

LRD OPINION RESPONSE

JANUARY 2025

STAGE 03 - LRD APPLICATION
BLACKGLEN ROAD LRD

LAMB'S CROSS, SANDYFORD, DUBLIN 18

mahony pike

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01 | INTRODUCTION

INTRODUCTION

DLRCC OPINION

To ensure Dun Laoghaire-Rathdown County Council are satisfied that the proposed LRD development at Blackglen Road meets the requirements set out in the National Planning Framework and Section 28 Ministerial Guidelines; regional policy including the RSES; and the Dun Laoghaire-Rathdown County Development Plan, 2022-2028 this documents forms part of the statement of response to the **Architectural Items** and **Additional Items** set out in the Stage 3 - LRD Opinion.

Architectural Items

2. *Frontage: The presentation of the scheme to Blackglen Road (and Woodside Road to a lesser extent if applicable) shall be justified with regard to the relationship between existing and recent previous character of Blackglen Road (and Woodside road) overall, and ensuring active and welcoming frontage is provided by Blocks A1 and A2 to Blackglen Road. The Planning Authority has some concerns regarding a somewhat monotonous architectural presentation to Blackglen Road as currently proposed, and other than some trees, also with regard to the low-level height planting indicated and position facing onto a relatively wide roadway and the previous area character [and noting item 5 matters below, and materials and finishes section item further below.*

3. *Density, & Compact Settlement Guidelines: While the proposed c. 52 uph density is considered acceptable in principle, justification should be provided by the Applicant, having regard to the location of the site, the site's planning history, and the provisions of the 'Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas', 2009; the 'Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities', 2023, the 2024 Compact Settlement Guidelines, and the Dun Laoghaire-Rathdown County Development Plan 2022-2028, in particular Policy Objectives PHP18 and PHP20. Where deviation from County Development Plan standards are sought in relation to car parking or other provisions, compliance with the provisions of 'the Guidelines' should be thoroughly set out.*

   The site location is considered to fall under the Suburban / Urban Extension range (40-80 uph). Noting the submitted details and rationale, including figures given, and notwithstanding reductions in densities and unit numbers from previous proposed development applications, and considerations and constraints on-site including sloping topography, and overall upper lands and peripheral location, and biodiversity and landscape matters, and overall area character of receiving context, and the various building heights, unit and relatively wide housing typology mix, and the layout proposed – the proposed density is considered acceptable.

4. *'Height & massing: The Planning Authority notes that the maximum height of the proposed scheme is 5 storeys. Justification shall be provided in relation to the height and massing of the proposed development having regard to the Dun Laoghaire-Rathdown County Development Plan 2022-2028, in particular to the Policy Objective PHP42 and the Building Height Strategy for the County as set out in Appendix 5 of the Development Plan. Elevational drawings, enhanced photomontages, and a Visual Impact Assessment including verified views and 3D CGIs (including up to any long-distance views and preferably including winter views) of the proposed development shall be submitted in the final application to assist the assessment of the height and massing of the proposed development [and noting item 3 matters above, and materials and finishes section item below].'*

7. *b) Preparation of a report detailing selection of construction methodology, implementation of mitigation measures to minimise nuisance affecting adjoining properties and design of building services in the completed development, such as ventilation fans and ducting and proposed heating system, to avoid creation of nuisance affecting adjoining properties.*

9. *k) The applicant has not provided any information in relation to the drainage network for the proposed basement. The applicant is requested to provide a drawing detailing the basement drainage arrangements, noting that all basement drainage should discharge to foul sewer and not the surface water sewer.*

Additional Items

D. *'Complete set of floor plans/elevation/ contiguous elevations/long sections/ boundary treatment plan – to include verified views'*

E. *'HQA – compliance with apartment guidelines / development plan'*

F. *'Drawings as per item 4 above to assist in understanding the relationship between proposed development and context'*

G. *'Report to include section proposed materials and finishes in the scheme, treatment of balconies, landscaped area, paths, entrances, boundary treatment, communal facilities etc, Views to be provided in rendered coloured elevations and CGIS'*

