02 | SITE ANALYSIS

SITE ANALYSIS

STRATEGIC SITE LOCATION

The National Planning Framework (NPF) is the Government's high level strategic plan for shaping the future growth and development of our country, to the year 2040.

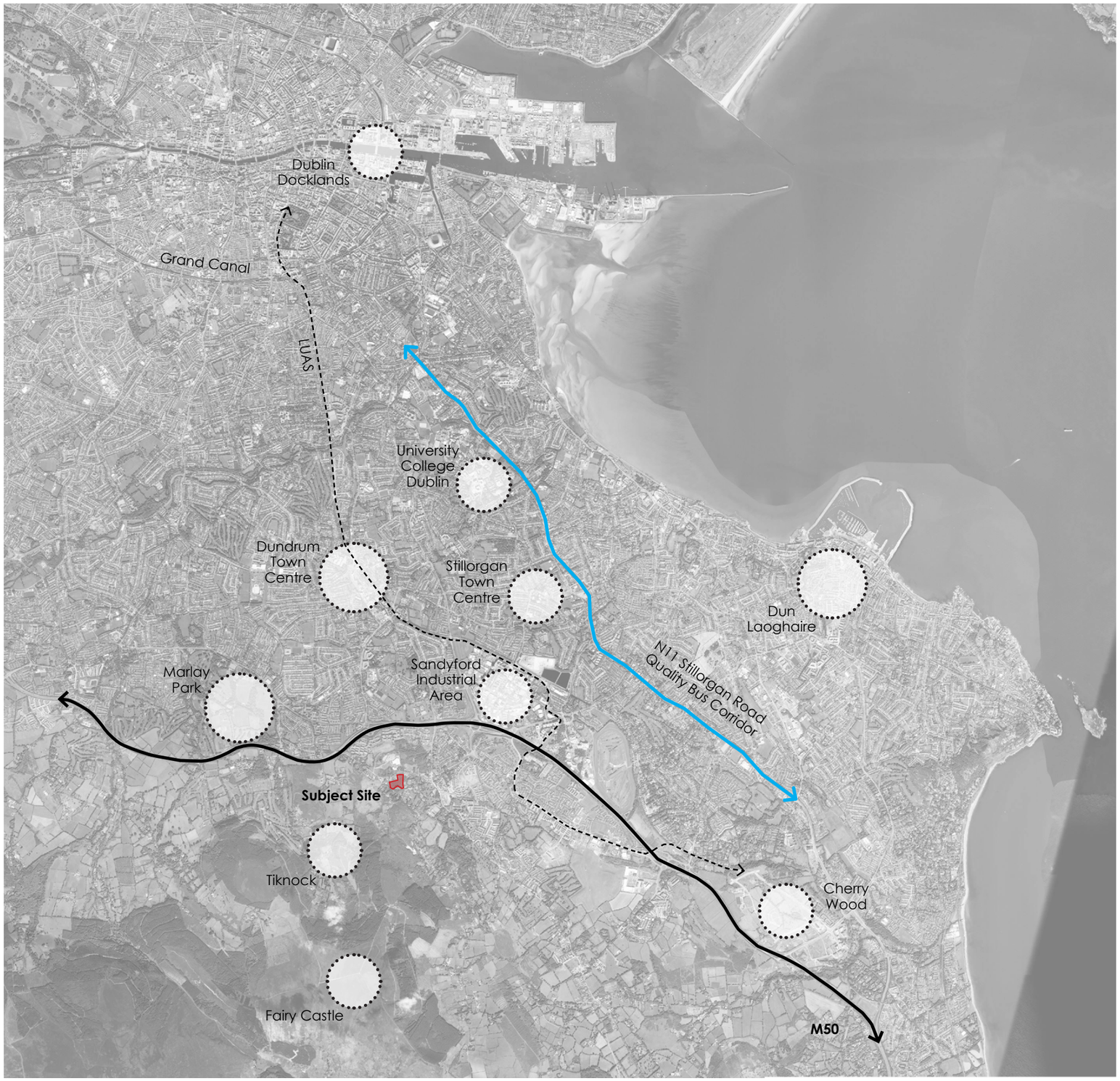
As noted in the NPF, carefully managing the sustainable growth of compact cities, towns and villages will add value and create more attractive places where people can live and work.

Dublin needs to accommodate a greater proportion of the growth it generates within its metropolitan boundaries and to offer improved housing choice, transport mobility and quality of life. At a metropolitan scale, this will require focus on a number of large regeneration and redevelopment projects and a more compact urban form, facilitated through well designed higher density development.

Subject site as peripheral location

It is national policy to increase housing supply in the form of a dramatic increase in the provision of apartment development. As with housing generally, the scale and extent of apartment development should increase in relation to proximity to core urban centres, public transport nodes, locations of employment and a range of urban amenities including shopping and other services.

The current proposal provides for 192 Build to Sell residential units.

