Appendix 2:

Pre-Planning Comments

Below is a summary of the points raised by DLRCC at this meeting and the Applicant's response:

Design and Layout

- **Height and Level Changes**

  Applicant Response: It is submitted to the Planning Authority that the current LRD has reduced the number of storeys proposed from 2-6 under the previous SHD application (SHD Ref. 314459-22) to 2-5 storeys throughout the scheme.

  A variety of house types and sizes also respond to the site's context and topography. There are four different housing types and they each address their position within the development and create a transition across the site:

  - Type 01 – Apartment (terraced streetscape – A1 & A2)
  - Type 02 – Apartment (stepped profile – B1 – B4)
  - Type 03 – Duplex (split level – C1, C2 & C2A)
  - Type 04 – Semi-detached housing (D1)

  It is noted that the subject site slopes downwards from the south-west side of the site towards the north due to level changes. Natural contours within the site require the proposed B Block apartments to have a stepped profile. The elevations included herewith illustrate that the proposed B Block apartments incorporate a range of 2-4-5 storeys in height. These blocks sit sensitively into the natural contours by providing deep setback terraces with a 2 storey lower element.

  We refer the Planning Authority to the enclosed Design Statement and architecture drawings, prepared by O'Mahoney Pike Architects, which provides additional information regarding height and level changes.

- **Dual Aspect: Provide clarity on Dual Aspect provision**

  Applicant Response: All single aspect facing units has been removed from Blocks A1 and A2. The current LRD scheme also provides for an increase in the number of dual aspect units compared to the previous SHD scheme under SHD Ref. 314459-22 while reducing the number of single north facing units.

  The applicant acknowledges that the Board previously advised under the previous SHD scheme that the number of single aspect and north facing units should be strictly limited and should demonstrate greater than 50% dual aspect and a minimal number (<5%) of north facing units. Previously c. 46% dual aspect unites were proposed, which was below the threshold (under SHD Ref. 314459-22). However, the development now proposes 82% dual aspect units (158 no. units) as part of the new LRD scheme.

  We refer the Planning Authority to the enclosed Housing Quality Assessment and architecture drawings, prepared by O'Mahoney Pike Architects, which provides additional information regarding the number of dual aspect apartments and their orientation, ceiling height and number of bedrooms proposed.

- **External Storage**

  Applicant Response: We refer the Planning Authority to the enclosed housing Quality Assessment, prepared by O'Mahoney Pike Architects, which demonstrates that the proposed development's aggregate storage areas.

- **Woodside Road: DLRCC noted the emergency access and want to see pedestrian and cycle linkages. Permeability of the access point to be clearly set out. Boundary treatment to Woodside Road to be fully detailed. DLRCC don't envisage a public footpath on Woodside Road but there should be a link for pedestrians and cyclists.**

  Applicant Response: In response to the comment above we refer the Planning Authority to the Site Layout Plan on drawing no. 1000 prepared by O'Mahony Pike Architects, which provides clarity regarding emergency access along Woodside Road, in addition to pedestrian and cycle linkages. Permeability of this access point has been demonstrated and the boundary treatment to Woodside Road has been fully detailed on the Boundary Treatment Plan & Details drawing (dwg no. 23170) prepared by Gannon and Associates Landscape Architects.

Landscaping and Public/Communal Open Space.

- **Roof Terraces: private or communal?**

  Applicant Response: The roof terraces proposed for apartment Block's (B1 & B2 and B3 & B4) are private for the use of residents that will occupy said block. We refer the Planning Authority to the enclosed drawings, prepared by O'Mahony Pike Architects, which indicate the proposed communal terraces for apartment blocks B1 + B2 and B3 + B4 (refer to dwg no. 20006A-OMP-B1B2-ZZ-DR-A-1000 & 20006A-OMP-B3B4-ZZ-DR-A-1000).

- **Ensure the informal nature-based play area is well linked and has passive surveillance.**

  Applicant Response: An informal nature-based play area that is well linked is now proposed and includes passive surveillance from surrounding units.

  We refer the Planning Authority to the enclosed landscape Design Rationale and play and fitness details landscape drawing (dwg no. 23170), prepared by O'Mahoney Pike Architects, which provides additional information regarding the informal nature-based play area proposed.

- **DLRCC questioned the use of amphitheatre and asked if there would be dual usage of same.**

  Applicant Response: The proposed natural amphitheatre has been designed from moulding land from the site and shall not include dual usage. It is proposed to provide seating elements for the use of residents and/or the public.

- **The houses and duplexes to the north-west/west of the site along appear to be fenced off from the proposed public open space tree trail. Design team should clarify.**

  Applicant Response: We note that the previous fencing has been removed and the proposed duplex units and houses now have access to the proposed public open space tree trail located to the north-west/west side of the subject site.

Residential and Visual Amenity

- **Preserved views on Woodside Road: Last SHD there were negative comments.**

  Applicant Response: We refer the Planning Authority to the enclosed photomontages document, prepared by Model Works, which details 5 no. illustrative views requested by the Planning Authority for photomontage production and visual impact assessment.

Landscape Character and Visual Impact Assessment.