02 | RESPONSE TO OPINION

RESPONSE TO OPINION

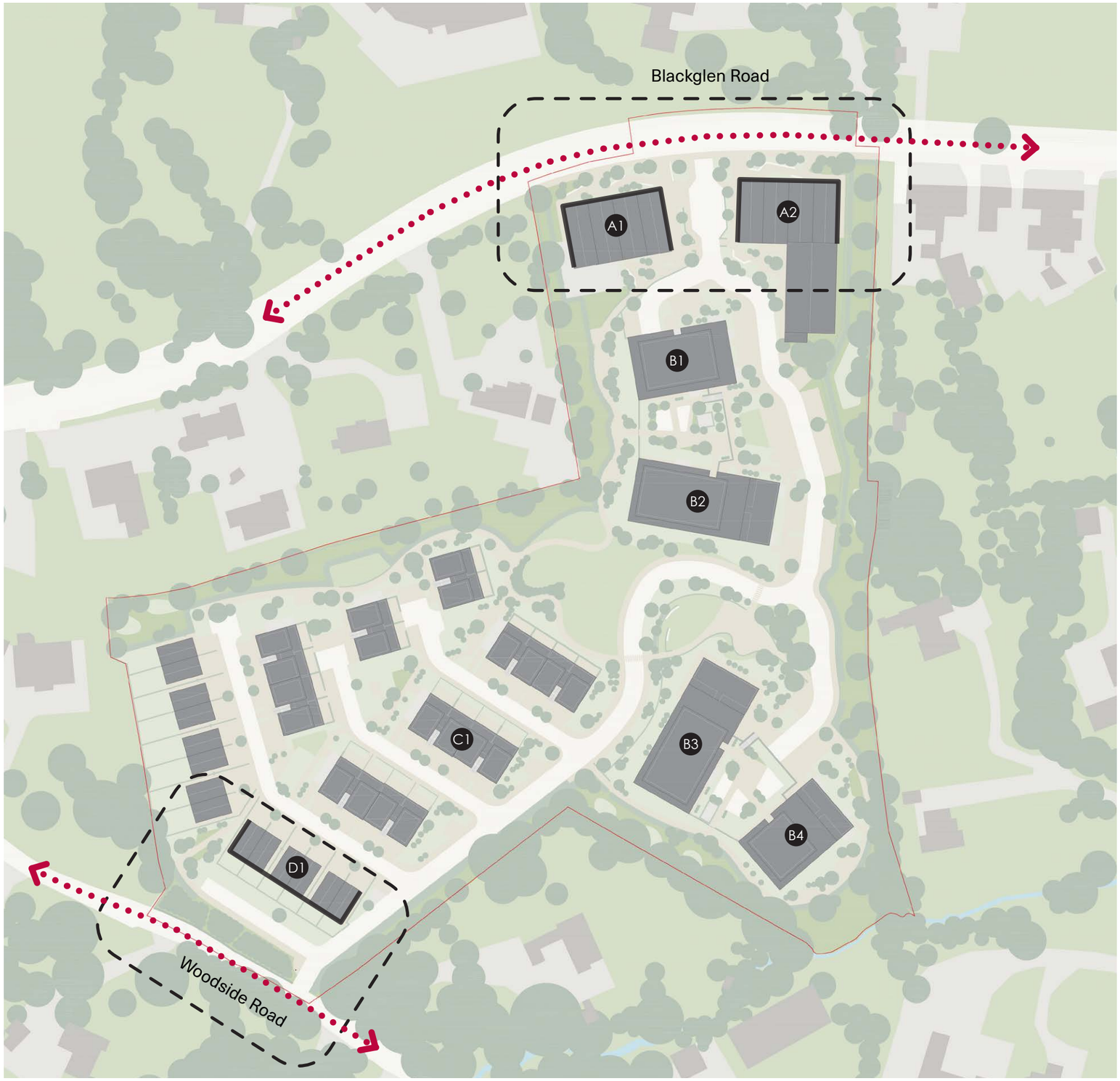
ITEM 2.

'Frontage: The presentation of the scheme to Blackglen Road (and Woodside Road to a lesser extent if applicable) shall be justified with regard to the relationship between existing and recent previous character of Blackglen Road (and Woodside road) overall, and ensuring active and welcoming frontage is provided by Blocks A1 and A2 to Blackglen Road.

Frontages

The proposed development at Blackglen Road features two distinct road frontages, with the most prominent being along Blackglen Road itself. The Block A1 and A2 buildings fronting this road are thoughtfully designed to align with the front edge of the neighbouring cottages to the east, extending the existing street edge. These blocks are strategically positioned to frame the main entrance to the development, pushed apart in the middle to create a forecourt that is enclosed by the North elevation of Block B1 building, enhancing the sense of arrival. The second frontage, facing Woodside Road, has been carefully designed to preserve the existing hedgerow boundary. This natural feature acts as a green veil, providing privacy to the two-story houses situated to the south of the development while also maintaining the road's rural character and charm.

The following pages first set out the surrounding context that these two frontages have to respond to, then compare the LRD Opinion submission to the proposed LRD application.



RESPONSE TO OPINION

ITEM 02.

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.


