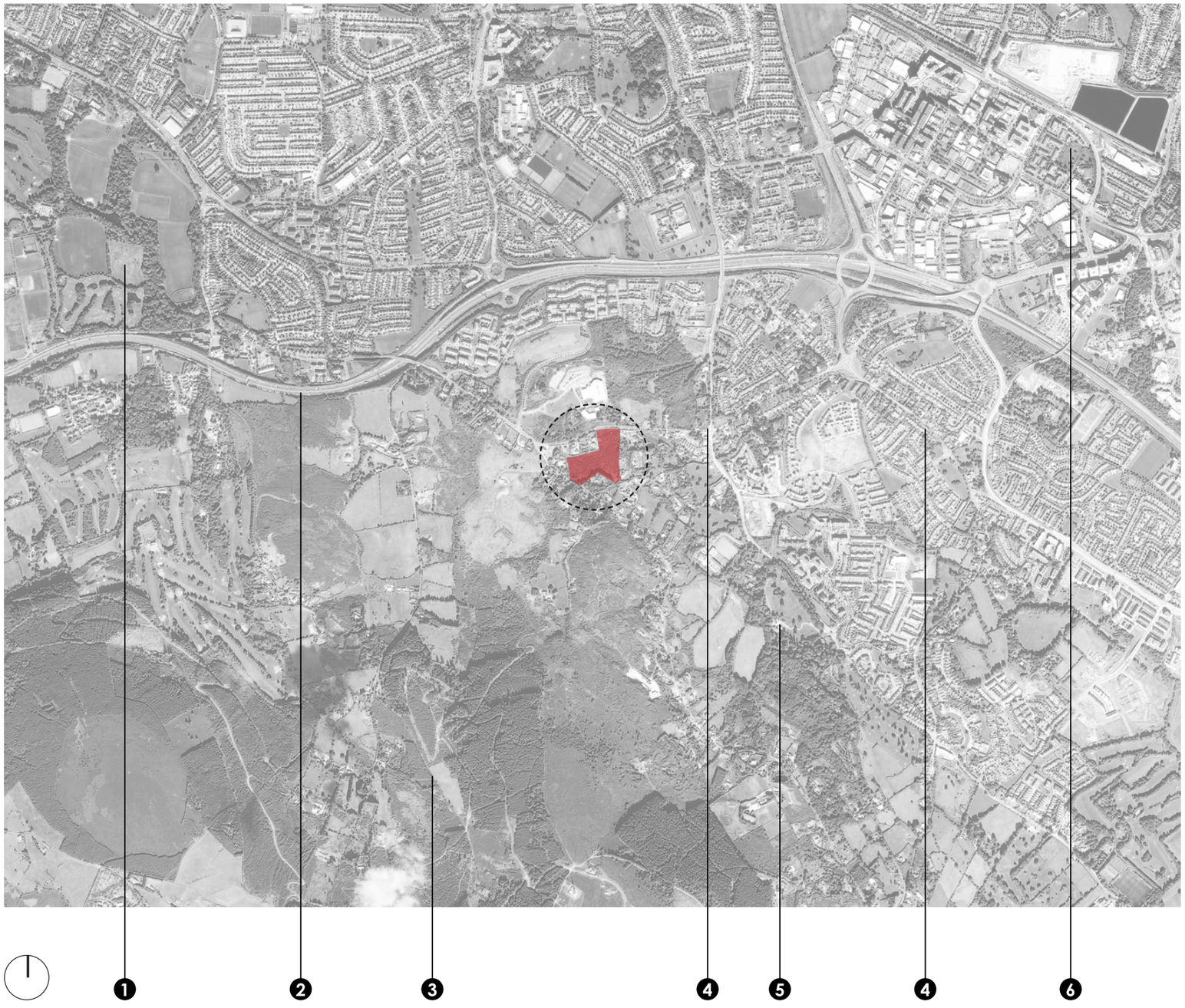


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STRATEGIC SITE LOCATION

The Blackglen Road site is located in Sandyford, Dublin 18, and falls within the jurisdiction of Dun Laoghaire-Rathdown County Council (DLRCC).

The site is situated just West of Lamb's Cross. It has a number of transport links nearby with peak time bus routes and a short cycle to the Glencairn LUAS to the East.



Site Location Key

1. Marlay Park
2. M50 Motorway
3. Ticknock
4. Lamb's Cross
5. Fernhill Park & Gardens
6. Sandyford

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STRATEGIC SITE LOCATION - TRANSPORT

Located along Blackglen Road, the subject site is not a 'central and accessible urban area' but would be determined as a 'Peripheral Location' in terms of this policy document's proximity and accessibility criteria. With peak time Bus route stops within short walking distance and with Glencairn LUAS at a 27 minute walk from the site, we conclude that it is appropriate for residential development of a higher density. The planned expansion of the Quality bus corridors in this area, detailed in the mobility report, also supports this.

- 44B Bus route & 114 Go ahead Bus Route - 120m from site
- 44 Bus Route to City Centre & DCU – Bearna Park Stop 1.2km / 19 minute walk
- Sandyford Village 1.3km/20 minute walk
- 47 Bus Route to City Centre via UCD – Belarmine Plaza 1.2km/14 minute walk
- Glencairn Luas – 1.9km/22 min walk/10 minute cycle
- Lamb's Cross Neighbourhood Centre - 400m east
- Sandyford Business District – 2.1km/25 min walk



