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2.1 Site Context

The main development site comprises an area of c. 2.58 ha. There are additional lands (of approx. 0.16 ha) included within the red line boundary for the site, which provide for service connections and access proposals along Leopardstown Road and via Silverpines. In total, the application red line site boundary extends to an overall site area of c.2.74 ha.

The site is located between Brewery Road and Leopardstown Road in Dublin 18 and has significant and direct frontage onto Leopardstown Road. The site is located adjacent to residential developments at Silverpines, The Chase and Leopardstown Lawn and the Anne Sullivan Centre and is also located adjacent to Leopardstown Park and greenway.

The site is currently served by vehicular /pedestrian access from Brewery Road (via Silverpines) and via 10 no. access points located at Leopardstown Road.

The site comprises 11 main structures including 10 residential dwellings known as 'Annaghkeen', Dalwhinnie', 'Madona House', 'Alhambra', 'Souk El Raab', 'Calador', 'Cloonagh', 'The Crossing', Wellbrook' and 'Woodleigh', Leopardstown Road, Dublin 18 and 'St. Joseph's House (a protected structure) for the Adult Deaf and Deaf Blind', Brewery Road, Stillorgan, Co. Dublin.

An aerial view and site location map for the subject site is identified in the figure 2.1 below.



Figure 2.1 - Subject Site (shaded red)

Buildings on Site / Site Features

The current site comprises the following buildings:

- St. Joseph's House for the Adult Deaf and Deaf Blind (A Protected Structure)
- A single storey residential dwelling known as 'Madona House'
- A large 2 storey detached residential dwelling known as 'Annaghkeen'
- A large 2 storey detached dwelling known as 'Dalwhinnie'
- A large 2 storey detached dwelling known as 'Alhambra'
- A large single storey dwelling known as 'The Crossing'
- A large 2 storey detached dwelling known as 'Calador'

- A large 2 storey detached dwelling known as 'Wellbrook'
- A large 2 storey detached dwelling known as 'Souk El Raab'
- A large 2 storey detached dwelling known as 'Cloonagh'
- A large 2 storey detached dwelling known as 'Woodleigh'
- Large Mature Trees along the boundaries
- Surface Car Parking

The residential dwellings on site at 'Madona House, 'Annaghkeen' 'Dalwhinnie' 'Alhambra', 'Souk El Raab', 'Calador', 'Cloonagh', 'The Crossing', 'Wellbrook', and 'Woodleigh' would be classified as 'Residential' use and these properties are proposed for demolition within the current scheme.

The overall site is relatively level and has access points via Silverpines to serve 'St. Joseph's' and 'Madona House. There is also communal access to the 9 other properties at Leopardstown Road and there is gated pedestrian/car access onto Leopardstown Road serving St. Joseph's. It is this projects vision to retain the sylvan characteristics of the site while introducing new resident's courtyards and green open spaces to further enhance its landscape and amenity value. It is planned to have a 'Tree walk' and jogging route around the perimeter of the site set amongst the mature trees while the new buildings are set back from the boundary to respect this 'Green' edge. The development will also further enhance pedestrian movement by creating pedestrian linkages between the resident's courtyard spaces and the large public park and playing field to the North

St. Joseph's House for Adult Deaf and Deafblind

St. Joseph's House for Adult Deaf and Deafblind (St. Josephs) is no longer in use as a residential care facility for the Adult Deaf and Deaf Blind. The Catholic Institute for Deaf People previously occupied the house but their lease from Homeland Silverpines Ltd expired in February 2021.

The Protected Structure on site has been the subject of extension over the years, although planning records are not accurate, and it cannot be pinpointed as to the exact date of extension. Records indicate that extension to the facility generally occurred in the 70s, 80s and 90s.

The extent of works proposed to Saint Joseph's House (a Protected Structure) include:

- The demolition of a single storey office, conservatory, glazed link and associated outbuildings (demolition total approx. 158 sq m GFA);
- The removal of external steel gates, all external steel escape stairs / escape stairs, concrete steps, canopies, existing ramp access, an external wall and associated roof area;
- Relocation of external granite steps and the provision of a new raised entrance terrace, steps and ramp areas;
- Replacement of existing rooflights, the addition of roof lights, part new roof / new zinc roof;
- The provision of new door and window openings;
- Modifications to internal layout including the removal of walls and partitions and the addition of new dividing walls.

2.2 Public Transport

The site is well served by public transport with the site located 600m and 700m from the Central Park and Sandyford Luas stops, which in turn provide a direct connection north to Dublin City Centre and beyond. This stop is on the Green Luas line and journey time to St. Stephen's Green is 26 minutes with services running every 3-5 minutes during peak times (7-10am and 4-7pm Monday – Friday; 11am – 8pm Saturday, Sunday and Bank Holiday Mondays) and 10-15 minutes at off peak times (operating hours other than peak times set out). With covid restrictions in place (at the time of writing), the Luas is currently operating at 50% capacity.