RESPONSE TO OPINION

ITEM 2.

'The Planning Authority has some concerns regarding a somewhat monotonous architectural presentation to Blackglen Road as currently proposed, and other than some trees, also with regard to the low-level height planting indicated and position facing onto a relatively wide roadway and the previous area character.'

Blackglen Road Interface

In response to the planners concerns that the proposed architectural frontages of block A1+2 were monotonous, and that there was a lack of green planting to create a buffer between the ground floor uses and Blackglen Road.

Several changes have been implemented that address these concerns which have been highlighted on the following pages.

Blackglen Road - Block A2 LRD Opinion View



Protruding balconies onto this main entrance court do not offer much privacy to the residents

The pitched gable does not related to the facade below

The lack of variation in the facade is in part due to the repetitive windows on these visible facades

Blackglen Road - Block A2 Updated View



Recessed corner balconies create enclosure for the residents, offering a suitable level of privacy for their private amenity

Variation to the pitched roof heights amplifies the vertical breaks to the facade

Vertical recess to separate facade into 4 elements

Corner window to active entrance

Granite stone facade to the base of the A1+2 buildings connects these buildings to the surrounding context

RESPONSE TO OPINION

ITEM 2.

Blackglen Road - Block A1 View



The horizontal banding creates a homogenous facade that lack variety

The lack of low level planting means there is no buffer between the public realm and Blackglen Road

Blackglen Road - Block A1 View



The exaggerated depth of the gable wall forms a pediment to the facade that mirrors the surrounding roof typologies

The subtle change from smooth render to rough cast render breaks the building into smaller vertical elements

Low level planting surrounding the ground floor create a buffer between the traffic and footfall on Blackglen Road

Dark bronze metal work is a subtle contrast to the off white render.

RESPONSE TO OPINION

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Woodside Road Interface

In response to the planners request, to justify the relationship between the proposed architecture and the existing character of Woodside road, the landscape strategy on Woodside road is to retain and intensify this existing hedgerow with additional native wooland ground flora: bilberry, ling heather, woodrush, hard fern, broadbuckler-fern and honeysuckle.

This strategy will allow the edge of the development to be largely concealed from the woodside road, and where the rear elevations of the Block D two storey houses peak out from behind the tree line, their pitched roofs and render facades echo the local vernacular typolgoies.

Woodside Road - Block D1 View



Woodside Road - Block D1 View



Existing trees have been retained

Pitched roofs echo the architecture of the surrounding buildings

Intensification of the existing native hedgerow

Timber picket fence to create a soft boundary to Woodside Road that in time the hedgerow will grow surround

RESPONSE TO OPINION

ITEM 3.

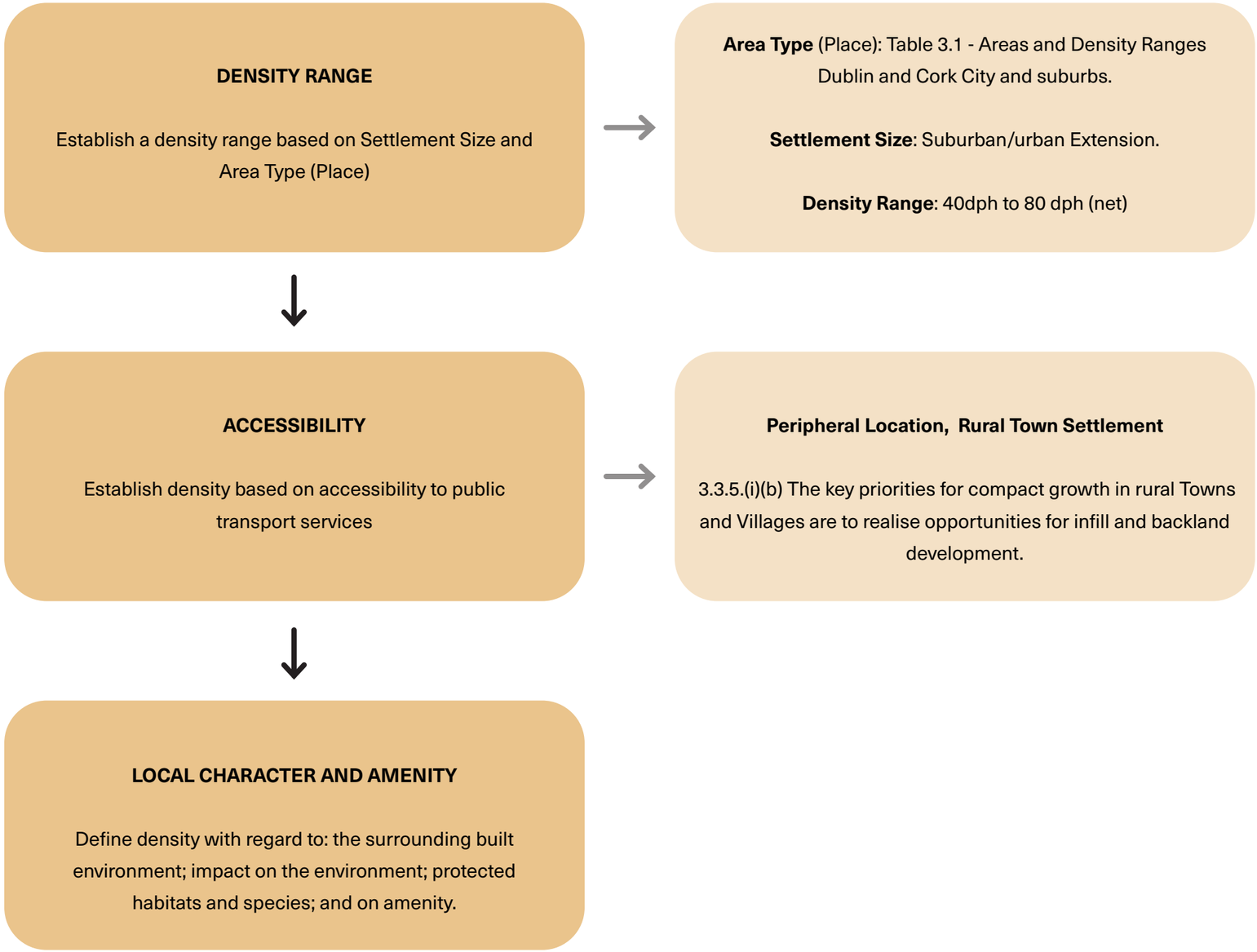
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Establishing Density Range