Public Transport Key

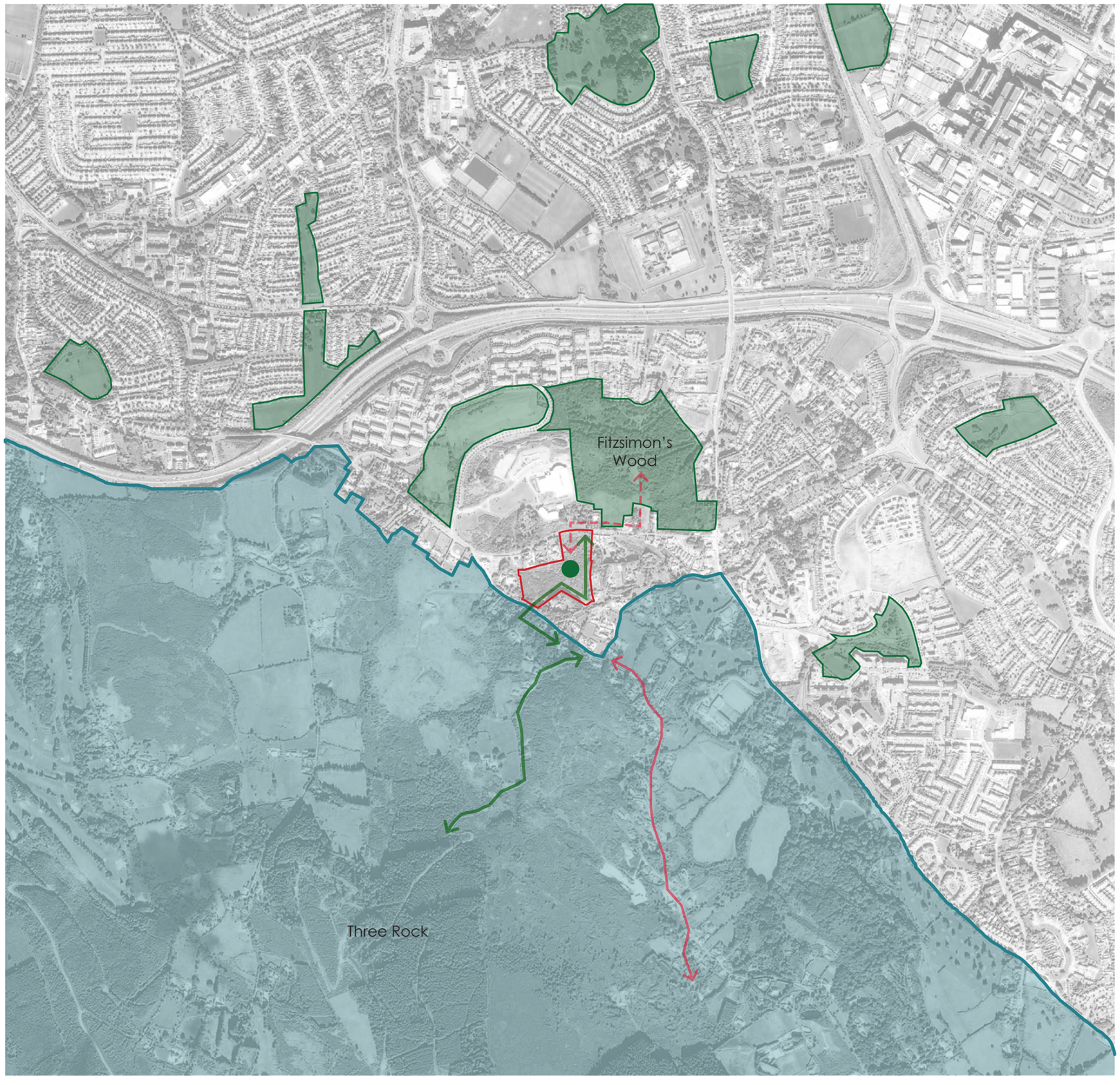
- S8 Orbital Bus Route
- L33 Local Bus Route
- P13 Peak Time Bus Route
- LUAS Green Line
- 1 Stillorgan LUAS Stop
- 2 Sandyford LUAS Stop
- 3 Central Park LUAS Stop
- 4 Glencairn LUAS Stop
- 5 The Gallops LUAS Stop

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GREEN INFRASTRUCTURE

The clear aim of the proposal is to provide new contribution to housing supply which is a fundamental objective of the Development Plan. The proposed Blackglen Road scheme benefits from a generous provision of existing Green Spaces within travel distance of the site. Those that are within close proximity to the site worth noting are Fitzsimon's Wood to the North and Ticknock to the South.

This proposal's new public open green space has been intentionally integrated into the surrounding area's green infrastructure with new pedestrian access proposed along Blackglen Road, creating the possibility for a future connection between Fitzsimon's Woods and Ticknock mountains.



Key

- Existing public green space
- Indicative Green Infrastructure routes
- Wildlife Corridor
- Future Public Access Route to Fitzsimons Wood
- New Public Open Green Space
- Mountain Foothill Landscape Amenity Zone and Boundary

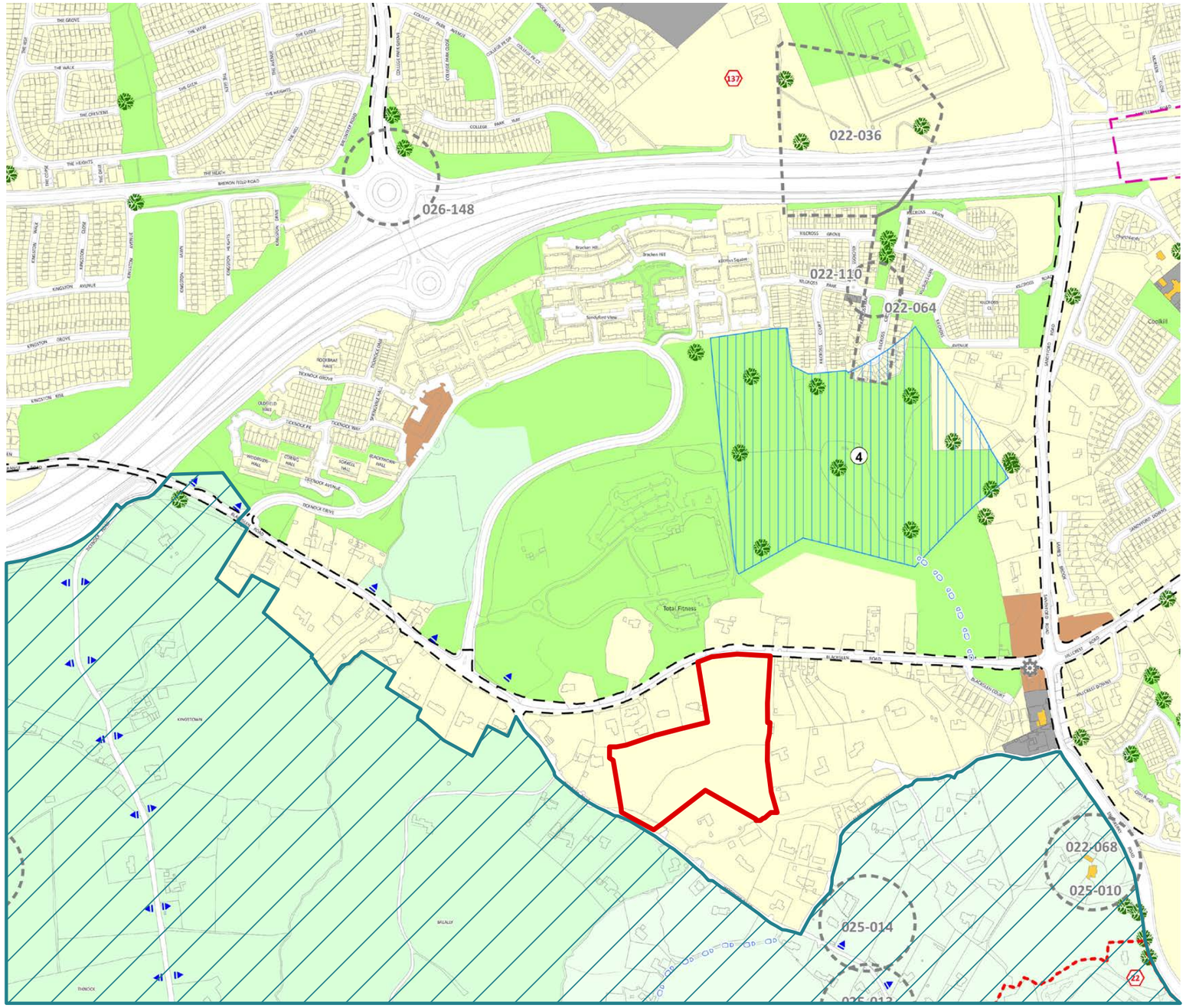
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SETTLEMENT PATTERN