In addition, the site is located in close proximity to the N11 public transport corridor, which is a quality bus corridor/bus priority route. Distances to the nearest bus stops are 900m or 11 minutes walking time. Travel time to St. Stephen's Green is 25 mins.

There are also a number of regular bus services on the R113 Leopardstown Road, N31 Brewery Road and N11 Stillorgan Road. The N11 is a primary arterial route connecting the suburbs of south Dublin with the city center. The closest bus stop on the N11 is approximately 16 minute walk away from the centre of the subject site, and is served by the 46A, 70, 75, 84X and 145 bus routes with services between the city centre at 10 minute intervals at peak periods.

2.3 Surrounding Area

The overall site is broadly triangular in shape and does not include the lands of the Anne Sullivan Centre, which is a residential facility to assist adults who are deafblind. The site is located to the south of Leopardstown Park; to the east of residential development at Silverpines; north of residential development known as 'The Chase'. The St Joseph's house site area includes a substantial proportion of open landscape, with the primary buildings being located to the west, with a smaller "bungalow type building" in the centre.

The subject site also has excellent connectivity to local amenities and major areas of employment. It is located adjacent to Leopardstown Park and within 1km of Leopardstown Golf Club, Foxrock Golf Club, Sandyford Business Park, Central Park and South County Business Park. The site is also within 2km of Stillorgan Village Centre.

The proposal site is within a 500m radius of Sandyford Urban Core with associated shops and services and the Beacon South Quarter Urban Centre further southwest and can be seen in Figure 2.4 below. It is also well served by public transport, specifically, the site is located c. 600m from the Green Line Luas Stop at Sandyford and c. 700m from the Central Park Luas Stop. In addition, there are a number of regular bus services on the R113 Leopardstown Road, N31 Brewery Road and N11 Stillorgan Road. The N11 is a primary arterial route connecting the suburbs of south Dublin with the city center. The closest bus stop on the N11 is approximately 16 minute walk away from the centre of the subject site, and is served by the 46A, 70, 75, 84X and 145 bus routes with services between the city centre at 10 minute intervals at peak periods.

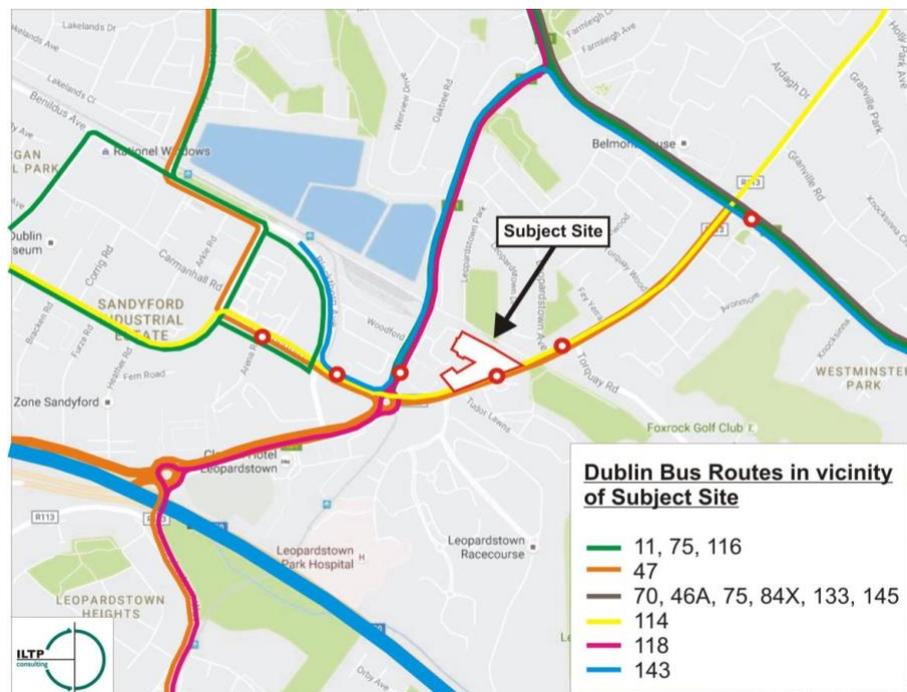


Figure 2.2 Bus routes in the vicinity of the proposed development

In addition, Leopardstown Park is situated to the north east of the proposed site. The proposed development provide for the potential to connect to this adjoining park.



Figure 2.4 – Site Context Map

2.4 Planning Context

Zoning

The Dun Laoghaire Rathdown County Development Plan 2016-2022 is the relevant statutory planning context for the subject site. As illustrated by figure 2-2, the subject site is located an area zones 'A' which is to 'Protect and / or improve residential amenity'. Uses permitted in principle under this zoning include:

“Assisted Living Accommodation, Open Space, Public Services, Residential, Residential Institution, Travellers Accommodation.”