The proposed LRD Development has been designed in line with the requirements set out in the **Sustainable Residential Development and Compact Settlements - Guidelines for Planning Authorities** (SRDCS).

The adjacent diagram illustrates the process for establishing, optimising and refining appropriate density for a development, set out in **Chapter 3**:

- **Table 3.1 - Areas and Density Ranges**, the proposed development sits within a settlement size classification of suburban/ urban extension and such has a proposed density range of 40 / 80 dwelling per hectare (dph)



RESPONSE TO OPINION

ITEM 3.

The Proposed **LRD Development** has an overall density of **59.22 dph,** which has been achieved by creating both a a large central open space at the heart of the development, and also ensuring that a large green buffer surrounds the proposed development on all sides, with the Easter boundary containing a wildlife corridor that ensures that native species can coexist with the new residents of Blackglen road.

LRD Development Overview

Site Area	38,363 m2 (3.8 hectares)
Gross Internal Area	25,618 m2 (Plot Ratio 0.67)
Site Coverage	22.2% (8,526 m2)
Density (net)	59.22 dph

Unit Mix Summary

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



RESPONSE TO OPINION

ITEM 4.

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Increased Height in Residual Suburban Areas

Policy Objective PHP42: Building Design & Height from Dun laoghaire-Rathdown County Development Plan 2022-2028 requires new developments to comply with the Building Height Strategy for the County set out in Appendix 5. Specific to this proposed development, *Policy Objective BHS 3 – Building Height in Residual Suburban Areas* which aims to promote general building height of 3 to 4 storeys. The proposed development at Blackglen road sits comfortably within DLRCC's height and density limits with proposed heights varying from 2-4 storeys.

The only exception is the 5 storey upper level setback of block B1. The following pages outline compliance with the criteria set out below in table 5.1:



RESPONSE TO OPINION

ITEM 4.

At County Level

1.a

Proposal assists in securing objectives of the NPF, in terms of focusing development in key urban centres, fulfilling targets in relation to brownfield, infill development and delivering compact growth.

Response:

The proposal aligns with the objectives of the National Planning Framework (NPF) by supporting compact growth and enhancing urban development. While the site is a greenfield location, it contributes to the strategic expansion of the urban area, integrating with existing infrastructure and supporting the delivery of sustainable, high-quality development. This approach complements the NPF's focus on achieving balanced urban growth and meeting housing needs, particularly in well-connected and strategically positioned sites.

