

Dublin City Council Planning Dept

Large – Scale Residential Development (LRD6036/24-S3)
Harold's Bridge Court, 1-3 Clare Villas/Greenmount Lane

Site Location Map



Aerial View of Site



Development Description Summary

Parameter	Site Proposal
Location	Harold's Bridge Court, 1-3 Clare Villas/Greenmount Lane
Proposal	Development comprises of demolition of all buildings on site and construction of 181 number apartments, comprising four blocks (A-D), 1 No. Retail Unit, 1 No. Creche, Community/arts & Culture Space. Proposal includes for car and cycle parking spaces.
Number of Residential Units/Breakdown/Height	181 Residential Units, comprising: Block A (4-6 storeys): 51 Units: (1 studio, 32 No. 1 Bed, & 18 No. 2 Bed) Block B (3-7 storeys): 51 Units (2 studio, 18 No. 1 Bed, 30 No. 2 Bed, 1 No. 3 Bed) Block C (3-7 storeys): 50 Units (1 studio, 17 No. 1 Bed, & 32 No. 2 Bed) Block D (4-5 storeys): 29 Units (2 studio, 17 No. 1 Bed, 10 No. 2 Bed)
Retail/Commercial/Community	Block A: 1 Retail Unit (shop local 174 sqm) Community Amenity Room (5 th Floor) Block C: 1 Crèche Unit (c.140 sqm) Block D: Community Cultural Space (c.519 sqm GF, & FF)
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 2022-2028.
Site Area	1.06 hectares.
Plot Ratio	1:1.21
Site Coverage	38%
Density	171 units per ha. (181 units on a site area of 1.06 hectares).
Part V Proposal	Scheme proposed 20% of units (36 Units) for Social & Affordable Housing.
Public Open Space Communal Open Space	Scheme proposes Public Open Space (c.1,355 sqm) Communal Open space provided for in form of roof gardens /communal rooms & at GF Level (Total: 862 sqm)
Private Open Space	Terraces at GF level, and balconies at all upper levels.
Car Parking /Cycle Parking.	Parking provided at surface & basement level (63 Spaces Total) This includes 56 car parking (including EV & mobility impaired, 4 motorcycle, & 444 cycle parking (10 cargo and 60 electric) . Additional 7 level car parking (4 Club car, 1 EV & 2 Mobility Impaired). 60 Surface Cycle Parking & GF level Blocks A, B, C & D (624 Cycle Spaces in Total over surface/basement/ground floor levels)

Relevant Planning History

- Most recent application: SHD0015/22 (ABP-314124-22). This was a scheme for 194 apartments, in four blocks, ranging in height from 2-9 storeys. Development also included a retail unit, crèche, artist work studios, & exhibition space. The proposed development included public open space. Car parking spaces provided at surface and basement level, 65 spaces, and 426 cycle spaces.
- Planning permission was refused by ABP.
- The reason for refusal was on grounds of the massing, scale, extent and design of the proposed development in conjunction the disposition of the proposed buildings on site. It was considered that the proposed development failed to respond adequately or integrate in a cohesive manner with the built environment. The proposed development would thereby seriously injure the character and visual amenity of the wider area and would not be justified under the criteria for additional height set out in the Urban Development and Building Height Guidelines for Planning Authorities etc.

Proposal To Date

- LRD6036/24-S1 – 2 pre-planning consultation meetings under Section 247, on 14.02.23 & 08.05.23
- Formal LRD meeting was held on 28.08.23.
- Issues raised at S2 – zoning, planning history, bulk, massing, height, scale, layout, 5% community/arts/cultural space, transportation , drainage , & parks issues.
- LRD6036/24-S2 – LRD Opinion issued 22.09.23
- LRD6036/24-S3 – LRD application Lodged. 09.01.24
 - Last Day Observations: 12.02.24
 - Decision Due Date: 04.03.24

CGI View of Scheme



CGI Model View of Development

Block B



Block B- Third Floor Plan indicating roof terrace



CGI- view of south corner elevation Block B with public space and pedestrian street



Block B south elevation to pedestrian street



Block B section through 3 storey element and roof terrace



Block B East Elevation

Block C



CGI- View of west elevation overlooking the public open space



Block C- south elevation



Block C- west elevation

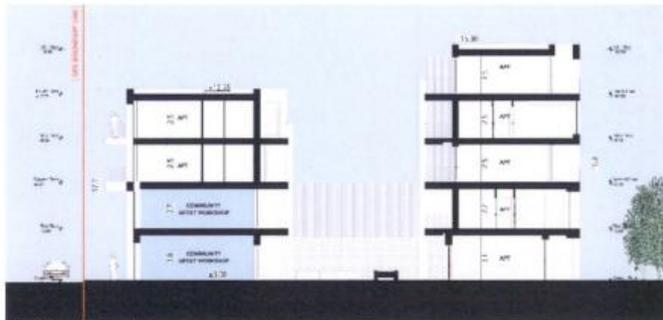
Block D



Block D- ground floor plan showing own door access community workshops in blue tone.