The above uses are considered the most appropriate to the subject site as they are permitted in principle under the zoning. The principle of a residential development is therefore acceptable under the zoning. Café and Childcare Facility are also identified as uses open to consideration.

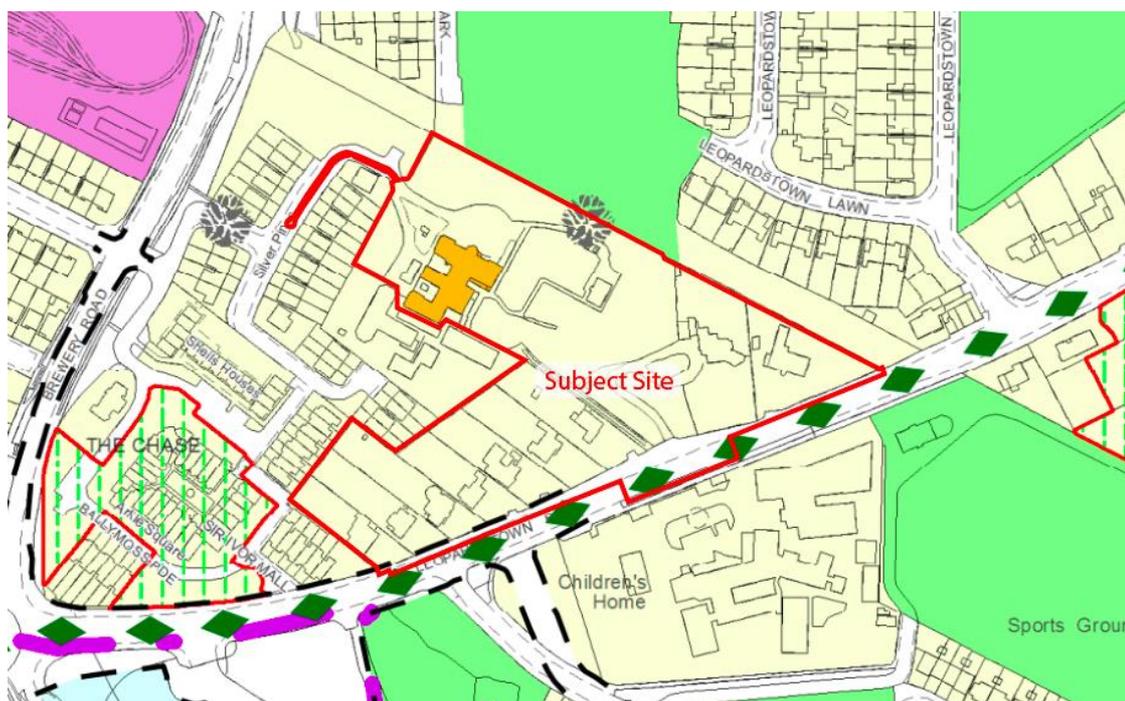


Figure 2.5 - Extract of the DLRC Development Plan showing subject site zoned 'A'

Protected Structure

In addition, the site currently under review contains a Protected Structure. The following designation is made in the Development Plan:

- Structure name - Saint Joseph's House
- Location - Silver Pines, Brewery Road, Stillorgan, Co. Dublin
- Description - House
- RPS No. 1548

Consideration has been given to Development Plan requirements for Development in proximity of a Protected Structure in this proposal.

Architectural Conservation Area (ACA)

Arkle Square ACA (former Shiel's Institution) is located to the south west of the subject site and comprises a series of terraced two-storey, houses facing onto a small square. The building group was originally known as Sheils Institution and included 24 Almshouses built in c.1868 by the Charles Sheils Almshouses Charity for Poor and Deserving People to designs of Charles Lanyon. The buildings are finely constructed in granite, brick, sandstone, Portland and slate and might be considered to have an Arts & Crafts style to their forms and detailing. A number of views of them from within the ACA have been identified as having significance.

The ACA identifies the Arkle Square significance as follows -

- *The complex represents a fine example of a nineteenth century architectural style combining elements of Venetian Polychrome and Arts-and-Crafts styles.*
- *The houses have externally (street side) not been altered to an extent that their homogeneity has been irrevocably disturbed.*

- *The survival of original features and the use of decorative materials and details are characteristic of the ACA.*
- *The use of materials and detailing in the construction of the buildings is of importance as representative of structures from the nineteenth century.*
- *The complex exhibits fine craftsmanship in the creation of stone walling”*

The ACA recognises that the alterations to the front gardens and particularly to the central square have compromised its significance in these areas.

The proximity of the Arkle Square ACA has been carefully considered from the early design stages of this proposed scheme, and the scheme has been designed so as to mitigate and minimise any negative impacts on the architectural heritage of the site and its context.

Tree Preservation

There is also an objective on the site “*To protect and preserve Trees and Woodlands*”.

The Tree File Arborists have been retained for the purposes of this proposal and they have confirmed that all tree impacts at the subject site can be appropriately managed and mitigated. In addition to the above, we note that the Landscape Plan prepared by Mitchell & Associates fully considers the Tree Preservation Objective and will provide an enhanced landscaped setting for both the existing and proposed development.