1.b

*Site must be well served by public transport – i.e. within 1000 metre/10 minute walk band of LUAS stop, DART Stations or Core/Quality Bus Corridor, 500 metre/5 minute walk band of Bus Priority Route - with high capacity, frequent service and good links to other modes of public transport.**

Response:

No, the site does not fully meet the criteria for being well-served by public transport, as it is not within a 1,000-meter (10-minute walk) band of a LUAS stop, DART station, or Core/Quality Bus Corridor, nor within a 500-meter (5-minute walk) band of a Bus Priority Route with high-capacity, frequent services. However, the site benefits from the recent Blackglen Road upgrade, which has improved overall accessibility. Additionally, a semi-frequent bus service is available within a 5-minute walk from the Blackglen Road entrance, providing a reasonable level of connectivity to nearby areas.

1.c

Proposal must successfully integrate into/enhance the character and public realm of the area, having regard to topography, cultural context, setting of key landmarks. In relation to character and public realm the proposal may enclose a street or cross roads or public transport interchange to the benefit of the legibility, appearance or character of the area.

Response:

Yes, the proposal successfully integrates into and enhances the character and public realm of the area, thoughtfully utilizing the sloped topography to harmonize with the site's surroundings. The design semi-conceals the Block B podium-level car parks, minimizing visual impact and preserving the area's aesthetic quality. The stepped duplex apartments are carefully designed to reduce the perception of height, appearing as three stories from the more sensitive southern side of the site while revealing four stories from the northern side. This approach ensures the development complements the existing character, respects the site's context, and contributes positively to the area's legibility and appearance.

1.d

Protected Views and Prospects: Proposals should not adversely affect the skyline or detract from key elements within the view whether in foreground, middle ground or background. A proposal may frame an important view.

Response:

The proposed development does not adversely affect the skyline or detract from key elements within the protected views and prospects. As demonstrated in the verifier view pack, the design integrates harmoniously with its surroundings, ensuring that the skyline remains unobstructed and visually coherent. Additionally, the development respects and enhances key views by maintaining a balanced scale and form that complements the foreground, middle ground, and background, and may even contribute positively by framing certain aspects of the view.

RESPONSE TO OPINION

ITEM 4.

At County Level

1.e

Infrastructural carrying capacity of area as set out in Core Strategy of CDP, relevant Urban Framework Plan or Local Area Plan.

Response:

Please refer to OCSC Traffic & Transport Assessment for a detailed assessment.

RESPONSE TO OPINION

ITEM 4.

At District/Neighbourhood/Street Level

2.a

Proposal must respond to its overall natural and built environment and make a positive contribution to the urban neighbourhood and streetscape.

Response:

The proposed development responds effectively to its natural and built environment, making a positive contribution to the urban neighbourhood and streetscape. The design integrates with its surroundings, respecting the area's topography and character while enhancing the public realm with new public open space at the heart of the development. By incorporating a mix of apartment blocks, duplex units, and houses, the proposal creates a varied and vibrant streetscape that complements the existing urban fabric and fosters a sense of community.

2.b

Proposal should not be monolithic and should avoid long, uninterrupted walls of building in the form of slab blocks.

Response:

The proposed development avoids monolithic design and long, uninterrupted walls of building by being thoughtfully broken down into several smaller apartment blocks, duplex units, and houses. This approach ensures architectural variety, creates visual interest, and maintains a human-scale design, aligning with best practices for cohesive and sustainable urban development.

2.c

Proposal must show use of high quality, well considered materials.

Response:

The proposal demonstrates the use of high-quality, well-considered materials, as comprehensively detailed in the materiality section of the design statement. Each block's material strategy is carefully justified, ensuring a cohesive and context-sensitive approach that enhances the overall architectural quality and durability of the development. This thoughtful selection of materials contributes to the aesthetic appeal and long-term sustainability of the project.

2.d

Proposal where relevant must enhance urban design context for public spaces and key thoroughfares and marine or river/stream frontage.

Response:

The proposed development enhances the urban design context by incorporating a new public open space at its heart, creating a central gathering area that fosters community interaction and vibrancy. Additionally, the inclusion of a nature trail around the southern perimeter of the development integrates the natural environment, promoting accessibility to green spaces and enriching the overall public realm. This thoughtful design enhances key thoroughfares and contributes positively to the site's connectivity and character.

RESPONSE TO OPINION

ITEM 4.

At District/Neighbourhood/Street Level

2.e

Proposal must make a positive contribution to the improvement of legibility through the site or wider urban area. Where the building meets the street,public realm should be improved.

Response:

The proposal makes a commendable contribution to enhancing legibility and connectivity within the site and the wider urban area. The inclusion of a clear pedestrian entrance that links the new public open space and nature trail to the surrounding urban fabric exemplifies thoughtful urban design. Furthermore, the integration of this entrance not only strengthens the pedestrian experience but also enhances the sense of place. Where the building meets the street, the improvement of the public realm will create a welcoming and engaging environment, fostering accessibility and contributing to the overall vibrancy and coherence of the urban area.