The site is zoned **Objective A:** *'To provide residential development and improve residential amenity while protecting the existing residential amenities'*

The surrounding context to the Blackglen Road site is predominantly detached houses, with some semi-detached and terraced houses to the East along Blackglen Road towards Lamb's Cross. The areas surrounding the site are zoned as rural areas, with some commercial to the North and Lambs Cross Neighbourhood Centre retail to the East.

The site is located at the junction between Lamb's Cross, Fitzsimons Woods, Ticknock and Belarmine, which creates a need for a design which mediates between these distinct rural and urban conditions.



Land Use Zoning

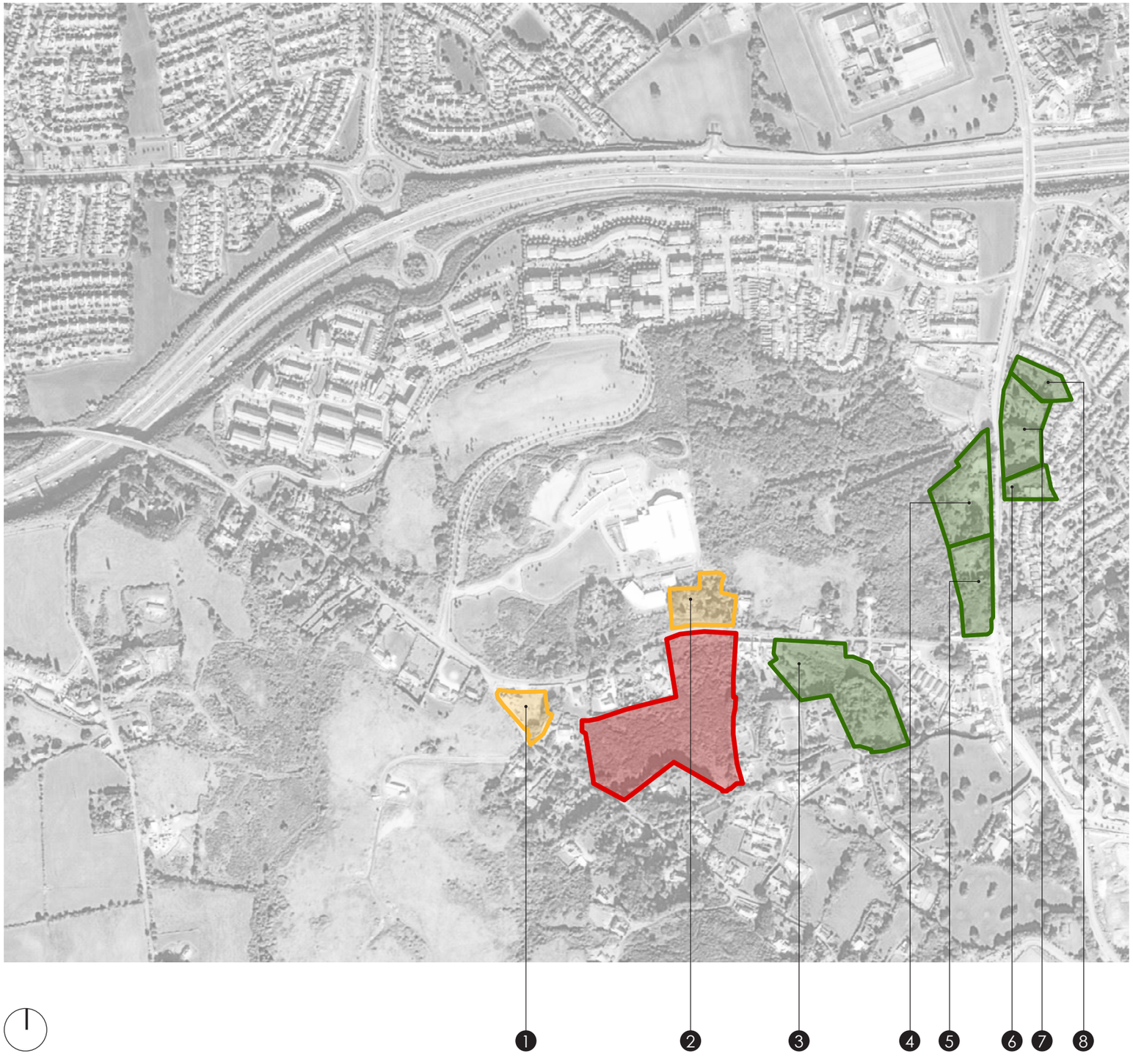
- Objective A
- Objective B
- Objective F
- Objective G
- Site Boundary
- Mountain Foothill Landscape Amenity Zone Boundary

SITE ANALYSIS

FUTURE DEVELOPMENT

The proposed development at Blackglen Road is part of the growing intensification of land zoned *'Objective A'* that sits to the North of the mountain foothill landscape amenity zone.

