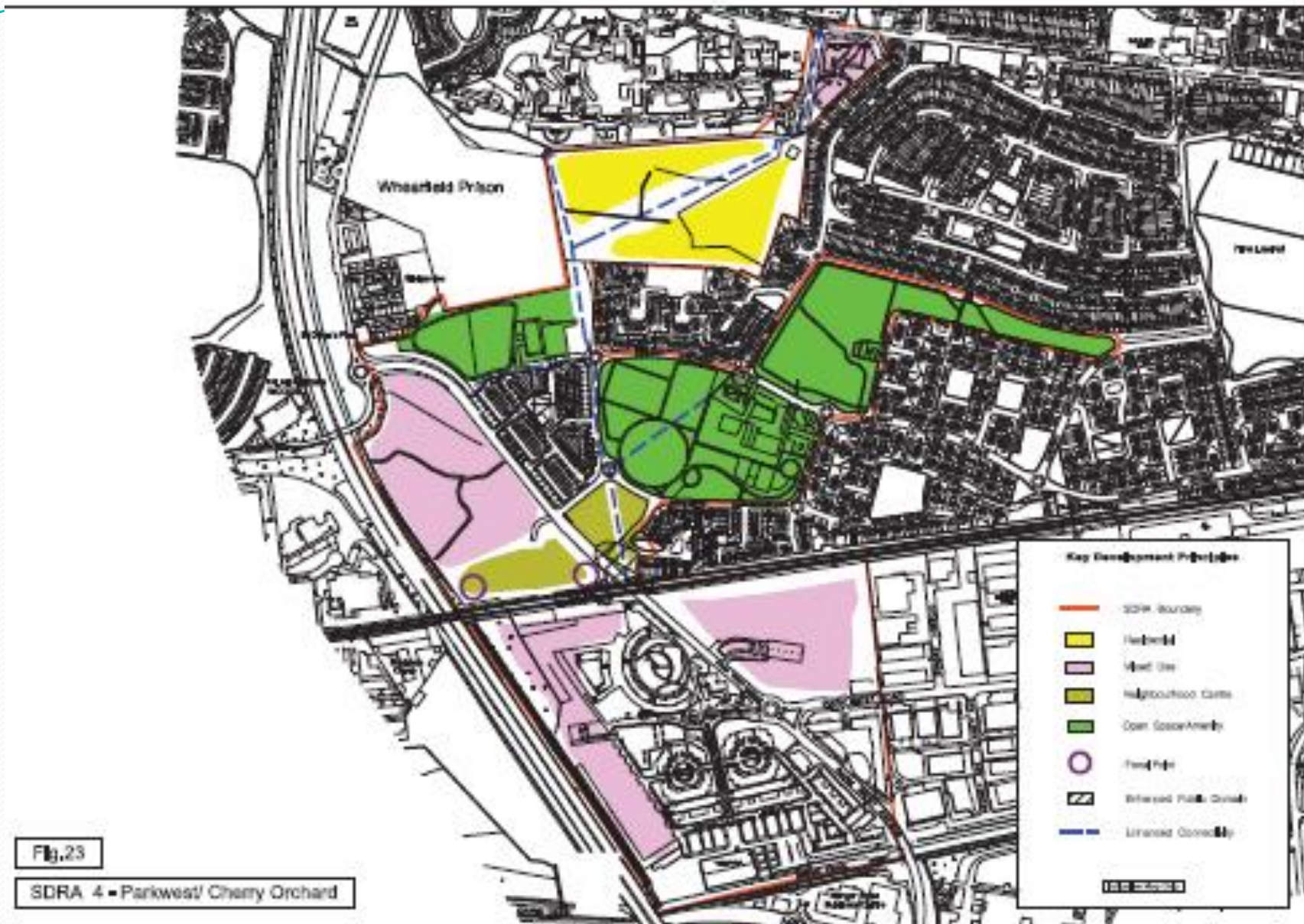
- The following information should be submitted with any application for permission: (Continued)
- 5) An Updated Sunlight/Daylight analysis showing an acceptable level, *inter alia*, details on the standards achieved within the proposed residential units, in private and shared open space, and in public areas within the development.
 - 6) Updated landscape plans delineating the public open space and communal open space and including useable space for play provision necessary to comply with Section 4.13 of the Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities.
 - 7) A rationale for the proposed car parking provision should be prepared.
 - 8) Part V proposals.
 - 9) Wind micro-climate study, including analysis of balconies.
 - 10) A report that specifically addresses the proposed materials and finishes of the proposed structures including specific detailing of finishes and frontages including the maintenance of same, shopfronts and commercial units, the treatment of landscaped areas, pathways, entrances and boundary treatment/s.
 - 11) Drawing detailing all areas proposed for Taking in charge.
 - 12) Response to issues raised by the Transportation Planning Dept.
 - 13) A Community and Social Infrastructure Audit.
 - 14) An analysis of the childcare provision in the vicinity and justification for the absence of any childcare facility on the site.
 - 15) Noise Impact Assessment including the impact of the traffic noise and any mitigation measures necessary to reduce a negative impact on the amenity of future occupants.