2.5 Development Proposed

The proposal submitted provides for a residential development consisting of:

- The demolition of 10 no. properties and associated outbuildings at ‘Madona House’ (single storey), ‘Woodleigh’ (2 storeys), ‘Cloonagh’ (2 storeys), ‘Souk El Raab’ (2 storeys), ‘Welbrook’ (2 storeys), ‘Calador’ (2 storeys), ‘Alhambra’ (2 storeys), ‘Dalwhinnie’ (2 storeys), ‘Annaghkeen’ (2 storeys) and ‘The Crossing’ (single storey) (combined demolition approx. 2,291.3 sq m GFA).
- The refurbishment, separation and material change of use of Saint Joseph’s House (a Protected Structure) from residential care facility to residential use
- 463 residential (apartment) units, (in the form of 6 no. residential blocks (Blocks A-F) ranging from 2 to 10 storeys over basement as follows:
 - 85 no. studio apartments,
 - 117 no. 1 bed apartments,
 - 248 no. 2 bed apartments,
 - 13 no. 3 bed apartments
- Residential tenant amenity space of (approx. 636sq m), café (approx. 49sqm) and creche Facility (282 sq m)
- 259 no. Car Parking Spaces (232 no. at basement level, 30 of which are electric charging spaces and 27 no. at surface level)
- 968 no. Bicycle Parking Spaces (816 at basement level and 152 at surface level)
- 10 no. Motorcycle Spaces (all at basement level)
- Public Open Space
- Vehicular Access
- Basement Areas
- 3 no. ESB Sub Stations and 2 no. Switch Rooms
- All Associated Site Development Works

2.6 Planning History - Subject Site

A brief synopsis of the planning history pertaining to the site subject of the proposed development is set out below.

The planning history associated with the site relates to 1 planning application and 1 vacant site levy entry. This history is set out in brief below.

Reg. Ref: D17A/0337 & ABP Ref. PL06D.249248

A review of the planning history pertaining to the site confirms that there is 1 significant planning application, which was granted permission by An Bord Pleanála in 2017. This permitted application site forms part of the current proposed application site.

In 2018, planning permission was granted for development on a portion of the current site under consideration. Under this permission, 131 residential units were permitted (126 apartments and 5 Town houses). In addition, a Crèche Facility and a Residential Club House were also permitted under this application following further information provided to the Local Authority and an appeal of the decision to An Bord Pleanála who granted permission with conditions.

The site layout for this permitted permission is as follows:



Figure 2.6 Permitted Development D17A/0337 & PL06D.249248

In summary:

- Block A as permitted delivered 49 residential units
- Block B as permitted delivered 58 residential units
- Block C as permitted delivered 11 residential units
- Block D as permitted delivered 5 town house units
- St. Joseph's House delivered 8 residential units, a crèche facility of 268 sq m and residential tenant amenity facility or clubhouse of 112 sq m.

A mentioned a grant of permission was issued from An Bord Pleanala for the development referenced in May 2018. The permission issued is for 7 years and expires in 2025.

Since the lodgement of above planning application (in April 2017) and the subsequent issue of a decision to grant permission for the proposal (in May 2018), there has been a significant shift in planning policy in relation to building height, residential density and car parking. We refer specifically to the adoption of:

- 'Project Ireland 2040: National Planning Framework',
- The 'Sustainable Urban Housing: Design Standards for New Apartments - Guidelines for Planning Authorities (2018)' and
- 'Urban Development and Building Heights: Guidelines for Planning Authorities (2018)'.

These documents are now placing significant emphasis on the delivery of additional height and increased residential densities at locations proximate to public transport.

In addition to this additional lands along Leopardstown Road have (since the issue to the above decision) become available for development. The current site, the subject of this application now comprises those lands the subject of the permission referenced above with the addition of a number of additional detached properties along Leopardstown Road.

The inclusion of the additional lands concerned form an opportunity to deliver on a sustainable approach to appropriate residential density at this site and a new streetscape with upgraded public realm is delivered on Leopardstown Road.

For comparison purposes, the Site Location Plans associated with the above permission and the current proposal are set out below. The red line boundaries, clearly set out the difference in application areas.