1. **Lamb Doyles** - 14 residential units - 3 storeys (D06A/0712)
2. **Four Winds** - 31 residential units - 4 storeys (D22A/0365)
3. **Balally** - 101 residential units - 3-4 storeys (ABP31332122)
4. **Whinsfield** - 67 residential units - 4 storeys (D21A/0974)
5. **Crohamhurst** - 80 residential units - 3-6 Storeys (D23A/0456)
6. **The Pastures** - 31 residential units - 3-5 storeys (D21A/0595)
7. **Karuna** - 73 residential units - 3-6 storeys (D24A/0424/WEB)
8. **Cul Cuille** - 10 residential units - 3 storeys (D14A/0532)



Key

Proposed LRD Application

Granted Planning Applications

Request Additional Information

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FUTURE CONNECTIONS

The proposed development provides two future links:

- The first link to the South allows for connection to Woodside road if this is ever upgraded.
- The second connection to the East allows for permeability between the proposed development and any possible future developments.



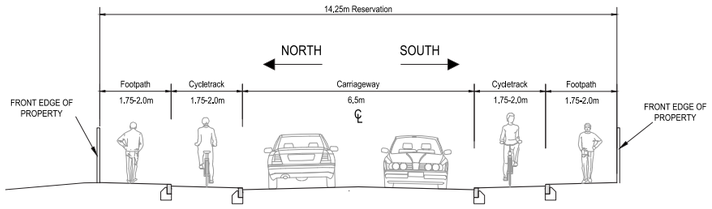
Key

- Development Site Boundaries
- Future Development Lands
- Proposed Site Routes
- Permeable Future Links

SITE ANALYSIS

PLANNING CONTEXT - ROAD UPGRADE

The most significant issue to previous applications to develop these lands relates to the deficiency of the local road network, which undoubtedly restricted the delivery of residential units. However, this impediment to development has now been removed, with completion of the Blackglen Road widening works which commenced in 2021. The upgrade works provide a new network of cycle paths and footpaths to link the site back to the Neighbourhood Centre and wider employment areas. The improved connectivity of the site enables the delivery of residential units in accordance with national planning policy and the Dún Laoghaire-Rathdown County Development Plan 2022 - 2028.