Development Plan – Zoning Objective

Fig. 9: Extract from the South Dublin County Council Development Plan showing the newly adopted "REGEN" zoned lands.



Strategic Development & Regeneration Area (SDRA 4)



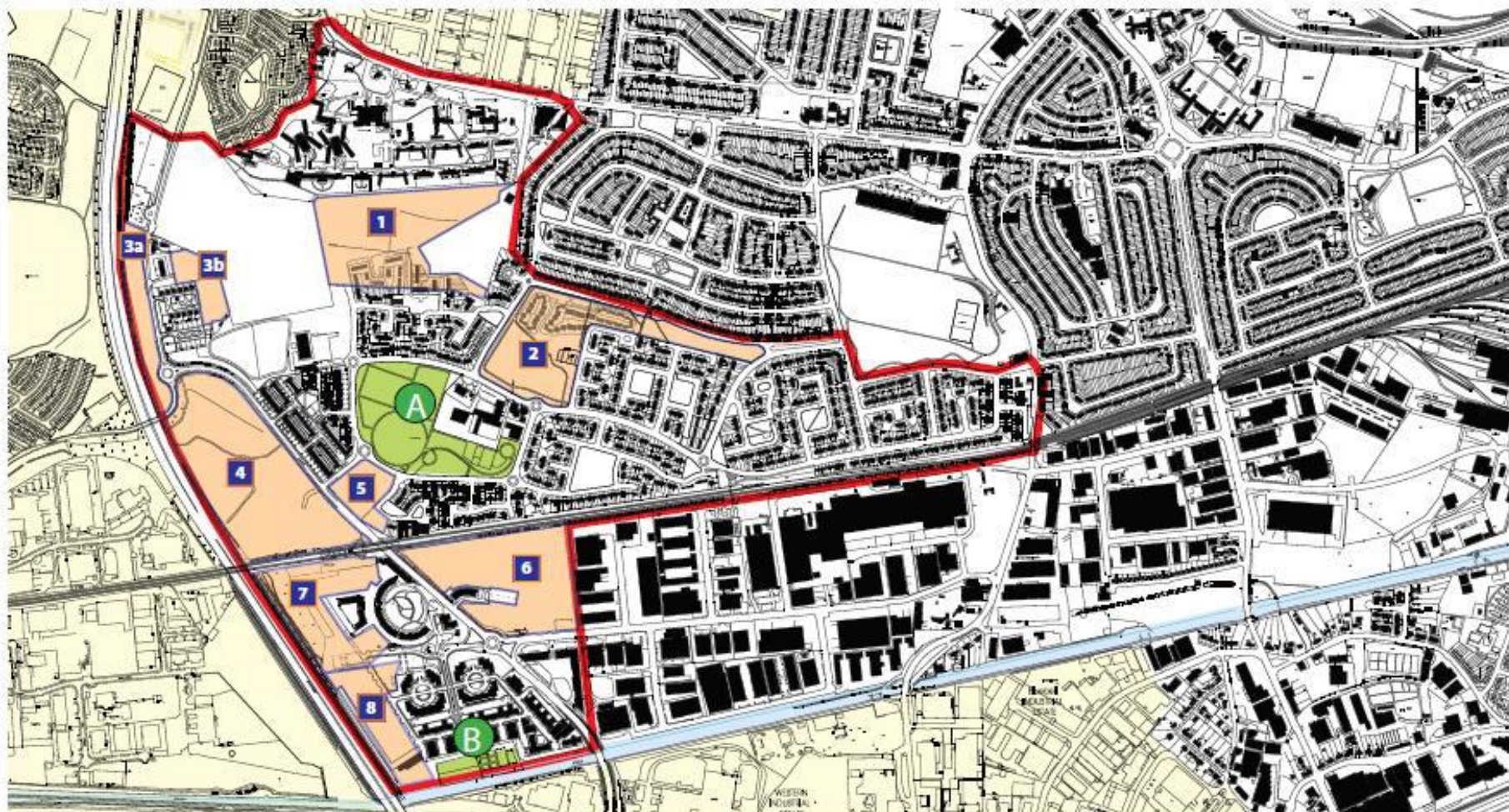
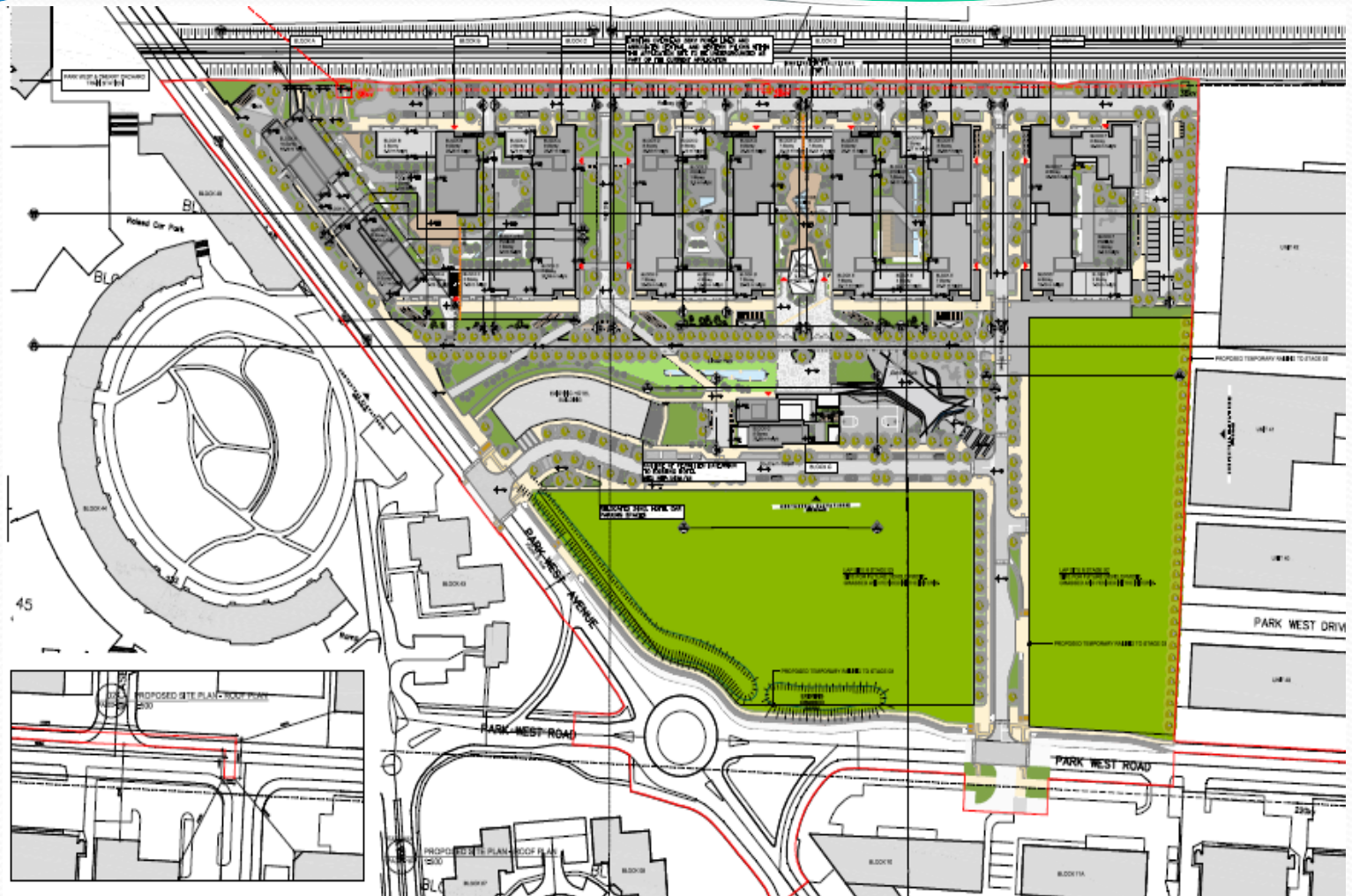