Block D- first floor plan showing own door access community workshops in blue tone.



Block D- short section



Block D- long section

Front Elevation Block A – Harold's Cross Road



Fig. 8: Current proposed (LRD) front elevation of Block A, fronting onto Harolds Cross Road – reduction in height, corners accentuated and increased planting at upper levels.

Elevation Block A & B– Harold's Cross Road



Fig. 12: View of current proposed Blocks A & B, outlined in blue, when viewed from Harold's Cross Road, with previous SHD proposal denoted by red outline

Elevation Block B– Harold's Cross Road/Parnell Road



Fig. 14 – Current proposed Block B – eastern elevation (facing Harold's Cross Road) – height and massing reduced.



Fig. 15 – Verified view of proposed Block B when viewed from Parnell Road as one travels east, alongside the Grand Canal.

View of Development – Previous SHD Scheme/Revised LRD Proposal, showing reduction in Height. View from Harold's Cross Park.

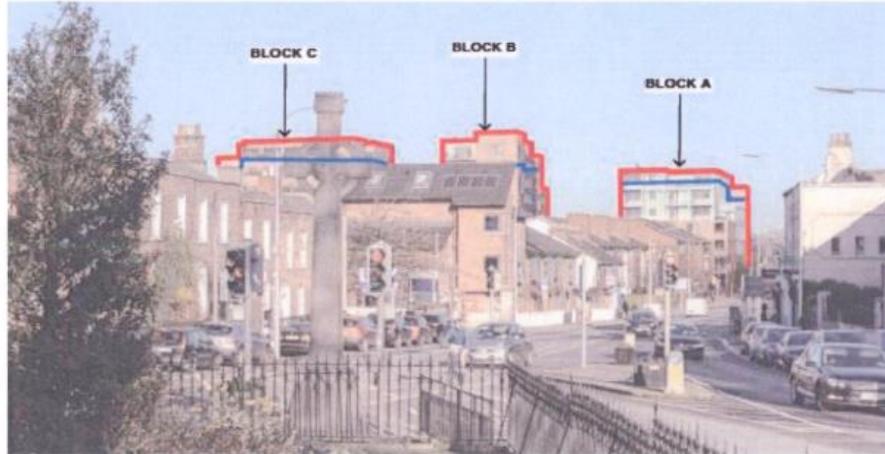


Fig. 17: View of previous development (SHD) proposal when viewed looking north from Harold's Cross Park.

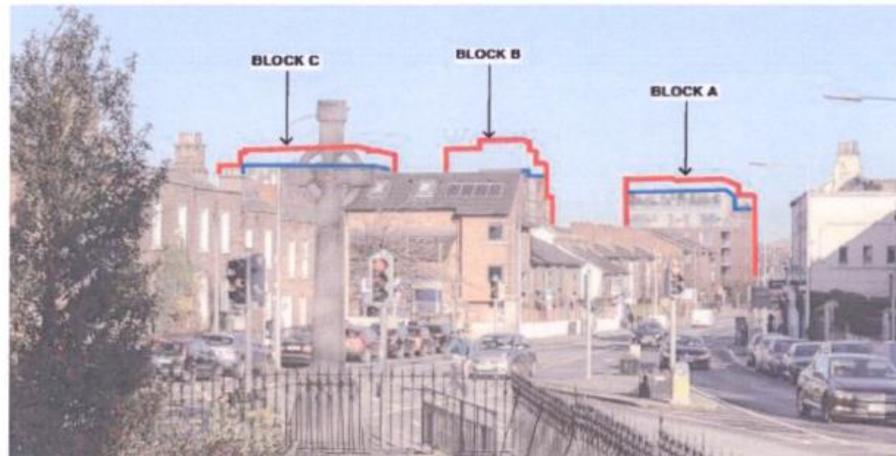


Fig. 18: View of current LRD proposal when viewed looking north from Harold's Cross Park.
Red outline represents previous SHD proposal and blue outline represents current LRD proposal.

(Also refer to page 37 of submitted Architectural Design Report)

Summary

- The application may be inspected online at the following website: www.haroldsbridgecourtIrd.ie
- Last Date for Observations: 12th February 2024