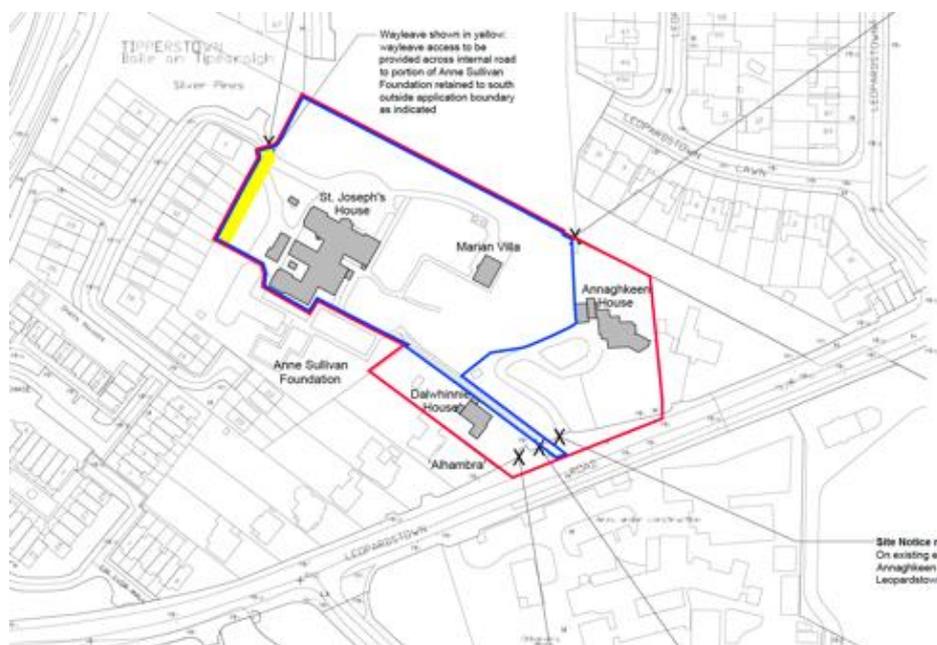


Figure 2.7 - Site Location Plan / Application Site Boundary Reg. Ref. D17A/0337 & ABP Ref. PLo6D. 249248



Figure 2.8 - Current Site Location Plan/Application Site Boundary

With this in mind, the applicant has revisited the development potential associated with the site and has spent significant time reviewing appropriate designs and layouts with the assistance of a comprehensive design team.

Tree Clearance

Tree clearance works have taken place across a portion of the current site, which are works attributable to proposals for tree removal permitted under Reg Ref D17A/0337 and ABP Ref. PL06D.249248). The current application and proposals have incorporated these works into the current arboricultural survey to ensure that the current arboricultural information is reflective of the present on-site condition for trees.

Some other minor planning history pertaining to the subject site is further outlined below.

St. Joseph's

The planning history below relates to the property on site referred to as 'St. Joseph's'.

Reg. Ref. G-2389

The Catholic Institute for the Deaf, sought permission in November 1974 for the following development:

“Single storey bedroom unit to replace existing accommodation.”

On assessment of the proposal, the Planning Authority issued a decision to grant permission for the proposal in January 1975.

Reg. Ref. 86A/968

The Dominican Sisters, sought permission in July 1986 for the following development:

“Two permanent single storey therapy units.”

On assessment of the proposal, the Planning Authority issued a decision to grant permission for this proposal in October 1986.

Reg. Ref. D96A/0003

The Dominican Sisters/Catholic Institute for the Deaf, sought permission in January 1996 for the following development:

“Single storey 8-bedroom residence for adult deaf/blind.”

On assessment of the proposal, the Planning Authority issued a decision to grant permission in February 1996.

Marian Villa (aka Madona House)

Reg. Ref. 88A/798

The Dominican Sisters, sought permission in 1988 for the following development:

“Single storey residence at Saint-Joseph’s House, Brewery Road, Stillorgan.”

On assessment of the proposal, the Planning Authority issued a decision to grant permission for the proposal in October 1988. Following this decision, a first Party appeal was lodged in September 1988, against the condition No. 4 regarding a financial contribution. In February 1989, the Bord issued a decision to grant permission and amended Condition 4 as appropriate.

In addition to the above, we note that there were a number of applications for fire safety certificates, which are not considered relevant for the purposes of consideration in relation to this planning application.

Site at ‘Annaghkeen’

The planning history listed below relates to the site at ‘Annaghkeen’.

Reg. Ref. D98A/0349

Brendan Daly sought permission for a new entrance off Leopardstown Road to serve the existing house and for the erection of a 2.4-metre-high fence to divide the property internally.

The development sought was identified as follows:

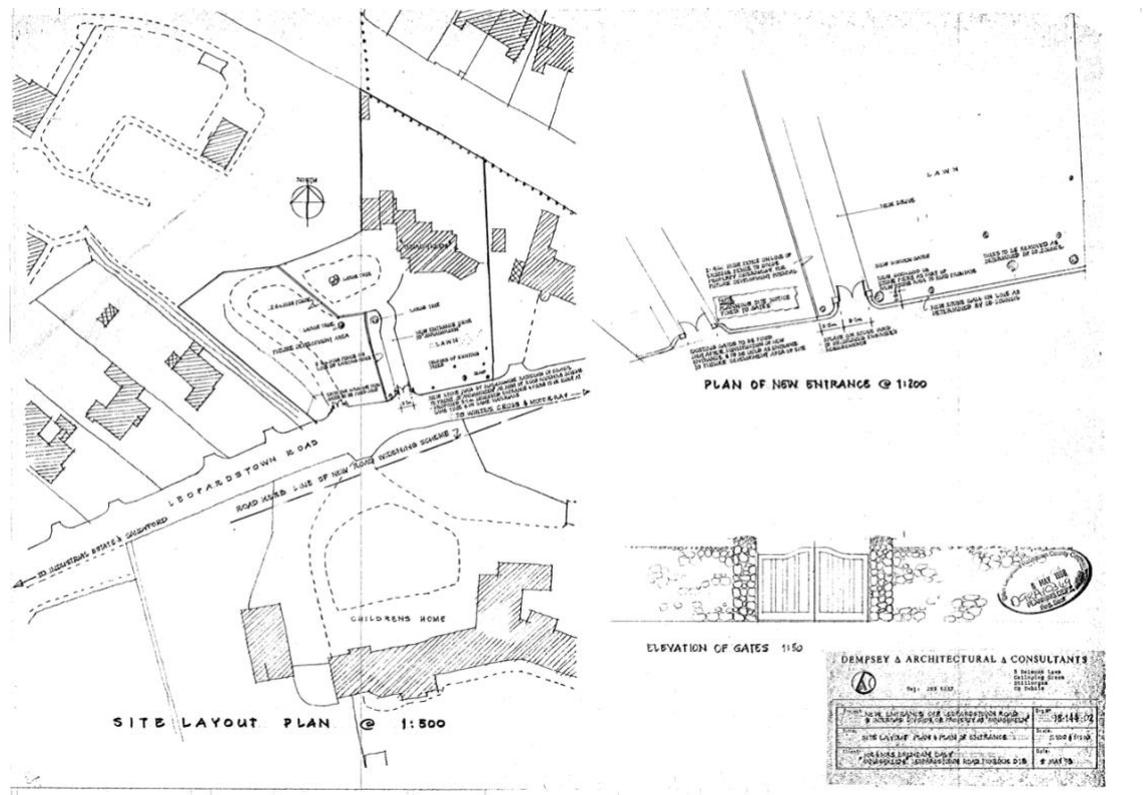


Figure 2.9 New Entrance Proposal

Permission was refused for the following reasons:

1. *In the absence of information as to the future use of the sub-divided area the proposed sub-division would lead to a site with no obvious use or access which could become an eyesore and therefore would be contrary to the proper planning and development of the area.*
2. *The provision of an additional access to the Leopardstown Road would be contrary to good planning, as it would tend to reduce the capacity and safety characteristics of the new Leopardstown Road.*

There is no significant planning history identified for the other properties identified on the site namely, 'Alhambra', 'Dalwhinnie', 'Calador', 'Wellbrook', 'Souk El Raab', 'Cloonagh', 'the Crossing', and 'Woodleigh'.

2.7 Planning History - Surrounding Context

Site at the Former FAAC Site

The following site is c. 250 m south west of the subject site.

Reg Ref: D17A/1060 & ABP-301661-18

BHR Developments Ltd sought permission for the demolition of existing commercial buildings on site (c. 4600sq m GFA) and for the construction of an office development c. 36617sq m within 3 no. commercial buildings ranging in height from 5 to 6 storeys with a ground floor café (c. 172sq m) in Block 1, 346no. car parking spaces at basement level, 188 no. long-stay and 183no. short stay bicycle spaces and 14no. motorcycle spaces. All associated site development, services provision and landscaping works.

On assessment of the proposal, the Planning Authority issued a decision to **grant permission** for the proposal in April 2018. Following this decision, third party appeals were made to the ABP against this development. The ABP under **Reg. Ref. ABP-301661-18** decided to **grant permission** in December 2018. This decision is illustrative of the evolving context of the area in terms of character and density.



Figure 2.10 - Illustrative Design D17/1060

Site at "Kinvara and Kinros"

This site is located c. 500m to the north east of the subject site.

Reg. Ref: D19A/0972

The applicant, Rivertempus Ltd, sought permission in April 2020 for the following development:

Permission for development on this 3,606 sq m site. Works are also proposed on Leopardstown Road comprising amendments to existing road markings located in the centre of the road carriageway at the entrance to Fey Yerra Wood to facilitate a formal right turn pocket for vehicles. The development will consist of: the demolition of the two existing dwellings (585 sq m) and associated ancillary sheds and the provision of an eighteen unit, three story duplex residential development in two blocks comprising 4 No. 1 bed apartments, 6 No. 2 bedroom apartments and 8 No. 3 bedroom apartments (1,982 sq m gross floor area). The development also includes 27 No. car-parking spaces; cycle parking; the realignment of the existing entrance southwards requiring the relocation of the existing ESB kiosks further south and the demolition of the southern pillar and the wall south of the existing access; the widening and resurfacing of the existing access avenue to provide a shared surface incorporating the inclusion of 44 sq m of lands to the west of the access avenue from the adjoining Mornacott site; the facilitation of 2 No. car-parking spaces for the permitted mews dwelling at Mornacott as granted under DLR Reg. Ref. D17A/1058; potential pedestrian links on the north-eastern and eastern boundaries; bin storage (29 sq m); hard and soft landscaping; boundary treatments; signage; lighting; changes in level; diversion of services and all other associated site works above and below ground.