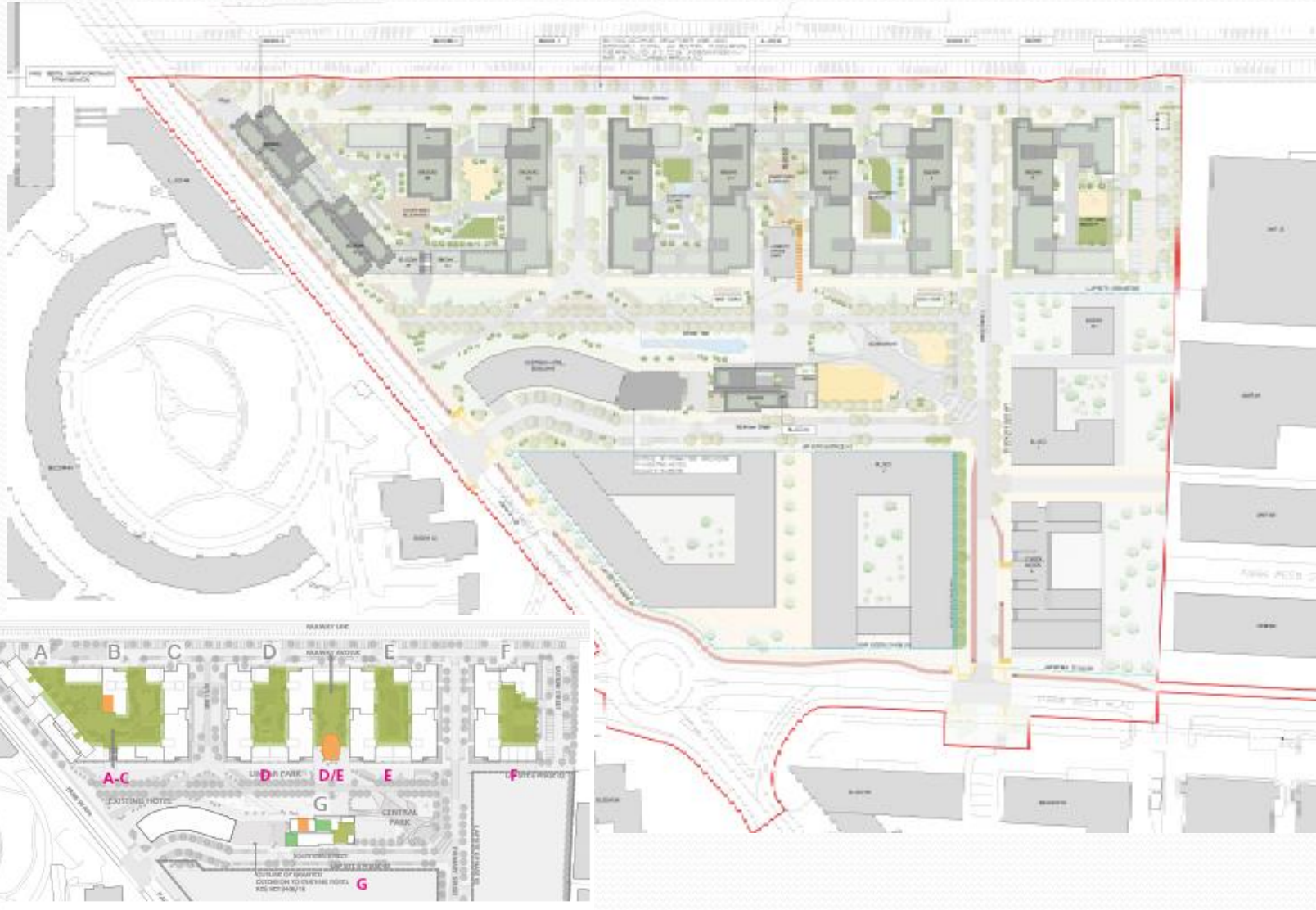
Fig 36. Key Development Sites

Parameter	Development Summary Sheet: Key Statistics
Location	Lands at Park West Avenue & Park West Road, Dublin 12
Proposal	Construction of 70,649sqm GFA , comprising 750 residential units in Blocks A – G, comprising a mix of one, two and three bedroom apartments. Development will also contain non residential uses including a retail unit, a crèche, community space, & café/bar. Scheme provides for 552 car parking spaces and 1676 bicycle spaces. Heights range from 2 to 15 storeys.
Number of Residential Units/Breakdown Total Gross Floor Area	750 Residential Units, comprising 321 No. 1 bed (43%), 384 No. 2 Bed (51%) and 45 No.3 Bed (6%).. 70,694sqm
Retail/Commercial	705 of Non Residential, comprising a retail unit, a crèche, community space, & café/bar
Heights	2 – 15 storeys
Zoning	lands are zoned Z14 <i>Strategic Development and Regeneration Areas</i> (SDRAs) where it is the objective ' <i>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.</i> ' (Section 14.8.13). The site is located within SDRA 4 Park West Cherry Orchard. Chapter 15 of the DCDP provides commentary on each of the SDRAs and the principles which apply to SDRAs. The site is located within the Park West – Cherry Orchard LAP 2019. The proposed development will provide a new residential quarter in Park West with the first stage of development of LAP Site 6.
Site Area/Plot Ratio/Site Coverage	Site Area: 6 Ha. Plot Ratio: 1:1.29 (based on site area 6Ha) Site Coverage: 23%.
Density	137 units per ha. (705 units based on a net site area of 5.4 hectares).
Public Open Space	c.1.3 ha (14%) comprising a linear park , including Multi Use Games Area (MUGA)
Communal Open Space	c.6,175sqm provides at podium level in blocks A – F and at roof levels in Block G
Private Open Space	Provided in the form of balconies for apartments and duplexes/terraces at ground floor units
Car/Cycle Parking	552 Car Spaces & 1676 Cycle Spaces.

