

Carlisle, Kimmage Road West, Dublin 12

Strategic Housing Development



Dublin City Council

South East Area Committee Meeting April 11th 2022

Application Details

Reg. Ref: SHD0006/22

ABP Ref: ABP-313043-22

Applicant: Terenure Land

Location: Carlisle, Kimmage Road West, Terenure, Dublin 12

Proposed Development: Residential development of 208 apartments.

Website: www.carlislehd.ie

What Has Happened to Date?

Pre-Planning

- Meeting with Planning Authority on July 21st 2021
- Tripartite Meeting with Planning Authority and An Bord Pleanála on: 21st Dec 2021
- An Bord Pleanála issued 'Pre-Application Opinion' Jan 2022
- Application lodged: March 16th 2022
- Closing Date for Submissions: 19th April 2022 at 5.30pm

ABP Opinion- Points to be addressed

- Documents submitted at Stage 2 consultation constitute a reasonable basis for an SHD application. Applicant is advised to submit the following -
- Detailed Housing Quality Assessment Report to be submitted.
- Residential Amenity – detailed report that addresses relationship with neighbouring properties in terms of overlooking, overshadowing, and overbearing – cross section details and imagery recommended.
- Comprehensive Daylight/Sunlight Assessment with regard had for Section 3.2 of Height Guidelines and BRE Guidance across the development.
- A Microclimatic Wind Analysis and Pedestrian Comfort Report should consider residential amenity spaces i.e. roof terraces / communal space.
- A statement showing how the proposal complies with the principles of Universal Design (access regardless of age, size, ability or disability).
- Applicant to respond to issues raised by DCC Transportation Division in particular issues regarding the design and layout of the existing access road and compliance with DMRUS. Particular attention should be paid to pedestrian and cycle movements.

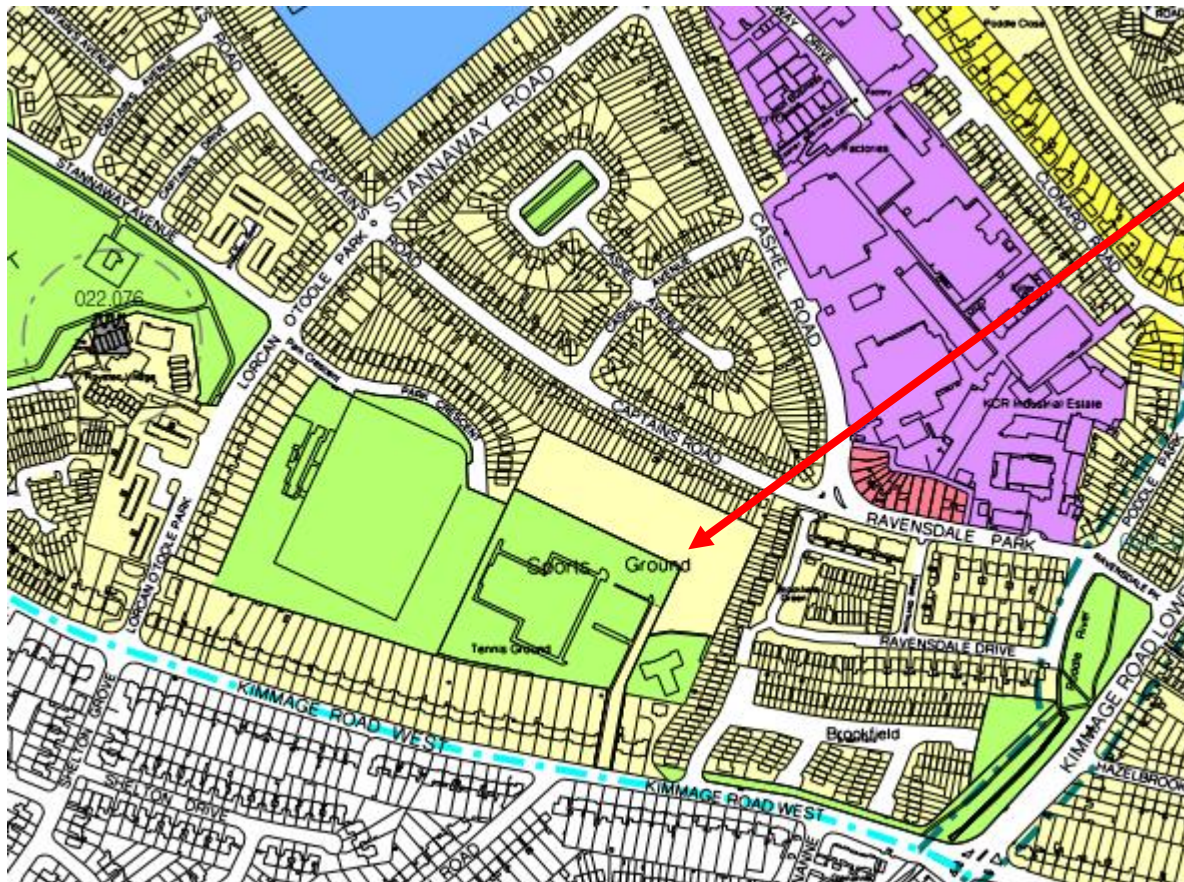
ABP Opinion- Points to be addressed

- Quality Audit in accordance with Annex 4 of DMRUS including Road Safety Audit should address access arrangements and layout of proposed development.
- A preliminary Construction Traffic Management Plan.
- Details and specifications of proposed cycle parking provision in accordance with Apartment Guidelines (2020).
- Report on Materials and Finishes.
- Building Life Cycle Report
- Areas to be Taken in Charge should be clearly outlined.
- Any application made on foot of this opinion should be accompanied by a statement that in the prospective applicant's opinion the proposal is consistent with the relevant objectives of the development plan for the area.