On assessment of the proposal, the Planning Authority issued a decision to **grant permission** for the proposal in June 2020. Following this decision, third party appeals were made to the ABP against the development. The ABP under **Reg. Ref. ABP-307574-20** decided to **grant permission** in January 2021. This decision is illustrative of the evolving context of the area in terms of character and density.



Figure 2.11 - Illustrative Design D19A/0972

Reg. Ref: D17A/0478

The applicant, Rivertempus Ltd, sought permission in May 2017 for the following development:

- Permission for the demolition of the two existing dwellings (585 sqm) and associated ancillary sheds and the provision of a nine unit, three story residential development comprising 4 no. 5 bed semi-detached dwellings measuring 181 sqm with outdoor terraces

on their rear (south-western) elevation; 2 no. 4 bed semi-detached dwellings and 2 no. 4 bed terraced dwellings measuring 174 sqm with outdoor terraces on the front (south-eastern elevation); and 1 no. 5 bed detached dwelling measuring 282 sqm with an outdoor terrace on its rear (south-western) elevation. The development also includes car-parking, the realignment of the existing entrance southwards requiring the relocation of the existing ESB electricity kiosks further south and the demolition of the southern pillar and part of the wall south of the existing access, the widening and resurfacing of the existing access avenue to provide a shared surface incorporating the inclusion of 10.05 sqm of lands to the west of the access avenue from the adjoining Mornacott site, the provision of a pedestrian link along the western boundary into the adjoining public open space, the removal of trees, bin storage, hard and soft landscaping, lighting, changes in level, diversion of services and all other associated site works above and below ground.

On assessment of the proposal, the Planning Authority issued a decision to **refuse permission** for the following reasons:

- The proposed development at a density of 29 units per hectare, is not considered to be of a sufficiently high density and is contrary to Section 5.8 of the 2009 Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas.
- The layout and design of the proposed development does not appropriately integrate to the context of the subject site adjoining a public open space and as a result would not be consistent with the proper planning and sustainable development of the area.

Under **Reg. Ref. PL06D.249042**, the ABP issued a decision to **refuse permission**.

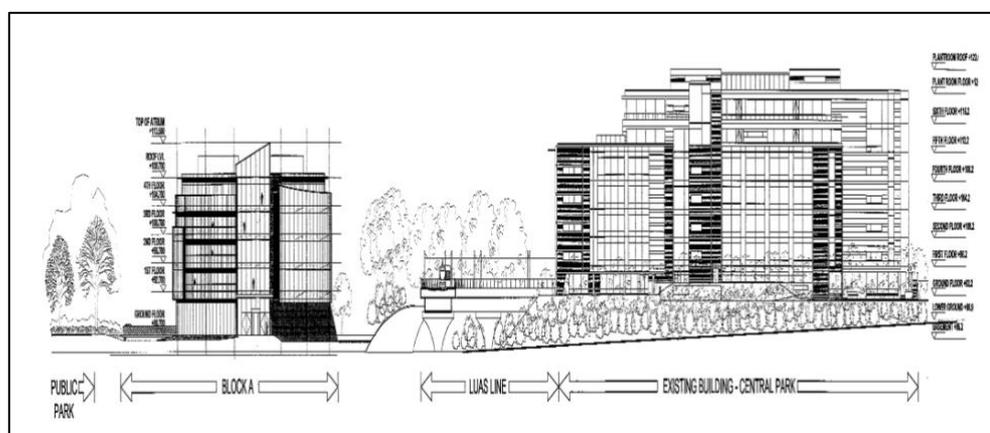
Site including Infinity House, Media House at South County Business Park

The site is located to the south west of the subject site.

Reg. Ref: D15A/0695

The applicant, Cyril McGuire, sought permission in November 2015 for the following development:

- The development will consist of: the demolition of all existing structures on the site (3,000 sq m approximately) and the provision of 3 no. new 5 story office buildings (with rooftop plant and access set back from the building edge) known as Blocks A, B, and C including undercroft and surface car parking (298 no. spaces) with a total gross floor area of 26,525 sq m approximately. The development will also include ground floor cafes in Blocks A and B (830 sq m); ancillary staff gymnasiums; all hard and soft landscaping; boundary treatments including pedestrian access; bicycle parking; changes in level; attenuation works; pedestrian paths; plant and ESB substations and all site excavation and development works above and below ground.



Upon review of the proposal, the Planning Authority issued a decision in January 2016 to **grant permission**. The planners report stated that the existing buildings on site which were proposed to be demolished were outdated and did not optimise the full development potential of the site. The planners report further stated that the building height limits have been established through an assessment of location and character of the area and the proposed land use, its stated that building heights should be determined by how it responds to its surrounding environment.