2.f

Proposal must positively contribute to the mix of uses and /or building/dwelling typologies available in the area.

Response:

The proposed development makes a significant positive contribution to the diversity of uses and dwelling typologies in the area. By offering a thoughtfully designed mix of uses at the entrance, including a crèche and accessible ground-floor amenities and working spaces for residents, the development fosters a vibrant, multifunctional community hub. The inclusion of varied housing options—ranging from studio apartments to four-bedroom units, duplex two-storey apartments, and two-storey semi-detached houses—ensures a broad appeal to different household sizes and lifestyles, enriching the housing landscape and meeting a variety of needs within the area. This holistic approach strengthens community inclusivity and vitality.

2.g

Proposal should provide an appropriate level of enclosure of streets or spaces.

Response:

The proposed development successfully achieves an appropriate level of enclosure for streets and spaces, enhancing both functionality and aesthetic appeal. By continuing the existing cottage street line, it establishes a cohesive and defined edge along the Blackglen Road street frontage, reinforcing the streetscape's character. The thoughtful arrangement of apartment and duplex buildings creates well-enclosed communal open spaces, fostering a sense of community and security. Additionally, the generous central public open space strikes an excellent balance between openness and enclosure, with surrounding buildings ensuring a high level of passive surveillance. This design contributes to a safe, inviting, and well-integrated urban environment.

2.h

Proposal should be of an urban grain that allows meaningful human contact between all levels of buildings and the street or spaces.

Response:

The proposed development is thoughtfully designed with an urban grain that fosters meaningful human interaction between all building levels and the surrounding streets and spaces. The varied building heights, ranging from 2 to 5 storeys, provide a harmonious scale that supports both visual connectivity and a sense of community. The strategic distribution of public and communal open spaces throughout the development enhances opportunities for engagement, ensuring that residents and visitors can interact with their environment. This design approach creates an inviting, people-focused neighbourhood where connections between buildings, streets, and open spaces are naturally facilitated.

RESPONSE TO OPINION

ITEM 4.

At District/Neighbourhood/Street Level

2.i

Proposal must make a positive contribution to the character and identity of the neighbourhood.

Response:

The proposed development makes a significant and thoughtful contribution to the character and identity of the neighbourhood by creating distinct character areas that align with the site's natural setting and topography. Each area—from Blackglen Road to the lower hillside, upper hillside, and Woodside Road—is carefully designed to respond appropriately to its unique context. This approach not only enhances the sense of place within the development but also ensures it integrates harmoniously with its surroundings. By celebrating the site's natural features and topography, the proposal enriches the neighbourhood's identity and provides a varied and engaging urban experience for residents and visitors alike.

2.j

Proposal must respect the form of buildings and landscape around the site's edges and the amenity enjoyed by neighbouring properties.

Response:

The proposed development demonstrates a sensitive and respectful approach to its surroundings, thoughtfully addressing the form of buildings and the landscape around the site's edges while safeguarding the amenity of neighbouring properties. Adequate separation is maintained from all neighbouring properties, ensuring privacy and minimizing impact. The strategic placement of taller apartment blocks on the lower hillside, embedded into the terrain to reduce perceived height, exemplifies a considerate design approach. Further, the buildings step back from the eastern boundary, and the substantial existing tree line to the south provides effective screening. On the northern edge, duplex apartments are stepped down in height, aligning harmoniously with neighbouring properties, and are designed without windows to prevent overlooking. This careful attention to detail ensures the development integrates smoothly with its context while protecting the quality of life for nearby residents.

RESPONSE TO OPINION

ITEM 4.

At site/building scale

3.a

Proposal must make a positive contribution to the improvement of legibility through the site or wider urban area. Where the building meets the street,public realm should be improved.

Response:

The proposed development makes a strong positive contribution to improving legibility within the site and the wider urban area. The inclusion of a well-thought-out wayfinding strategy for the new public open space ensures clear navigation and enhances the accessibility of key areas. At its interface with Blackglen Road, the development creates a welcoming entrance forecourt framed by the Block A apartment buildings, providing a defined and visually appealing connection to the surrounding urban context. This careful integration not only improves the public realm where the building meets the street but also strengthens the site's overall connectivity and sense of place.

3.b

Proposal must positively contribute to the mix of uses and /or building/dwelling typologies available in the area.

