

DESIGN STATEMENT

JANUARY 2025

STAGE 03 - LRD APPLICATION
BLACKGLEN ROAD LRD

LAMB'S CROSS, SANDYFORD, DUBLIN 18

mahony pike

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INTRODUCTION

This document has been prepared through a process of collaboration by the full design team.

The team and their roles include:

Masterplanning + Architecture	O'Mahony Pike Architects
Planning Consultants	Brock McClure
C+S Engineers	O'Connor Sutton Cronin Consulting Engineers
MEP Engineers	O'Connor Sutton Cronin Consulting Engineers
Landscape Architects	Gannon + Associates Landscape Architecture
Traffic + Transport Consultants	O'Connor Sutton Cronin Consulting Engineers
Verified Views + Visual Impact	Modelworks
Sunlight + Daylight Analysis	O'Connor Sutton Cronin Consulting Engineers
Architectural Heritage	Rob Goodbody
Archaeology	IAC Archaeology/ Archaeology Heritage
Arborist + Ecology	Enviroguide Consulting
Project Managers	KSNPM

01 | INTRODUCTION

INTRODUCTION

SITE LOCATION

This Design Statement document has been prepared by O'Mahony Pike Architect's, on behalf of the applicant Zolbury Limited, to support the planning application for the development of the Blackglen Road site, Sandyford, Dublin 18.

The proposals seek to utilise an greenfield site and provide a new residential development in a high quality landscaped setting.



Site Location Key

1. Blackglen Road
2. Subject Site
3. Woodside Road

INTRODUCTION

VISION

Nestled into its context, our scheme aims to provide a new diversified model of housing which listens to its site through carefully positioned buildings and a public realm strategy with ecology at its core.

Key points of design:

1. New low rise, medium density model of housing.
2. Generous protected wildlife corridor.
3. Public space at the heart of the scheme with associated tree trails to periphery.
4. A varied architectural approach is sympathetic to context and views.
5. A variety of house types and sizes responding to context and typography. Lower hillside terraced apartments, stepped apartment blocks and Upper Hillside family homes in duplex and semi-detached types creating transition across the site.



INTRODUCTION

LRD OVERVIEW

Development Summary

Site Area (Gross)	38,363 m2 (3.83 ha)
Site Area (Net)	32,422 m2 (3.24 ha)
Gross Internal Area	25,618 m2 (0.67 Plot Ratio)
LRD Floor Space	19,505 m2
Net Density	59.22 dph
Total Residential Units	192
Site Coverage	22.2% (8,526 m2)
Car Parking Provisions	226 Spaces (Ratio 1.18)
Visitors Parking	10
Bicycle Parking Provision	484 Spaces (Ratio 2.52)
Visitors Bike Parking	38
Building Height	2 - 5 Storey
Dual Aspect Units	158 (Ratio 82.3%)

Unit Mix

1-Bed	33	17.2%
2-Bed	84	43.8%
3-Bed	61	31.8%
4-Bed	14	7.3%
Total	**192**	100%

Amenities + Facilities

Resident Amenities (Block A1+A2)	386.9 m2 (Rate 2.01 m2 / Unit)
Childcare Facility (Block A1)	378.2 m2
Outdoor Play Area	170 m2
Childcare Places	43

Open Space Provisions

Public Open Space	8,687 m2 (22.3% of site area)
Communal Open Space	2,168 m2 (5.4% of site area)
Wildlife Corridor	4,666 m2 (11.9% of site area)



INTRODUCTION

SHD OVERVIEW - REFUSED

Reasons for SHD Refusal

This scheme was refused planning permission in July 2023. There were 3 reasons for refusal, which may be summarised as:

1. Proposed height, scale, design and layout fails to integrate into or enhance the character of the surrounding area.

2. Unit mix is contrary to the provisions of the HNDA of the County Plan and the proportion of north facing single aspect units is unwarranted. The proposed density is not supportable at this location.

3. The applicant has not adequately demonstrated how the scheme supports or enhances links to the wildlife corridor that connects the Dublin Mountains to Fitzsimons Wood proposed Natural Heritage Area.

These reasons for refusal have been address as part of the proposed LRD Development. An overview of the changes made to the proposed development are below.

Overview of Changes

1. Removal of apartments on the upper hillside, and reduction in height across the development to 2-5 storeys

2. The proposed unit mix for the development is now compliant with the county development plan requirements, and there has been a large reduction in north-facing units and an uplift in dual-aspect units.

3. Proposed wildlife corridor along Eastern boundary



INTRODUCTION

COMPARISON OVERVIEW

1. Integrate into the surrounding context
2. Reduction in density and overall height
3. Proposed wildlife corridor enhances connection between Dublin Mountains and Fitzimons Woods



Refused SHD Scheme

Total Residential Units	360
Density (net)	95.72 dph
Car Parking Provisions	419 Spaces (Ratio 1.16)

Unit Mix

1-Bed	123	34.2%
2-Bed	224	62.2%
3-Bed	13	3.6%



Proposed LRD Scheme

Total Residential Units	192
Density (net)	59.22 dph
Car Parking Provisions	226 Spaces (Ratio 1.18)

Unit Mix

1-Bed	33	17.2%
2-Bed	84	43.8%
3-Bed	61	31.8%
4-Bed	14	7.3%