Typical Cross Section



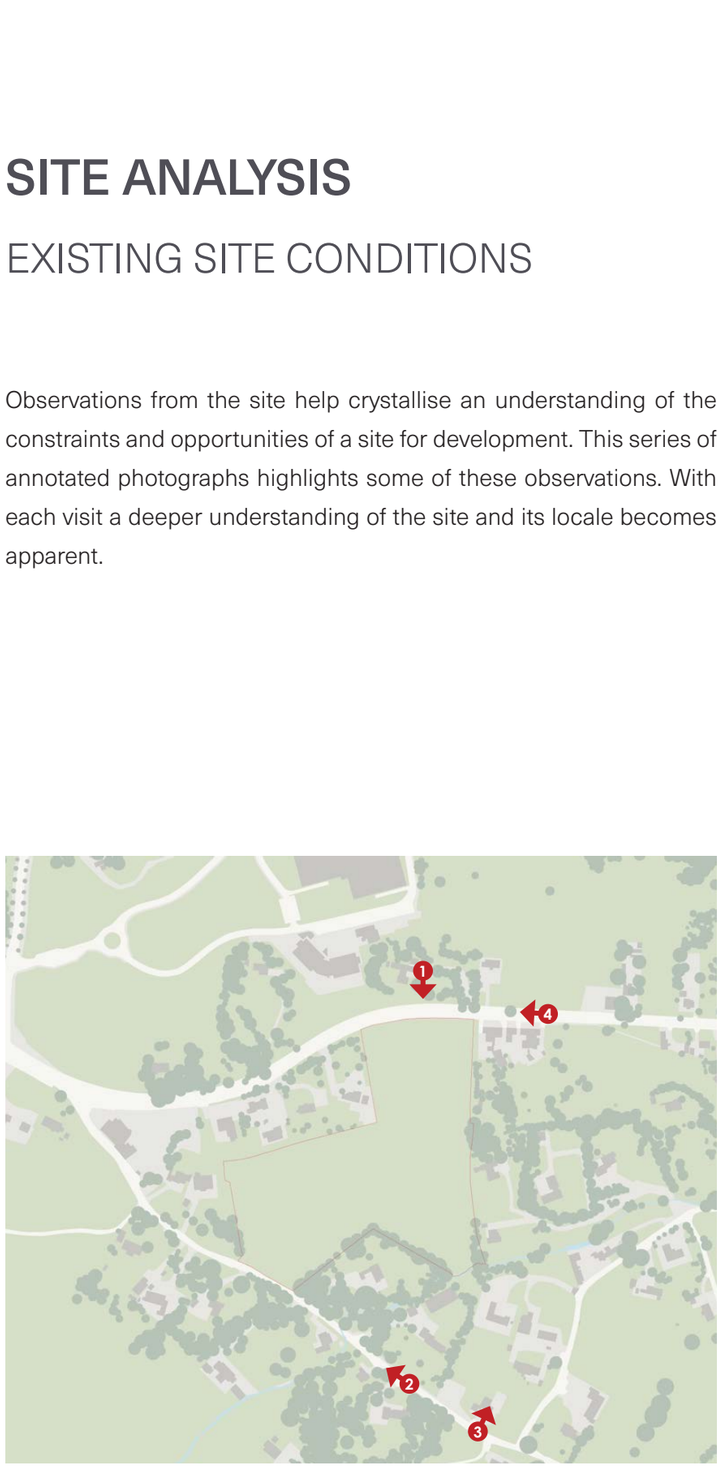
View of Proposed Road Widening Works

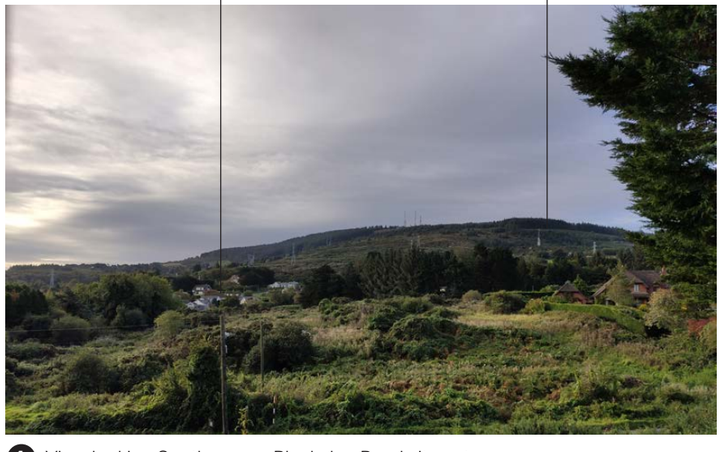


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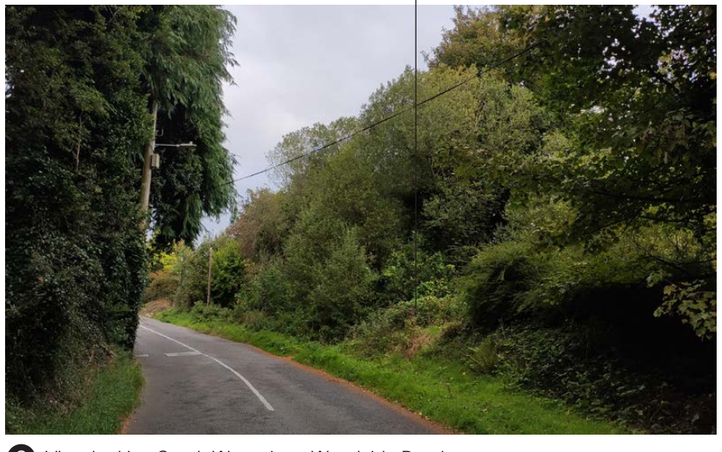
EXISTING SITE CONDITIONS

Observations from the site help crystallise an understanding of the constraints and opportunities of a site for development. This series of annotated photographs highlights some of these observations. With each visit a deeper understanding of the site and its locale becomes apparent.





1 View looking South across Blackglen Road site entrance



2 View looking South West along Woodside Road



3 View looking North East towards Howth

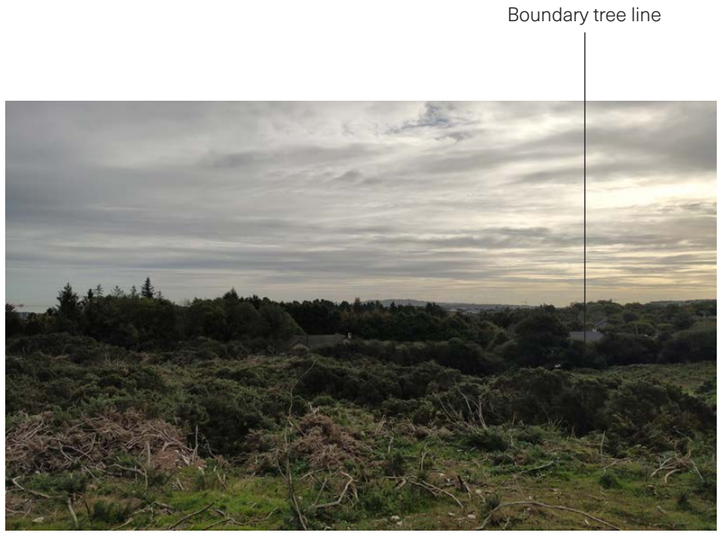


4 View looking East along Blackglen Road

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EXISTING SITE CONDITIONS





4 View looking North East across the site



5 View looking South across the site



6 View looking North towards Ticknock



7 View looking South East along Blackglen Road

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CONTEMPORARY CONTEXT

Directly to the East of the Blackglen Road site is a transitional zone between varying urban and rural scales and character. The local area is characterised by an eclectic mix of detached buildings, varying in age, style, type and massing. The scale of the more contemporary developments which surround the site provides an established context height of 4-7 storeys. The proposal therefore mediates between and responds to various contextual constraints and opportunities of the site and the surrounding area.



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IMMEDIATE SITE CONTEXT

The local area is characterised by an eclectic mix of detached buildings, varying in age, style, type and massing, with some terraced houses to the East along Blackglen Road towards Lamb's Cross. The areas immediately surrounding the site are zoned as rural areas, with some commercial to the North and Neighbourhood centre of Lambs Cross retail to the East.

The site is located at the junction between the more rural Lamb's Cross, and Ticknock and the more urban built-up areas of Belarmine, Simons Ridge and the emerging developments along Sandyford Road, which creates a need for a design that mediates between these distinct conditions.


















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MATERIALITY IN CONTEXT

Both the historical and contemporary context rely on brick and render as the predominant building material, with a subtle variety of colours and types reflecting the piecemeal development of the area over a prolonged period of time. Although alternative materials have been explored, brick and render feels a natural choice for the base material for our proposal.

It is our intention that through considered sampling and selection, brickwork for the body of the buildings will bring a domestic, softened and textural quality to the building, whilst also echoing character traits of its context in the area.

However the main contextual conditions surrounding Blackglen Road are broadly coherent in three broad hues:

Buff/Brown hue, mirroring the predominant material palette surrounding Blackglen Road site, as well as working with the contemporary brick/render façades to the East.