Response:

The proposed development makes a substantial positive contribution to the mix of dwelling types available in the area, addressing diverse housing needs and preferences. By offering a wide variety of residential options, including studio apartments, four-bedroom apartments, duplex apartments, and two-storey semi-detached houses, the development ensures inclusivity and appeals to a broad demographic. This thoughtful range of typologies enriches the housing market, promoting a balanced and vibrant community while supporting long-term sustainability and growth in the area

3.c

Proposal should provide an appropriate level of enclosure of streets or spaces.

Response:

The proposal successfully achieves an appropriate level of enclosure for streets and spaces, creating a balanced and well-defined urban environment. The careful arrangement of buildings ensures a sense of intimacy and structure, while still allowing for openness where needed to enhance accessibility and visibility. This thoughtful design approach fosters a welcoming and safe atmosphere, promoting active use of the spaces and contributing to the overall cohesion and vibrancy of the development.

3.d

Proposal should be of an urban grain that allows meaningful human contact between all levels of buildings and the street or spaces.

Response:

The proposal demonstrates a well-considered urban grain that facilitates meaningful human interaction between all levels of the buildings and the surrounding streets and spaces. The layout and design encourage active engagement by fostering clear visual connections and accessibility between private, communal, and public areas. This approach ensures that the development promotes vibrant, people-centered spaces where residents and visitors can interact, enhancing the overall sense of community and belonging.

RESPONSE TO OPINION

ITEM 4.

At site/building scale

3.e

Proposals must demonstrate regard to the relative energy cost of and expected embodied and operational carbon emissions over the lifetime of the development. Proposals must demonstrate maximum energy efficiency to align with climate policy. Building height must have regard to the relative energy cost of and expected embodied carbon emissions over the lifetime of the development.

Response:

The proposed development demonstrates a strong commitment to sustainability by carefully considering both embodied and operational carbon emissions over its lifetime. The design prioritises maximum energy efficiency, aligning with current climate policies to reduce energy consumption and minimize environmental impact. The building height has been thoughtfully planned to balance energy costs and embodied carbon emissions, ensuring an environmentally responsible approach throughout the development's lifecycle. This focus on energy efficiency and sustainability not only contributes to a greener future but also supports the long-term resilience of the development in line with climate action goals.

RESPONSE TO OPINION

ITEM 4.

County Specific Criteria

4.a

Having regard to the County's outstanding architectural heritage which is located along the coast , where increased height and/or taller buildings are proposed within the Coastal area from Booterstown to Dalkey the proposal should protect the particular character of the coastline. Any such proposals should relate to the existing coastal towns and villages as opposed to the coastal corridor.

Response:

While the proposed development is not located along the coast, it has been designed with a strong regard for protecting the character of the coastline. To ensure minimal visual impact on the coastal area, a comprehensive visual impact assessment has been conducted, including long-distance views of the proposal. This careful consideration ensures that the development complements the natural landscape and does not detract from the outstanding architectural heritage of the County's coastline. The proposal respects the character of the coastal towns and villages by focusing on a design that is sensitive to the broader context, preserving the integrity of the coastline while integrating harmoniously with its surroundings.

4.b

Having regard to the high quality mountain foothill landscape that characterises parts of the County any proposals for increased heights and/or taller building in this area should ensure appropriate scale, height and massing so as to avoid being obtrusive.

Response:

The proposed development thoughtfully responds to its location at the boundary between the town and the mountain foothill landscape, effectively respecting the transition from urban to rural areas. The design incorporates apartment buildings along the northern edge, where the density is higher, and places lower-density houses to the southern edge, in harmony with the surrounding landscape. This approach ensures that the scale, height, and massing of the development are carefully considered to blend with the high-quality mountain foothill landscape. By doing so, the proposal avoids being obtrusive, maintaining a sensitive balance between development and the natural environment, and enhancing the overall character of the area.

4.c

Additional specific requirements (Applications are advised that requirement for same should be teased out at pre planning's stage).

Response:

The proposed development has address the items raised in pre-planning consultation, specifically the Planning Authority's LRD Opinion, which has been carefully considered and a response to each architectural item can be found within this LRD Opinion Response document.

4.d

Specific assessments such as assessment of microclimatic impacts such as down draft.

Response:

The proposed development application includes a comprehensive wind analysis as part of the OCSC submission, ensuring that all potential microclimatic impacts, such as downdrafts, are thoroughly assessed. This proactive approach demonstrates a commitment to creating a comfortable and safe environment for residents and visitors. By addressing these microclimatic factors, the development ensures that any potential wind-related challenges are mitigated, contributing to the overall quality of the public and private spaces within the development. This careful consideration of environmental factors further enhances the sustainability and livability of the proposal.

RESPONSE TO OPINION

ITEM 4.