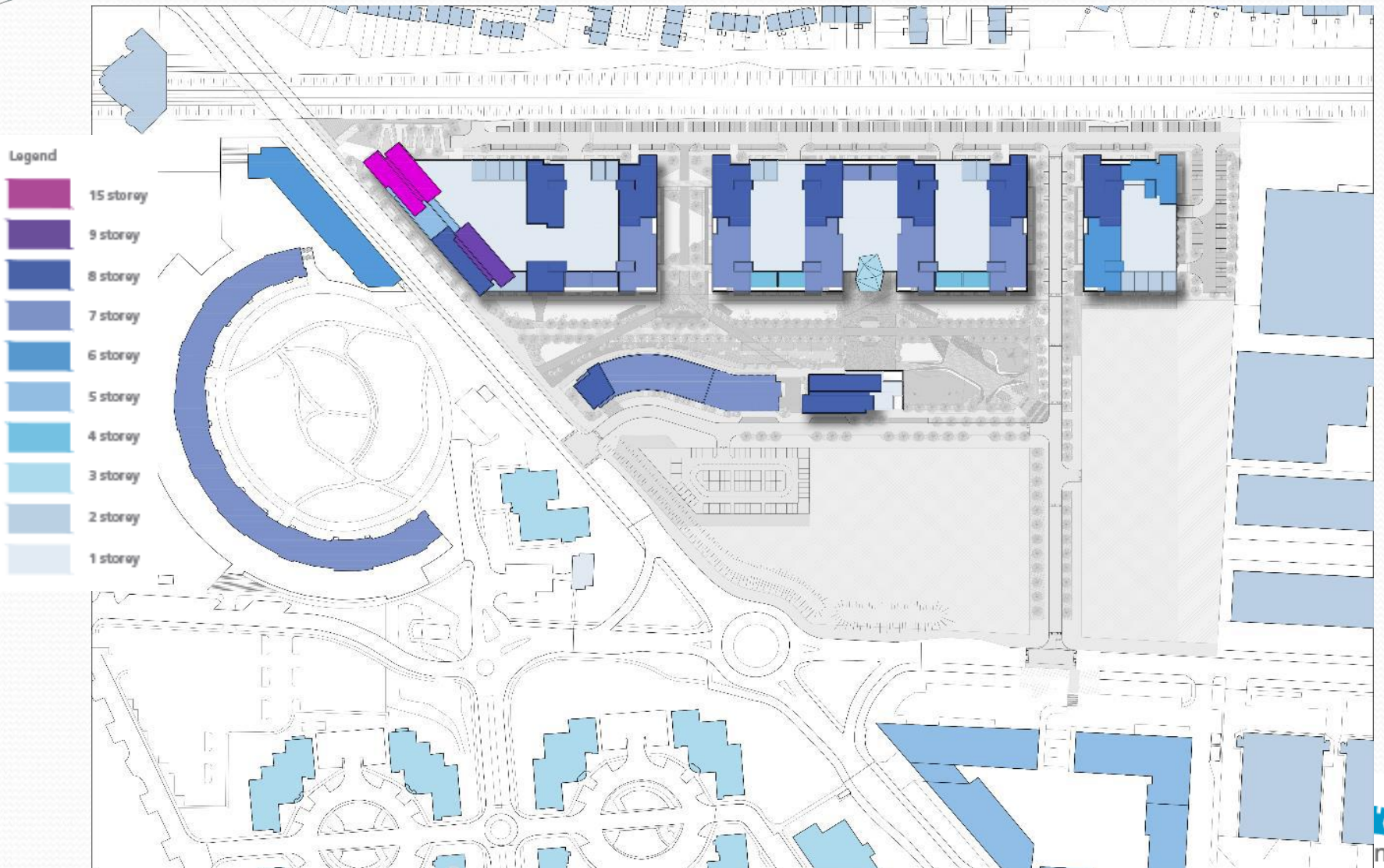
Site Layout Plan



Ground Floor/Site Layout



Proposed Building Heights



CGI – View of Central Park



CGI – Block A, from the Railway Station



South West Elevation Block A

► The ground floor at the corner is raised up on a series of sculptural V-shaped columns, acting as a colonnade behind which a sheltered access to the proposed new commercial unit is provided.



◀ The 15 storey tower element is broken down into a primary volume at the corner and a recessive volume behind, in order to further accentuate the building's height and to lend a tall slender appearance.

Tower North Elevation

Facing the approach from the railway bridge, the tower rises up to 15 storeys, articulated as two slender volumes projecting above a set of V-shaped columns, under which is the entrance to the new retail space. The volume has been split in two vertically in order to further accentuate the vertical, tall proportion.