Site Location



Development Plan Zoning Objective



**Zoning
Objective Z1**

**‘To protect,
provide and
improve
residential
amenities’**

Site Context



Proposed Development

Development Proposal	Site Statistics
No. of Units	208
Unit Breakdown	104 no. 1 beds 104 no. 2 beds
No. of Blocks	5 no. blocks (with blocks 4 and 5 linked)
Site Area	Net: 1.25ha Gross: 2.34ha (including Irish water upgrades)
Net Density	166.4uph
Site Coverage	43.1%
Plot ratio	1.63:1
Building Height	Up to 6 storeys
Aspect	110 no. dual aspect units (52.9%)
Open Space	1,261sqm public open space 1,619sqm communal open space
Car Parking	100 no. spaces (0.48 spaces per unit) - 82 no. standard spaces - 12 E.V charging spaces - 6 no. universal access spaces (6%)
Cycle Parking	484 no. spaces - 352 no. residential (incl. 16 no. cargo bike spaces) - 132 no. visitor (incl. 12 no. cargo bike spaces)
Motorcycle Parking	6 no. spaces

Table 2 Key Development Statistics

Site Layout

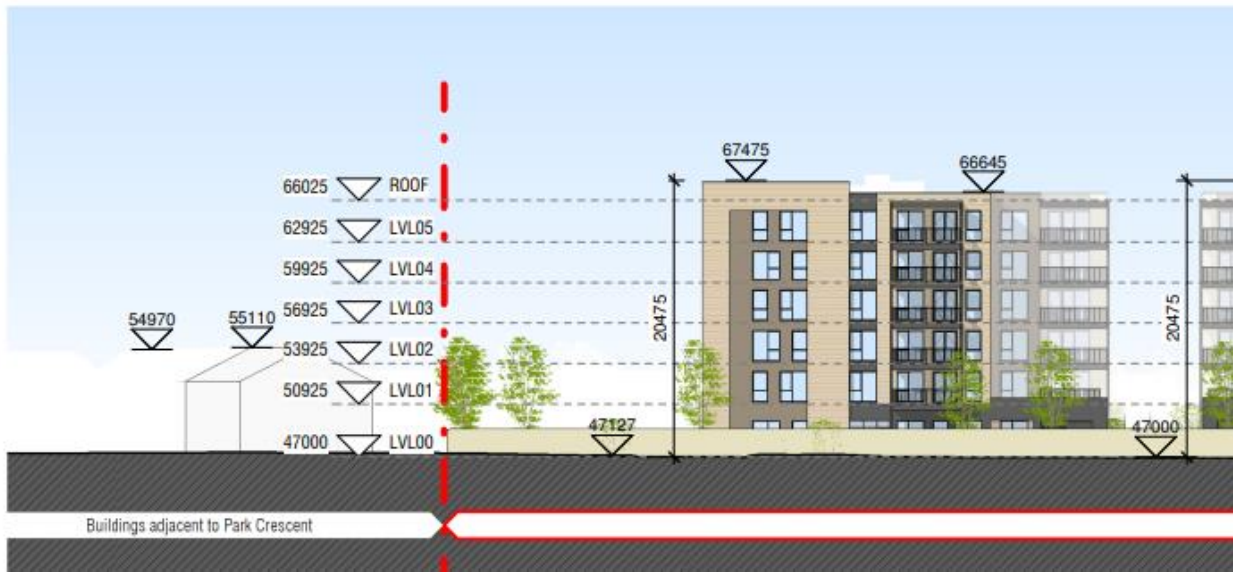


Contextual Elevations

ed Context Elevation - Northed Context Elevation - South

Contextual Elevations

**South Elevation
Block 1 – adjacent to
Park Crescent**



**South
Elevation
Block 4/5
Adjacent to
Brookfield**



Layout / Landscaping Plan

- 5 Blocks
(with Block 4
& 5 linked)
- Up to 6
Storeys in
Height
- Public Open
Space –
1,261sqm
- Communal
Open Space
– 1,619sm
- Car Parking
– 100 spaces
- Cycle
Parking –
484 spaces



View of Blocks 1,2 & 3



Birdseye view from Ben Dunne



View from Kimmage Road West



Existing view from Lorcan O'Toole Park



Proposed view from Lorcan O'Toole Park



Existing View from Captains Road



Proposed View from Captains Road



Proposed view of access road



Next Steps

- Third party submissions closes **April 19th 2022 at 5.30pm**
- Members comments at meeting will be summarised and sent to ABP with CE report
- Full details of the application can be viewed at available at <http://www.carlislehd.ie>
- Guidance on SHD procedure on ABP website <http://www.pleanala.ie/>
- Chief Executive Report due by **May 9th 2022**
- An Bord Pleanála due to decide case by **July 5th 2022**