- **Trees to be retained?**

  Applicant Response: We refer the Planning Authority to the enclosed tree report and tree survey drawings prepared by Enviroguide, which state that the planned development of the site requires the removal of 7 (19%) category B trees, whilst retaining a total of 29 trees (81%). However, the redevelopment of the site includes a major new landscape scheme that will see

313 new trees in and around the site, which equates to an 869% increase in the number of trees on site.

- **Concerns regarding rock breaking.**
  Applicant Response: There is granite protruding from the surface of the ground throughout the site. The levels of the ground on the site vary by circa 20m, therefore the rock level also varies by circa 20m.

  We refer the Planning Authority to the enclosed road drawings, prepared by OCSC Engineers, which provides additional information regarding the proposed road levels.

Transport - Access

- **DLRCC commented on the traffic entrance and stated that it is a requirement that right turning vehicles won't cause delays along the Blackglen Road.**
  Applicant Response: A new primary access is proposed off Blackglen Road. This was designed as a priority junction with pedestrian and cycle crossing where required. The proposed entrance has been designed in accordance with the requirements of DMURS, particularly with respect to sightline requirements, corner radii and pedestrian infrastructure.

  We refer the Planning Authority to the enclosed DMURS Design Principles document, prepared by OCSC Engineers, which provides additional information regarding site accessibility.

- **Future connection to adjacent lands.**

  Applicant Response: Any future connections to adjacent lands is premature considering we have not provided a masterplan. In addition, any 3rd parties would not support the development. However, the client can ensure that access is facilitated if required as there is a legal standing.

Car Parking:

- **Creche Parking / Provide details on Staff Parking.**

  Applicant Response: As outlined in the GA Plans – Blocks A1 + A2 – Level 00 drawing (dwg no. 20006A-OMP-A1A2-00-DR-A-1000) and the parking schedule, prepared by O'Mahony Pike Architects, it's clear that access is not blocked for the proposed creche car parking. There is a total of 10 no. spaces provided for creche parking, which equates to 1 no. space per 40m2.

  A separate mobility manager/travel coordinator will be appointed at the creche once it's completed and operational. However, it's anticipated that the majority of the utilisation of the creche will be by residents of the development and as such, the creche will not generate any specific vehicular trips aside from the small number of staff members.

- **Car Parking Spaces**

  Applicant Response: The concerns of the Planning Authority were taken into consideration as the design of the scheme progressed. We refer the Planning Authority to the revised S32B Engineering Mobility Management Plan and Traffic and Transportation Assessment, prepared by O' Connor Sutton Cronin, which outlines development plan policy relating to parking provision.

Bicycle Parking:

- **Bike Workshop: DLR thinks this is a good idea. Should provide a rack or clamp and washing facilities.**

  Applicant Response: A bike workshop has been incorporated into the design of Block A1 and shall provide rack and/or clamp and washing facilities for the use of residents/staff/visitors who need to avail of such. We refer the Planning Authority to the enclosed ground floor plan drawing (dwg no. 20006A-OMP-A1+A2-00-DR-A-1000) for apartment blocks A1 and A2, prepared by O'Mahony Pike Architects for additional information.

- **Cycle audit to comply with DLR standards and other sections of the CDP.**

  Applicant Response: We refer the Planning Authority to the enclosed Mobility Management Plan, prepared by OSCS Engineering, which details existing and future cycle facilities.

- **Clarity on motorcycle parking.**

  Applicant Response: As referred to in the enclosed car parking schedule, the proposed scheme shall provide a total of 9 no. motorbike spaces.

Surface Water Management and Flood Risk.

- DLRCC raised concern regarding a small amount of flooding on site and stated an SSFRA was required. COF from Uisce Eireann is included.

  Applicant Response: We refer the Planning Authority to the enclosed Site Specific Flood Risk Assessment, prepared by OCSC Engineers, which states that there is no significant risk for flooding in the proposed development and it appropriate for use and the Confirmation of Feasibility from Uisce Eireann for additional information.

Ecological/Environmental Matters.

- Consultation required with Mary Hegarty re LUX levels. - low level LUX requested. The use of Bollards was not favoured. Reference to Bat Guidelines in relation to lighting.

  Applicant Response: We refer the Planning Authority to the enclosed Public lighting Report, prepared by OCSC Engineers, which has been reviewed and agreed by Mary Hegarty.

- **Justify position of ecological corridor along the S/E boundary**. Taking in charge map for ecological corridor to be provided.

  Applicant Response: The position of the ecological corridor along the south eastern boundary of the subject site has been confirmed by consultation with Anne Murray (DLRCC Biodiversity Officer). It is noted that Enviroguide and Gannon and Associates will develop this corridor by engaging further with Anne Murray to progress the design of such.

  The ecological/wildlife/refuge corridor relates to the ecology of and connects to Fitzsimons Wood provides a vital connection for animals such as deer for example. This corridor can be classified as a wildlife corridor for animals seeking refuge and will be exclusive of humans to preserve natural paths for habitat diversification and promotion of coexistence.

  We refer the Planning Authority to the enclosed Green Infrastructure Masterplan, prepared by Gannon and Associates Landscape Architects, for additional information regarding the ecological corridor.

Part V considerations.

- **Part V: Contact Aiden Conroy in the DLRCC housing department regarding part V units**

  Applicant Response: As referred to in the enclosed Part V booklet, prepared by OMP Architects, a total of 19 no. apartment units have been allocated for Part V provision within Block A1 (15 no. units) and Block A2 (4 no. units).