Grey/BrownHue, referencing the harder windstone façades and slate roofs which are apparent in the surrounding vernacular housing typologies.

Cream Hue, reflecting the durable use of pebble dash, rough cast and the smooth render of the contemporary detached homes in the surrounding area.
















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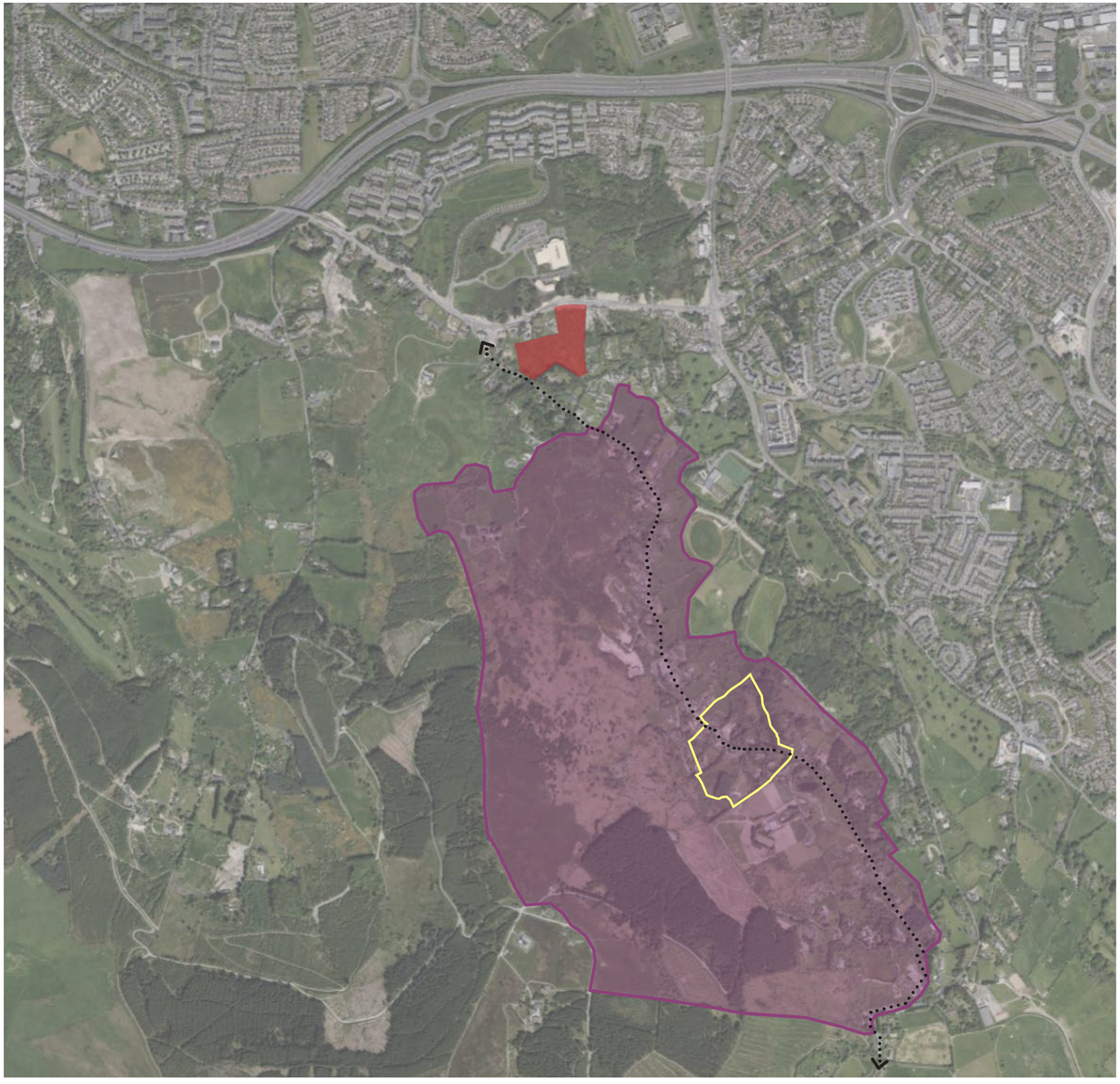
BARNACULLIA - LANDSCAPE CHARACTER.

The development is located in the character area of Barnacullia as described in Dún Laoghaire Rathdown's CDP Appendix 8 - Landscape Assessment Study & Character Areas '9'. The proposal adopts a sensitive design approach to maintain the influences of the existing characteristics in the context as established and recommended in such analysis and reports.

This enclosure encompasses the elevated slopes rising from Stepaside village up towards Three Rock Mountain. Three of the boundaries are man made features – the roadway, the plantation forest and the edge of the built-up area of the city. The enclosure can be almost subdivided into two separate enclosures by the Barnacullia Road. To the west of this road, the land slopes steeply upwards to the summit of Three Rock Mountain. The most significant feature is the granite quarry which is clearly visible from a number of viewpoints within the County and from 2 kilometres offshore in Dublin Bay. One-off housing is dotted up the mountainside with almost continuous ribbon development along the road. To the east of the Barnacullia Road, the landscape is gentler in slope and characterised by irregular fields broken up by deciduous tree belts.

One-off housing is again prevalent along the lower side of the roadway although views down the valley are currently protected. The noise of traffic in Sandyford Village is audible and a line of large pylons traverses the enclosure. This enclosure also includes the area containing the pNHA Fitzsimons Wood which occupies an area of approximately 8 hectares near Lamb's Cross.

- The area has already absorbed considerable residential development along its main routeways. At present the Enniskerry Road R117 acts as a boundary between urban and rural developments as the land begins to rise steeply to the west of this roadway.
- The impact of any further pylon schemes on the landscape shall be carefully assessed.
- Any new residential development shall maintain the rural character of the area and should not be obtrusive on the horizon.
- The impact of further extractive industries on the elevated slopes of Three Rock shall be carefully assessed.
- Possible road improvement schemes including the Stepaside Relief Road shall not adversely affect hedgerows and walls.
- To have regard to the recommendations and findings of the Historic Landscap



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BARNACULLIA - CLACHAN

Settlement Pattern

We have had regard to the recommendations and findings of the Historic Landscape Character Assessment for Barnacullia as noted in Appendix 8 of the Dun Laoghaire Development Plan specifically area 9 Barnacullia.