County Specific Criteria

4.e

Potential interaction of building, materials and lighting on flight lines in locations in proximity to sensitive bird/ bat areas.

Response:

The general height of the proposed building blocks is thoughtfully designed to avoid any potential issues with the interaction of buildings, materials, and lighting on flight lines, particularly in areas sensitive to birds and bats. Given the relatively moderate height of the buildings, the development ensures that it will not create any significant disturbances to local wildlife. Additionally, careful attention will be given to the selection of materials and lighting to further minimize any impact on these sensitive areas, promoting a harmonious coexistence between the built environment and the surrounding natural habitat.

4.f

Assessment that the proposals allows for the retention of telecommunications channels, such as microwave links.

Response:

The proposed development has been carefully assessed to ensure the retention and protection of telecommunications channels, including microwave links. The design takes into account the existing infrastructure, ensuring that these critical communication pathways remain uninterrupted and functional throughout the construction and operation of the development. This proactive approach demonstrates a commitment to maintaining essential services and preserving the integrity of telecommunications networks, aligning with the broader goal of supporting connectivity in the area.

4.g

An assessment that the proposal maintains safe air navigation.

Response:

The proposed development has been carefully assessed to ensure that the 5-storey elements will not interfere with safe air navigation. The height and positioning of the buildings have been thoughtfully designed, taking into account local air traffic regulations and safety requirements. By maintaining an appropriate scale in relation to the surrounding foothills of the mountains, the proposal ensures that it will not pose any issues for flight paths or air navigation, thus prioritising safety while integrating harmoniously with the landscape.

4.h

Relevant environmental assessment requirements, including SEA, EIA (schedule 7 information if required), AA and Ecological Impact Assessment, as appropriate.

Response:

The proposed development places ecology at its core, with a thorough and comprehensive analysis of the existing environmental conditions and the potential impacts of the proposal on the wider ecological context. For a detailed overview of the environmental assessments, including SEA, EIA (schedule 7 information if required), AA, and Ecological Impact Assessment, please refer to the Envirguide's pack of information. This robust approach ensures that all relevant environmental factors are carefully considered, and that the development aligns with best practices for sustainability and ecological protection.

RESPONSE TO OPINION

ITEM 4.

County Specific Criteria

4.i

Additional criteria for larger redevelopment sites with taller buildings

Response:

The proposed development at Blackglen road would not be considered a larger redevelopment site so the additional criteria would not apply.

4.j

Proposal should make a positive contribution to place making, incorporating new streets where appropriate, using massing and height to achieve densities but with variety and scale and form to respond to scale of adjoining development.

Response:

The proposed development makes a strong and positive contribution to place-making, as it thoughtfully incorporates new streets and pathways where appropriate, fostering connectivity and enhancing the overall urban fabric. The architectural design, detailed within OMP's architectural design statement, uses massing and height effectively to achieve desired densities, while ensuring variety in scale and form that responds sensitively to the surrounding development. This approach creates a harmonious integration of the new development with its context, providing a balanced and vibrant environment that respects the scale of neighbouring buildings and promotes a cohesive sense of place.

4.k

For larger unconstrained redevelopment sties BRE standard for daylight and sunlight/any forthcoming EU standards on daylight sunlight should be met.

Response:

The proposed development has been carefully designed to comply with relevant standards for daylight and sunlight, including the BRE guidelines. For further clarification on compliance with these standards, please refer to the OCSC Daylight Sunlight Report, which provides a detailed analysis of how the development meets the required criteria. This ensures that the proposal not only provides high-quality living conditions but also adheres to both current and forthcoming EU standards on daylight and sunlight, prioritising the comfort and well-being of future residents.

RESPONSE TO OPINION

ITEM 7.B

'Transportation Planning note that the proposed development does not make any provision for possible future accesses and/or permeability links to adjacent Lands. The Applicant is requested to give further consideration to the provision of these possible future accesses and/or permeability links to adjacent Lands [regard should also be had to any related issues in any link to the Biodiversity, Parks & Landscaping, and Public Lighting and so on items listed below, and in the attached DLRCC internal Department reports, including with regard to lighting, site layout and services, etc.]'

Possible 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 other 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



RESPONSE TO OPINION

ADDITIONAL ITEM: D

'Complete set of floor plans/elevation/ contiguous elevations/long sections/ boundary treatment plan – to include verified views

Verified Photomontages

The Verified Photomontages have been prepared by Model Works for the proposed LRD at Blackglen Road.

Boundary Treatment Plan

The proposed boundary treatment plan can be reviewed on G+A's Landscape Masterplan drawing:

23170_Balckglen_PA_I_LM