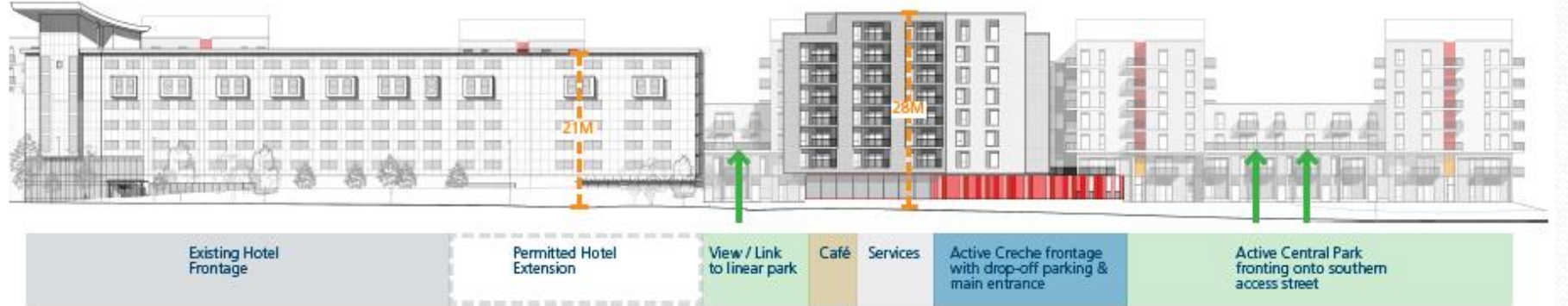
CGI – View of North West Corner Block A

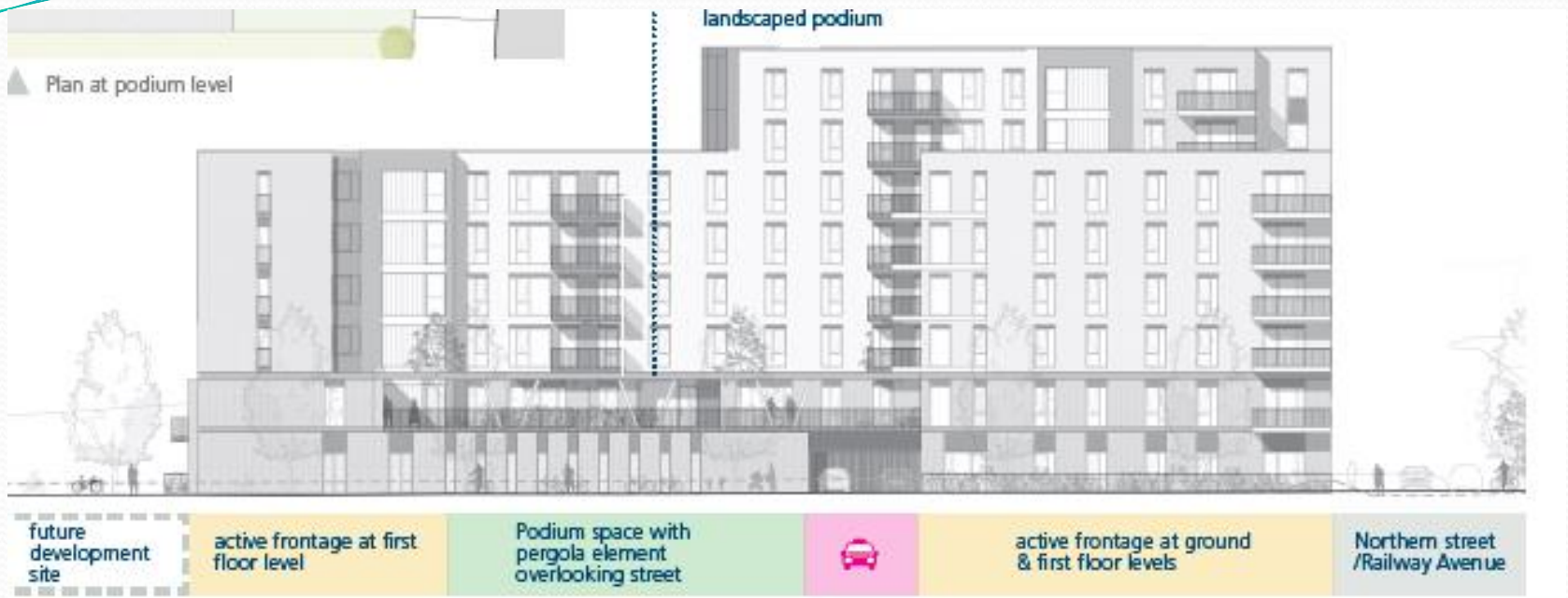


Proposed North Elevation



Contextual South Elevation





Contextual East Elevation

Contextual View from Park West Avenue looking Eastwards along Linear Park



Contextual View of New Linear Park



Contextual view looking westwards along Railway Line



Conclusion

- Last day for observations 2nd February 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.parkwestshd.ie
- Guidance on SHD procedure on ABP website
<http://www.pleanala.ie>
- Chief Executive Report due by the 23rd February 2022
- An Bord Pleanála due to decide case by 20th of April 2022



Thank You