The subject site is located outside of area 9 but bounds the study area of Woodside Road. Buildings had irregular plot grain and tended towards clustering of buildings which were formed as terraces in order to respond to the sloping landscape. An unusual feature of the area is the terracing arrangement of the buildings. This results from the steeply sloping terrain and results in houses being placed both above and below the road level, particularly along the Ballyedmonduff / Barnacullia Road Axis.

Our concept design explores the similar relationship between buildings and the sloping landscape typography. The emerging disposition of duplex and apartment buildings on the site evolved as a series of clustered buildings referencing the Barnacullia settlement pattern.



Map 1860s - Barnacullia settlement origin



Example of Clachan settlement pattern, along Barnacallia Road, showing the original cluster of buildings with an irregular plot grain terraced into the landscape.

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BARNACULLIA - CLACHAN

Clachan

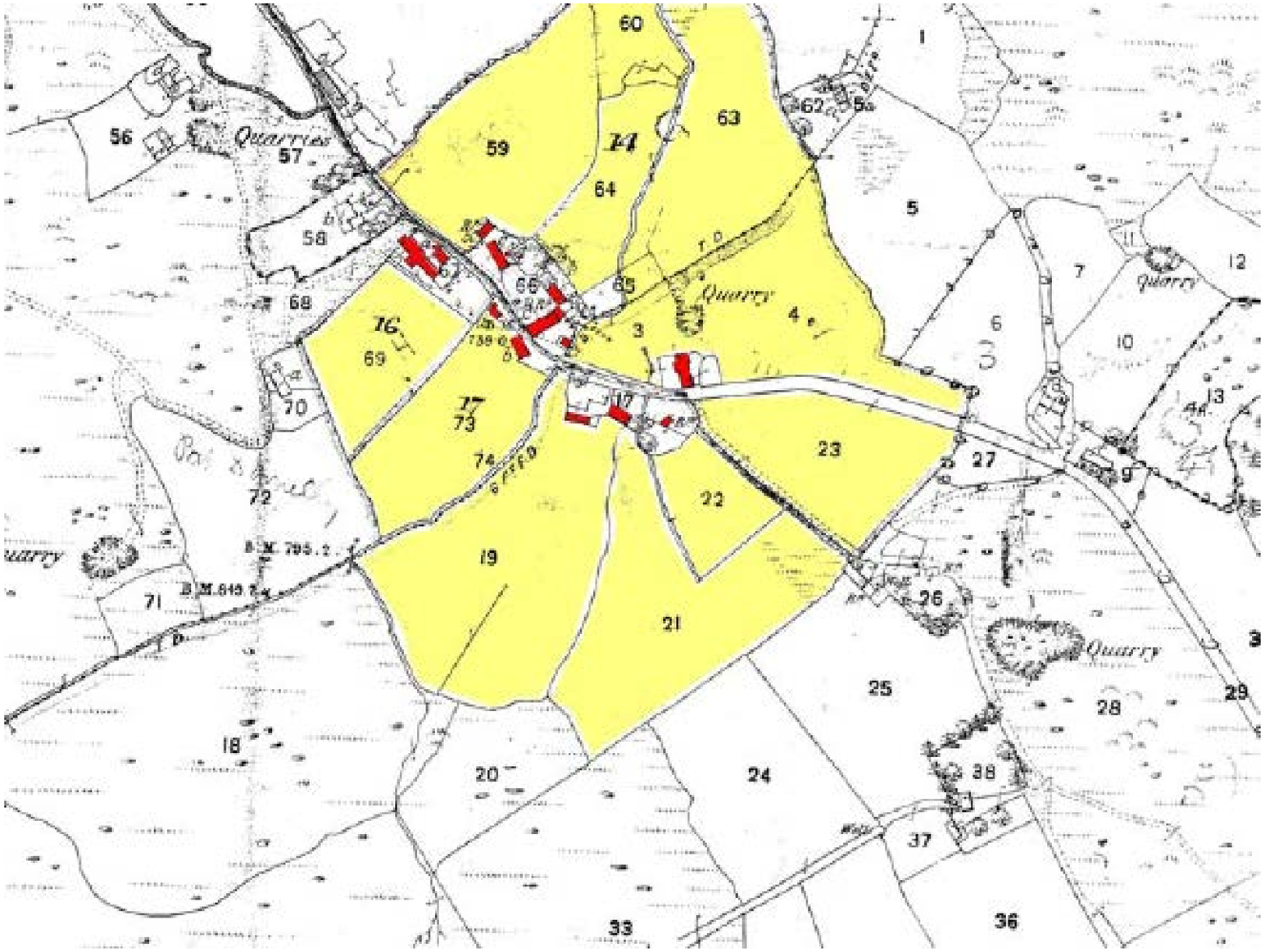
OMP architects have been appointed to design a higher density, family orientated new neighbourhood development which responds to changing 21st century living patterns.

The concept of clustering dwellings around defined neighbourhood spaces where cars no longer visually dominate was inspired by the form of historic rural clachans: traditional clusters arranged around focal landscapes. A defined edge to adjacent green open spaces is achieved by incorporating dual entrance and aspect homes with multi-level amenity space and in-curtilage parking.

This helps to create defined thresholds to the other areas within the wider development and provides a sheltered sequence of shared-surface streets and spaces at the heart of the scheme.



Traditional 'Clachan', Kilkeel, County Down, Ireland



Example of Clachan settlement pattern, along Barnacallia Road, showing the original cluster of buildings with an irregular plot grain terraced into the landscape.