Reg. Ref: D17A/0944

The applicant, South County Property, sought permission in October 2017 for the following development:

Permission for development at this site Phase 1 of the previously permitted South County Gateway office development, now known as 'One South County' (currently under

Figure 2.12 - Illustrative Design D15A/0659

construction). The development will consist of amendments to Phase 1 ('One South County') of the previously permitted development (Reg. Ref. D15A/0695) comprising revisions to the stair core arrangement and the re-alignment of the façade, with related increases in gross floor area to the central bridge at first, second, third and fourth floor levels; the re-configuration of permitted floorspace at the undercroft level including the provision of additional circulation and other ancillary floorspace (152 sqm); the conversion of the permitted winter garden to meeting rooms (fourth floor level); the provision of additional plant area at the undercroft and rooftop levels (71 sqm); changes in level and all associated minor elevational amendments and site excavation and development works above and below ground. The amendments will result in an increase in office floorspace of 316 sqm excluding plant.

On assessment of the proposal, the Planning Authority issued a decision to **grant permission** in December 2017.

Reg. Ref: D18A/1240

The applicant, South County Property, sought permission in May 2019 for the following development:

Permission for development at this site, Phase 1 of the previously permitted South County Gateway office development, now known as One South County (currently under construction). The development will consist of amendments to Phase 1 (One South County) of the previously permitted development (Reg. Ref. D15A/0695) comprising the Change of Use of the permitted café (450 sqm) and staff gymnasium (200 sqm) to offices with associated site development works.

The Planning Authority, having reviewed the proposal issued a decision to **grant permission** in June 2019.

Reg. Ref: D20A/0422

The applicant, Mastercard Ireland Ltd., sought permission in September 2020 for the following development:

The development will consist of amendments to existing commercial office building at One South County as previously permitted under Reg. Ref. D15A/0695, and as amended under D17A/094 and D18A/1240, comprising: 1. Change of use of the office spaces (302 sq.m and 502 sq.m) on the ground floor to proposed Mastercard Experience Centre (302sq.mm) and staff restaurant and associated kitchen (502 sq.m) 2. Two no. proposed backlit logo signs, of c.1.87m x c. 3m each, surface mounted to existing facade, on the north elevation at fifth floor level and on the south elevation at roof level. 3. Proposed new security room, of 54 sq.m, at ground floor level located in the upper deck car park. 4. Removal of 3 no. parking spaces & alteration to existing roadway kerbing to facilitate installation of new traffic island & automatic traffic barriers to the west of the building at ground level. 5. Proposed extension

of existing screened plant rooms at roof level, on both west elevation (31 sq.m) and east elevation (78 sq.m). 6. Proposed new storage rooms (38 sq.m, 27 sq.m and 59.36 sq.m) and new generator plant room (45 sq.m) at basement level- this results in the removal of 5 no. car parking spaces. 7. Proposed alterations to the north eastern facade to include for louver panels within existing curtain wall system at first floor spandrel level. 8. Relocation of existing vehicular access barrier from bottom of ramp at basement level to top of ramp accessing the basement car-parking. 9. Proposed 7 no. 4m high pole structures on north, east and south elevations to include for site CCTV and security infrastructure. 10. Proposed infill of all existing site boundaries to include for extension of existing walls and fences on all boundaries and the introduction of pedestrian gates at existing pedestrian access points and car barriers at vehicular access point from the west of the site. 11. Associated site development works and landscaping.

Upon reviewing the proposal, the Planning Authority issued a decision to **grant permission** in October 2020.

Reg. Ref: D20A/0610

The applicant, Cyril McGuire, sought permission in March 2021 for the following development:

Permission for development; the site is bounded by the previously permitted Two South County office building (currently under construction) to the north and existing office buildings and related surface car parking to the south, east and west. The development will consist of the provision of a new 5 storey office building (with rooftop plant and roof garden amenity area/winter garden) over basement car park with a total gross floor area of 14,205 sq m approximately (excluding basement). The development will also include all hard and soft landscaping including the provision of a new urban plaza; boundary treatments including pedestrian access; bicycle parking; surface car parking; revisions to the existing internal road network and access arrangements serving the site; changes in level; attenuation works; pedestrian pathways; plant; ESB substation and all site excavation and development works above and below ground.



Figure 2.13 - Illustrative Design D20A/0610

On assessment of the application and request of further clarifications from the applicant, the Planning Authority issued a decision to **refuse permission** in April 2021. The reason for refusal is that if the proposed development was implemented, it would result in a situation whereby D15A/0695 could not be completed in accordance with condition 1 of that permission by virtue of the fact that the

southernmost permitted block of the three would be within the footprint of the proposed development.

Site at 'The Children's Sunshine Home'

The following site is directly across the subject site at Leopardstown Road.

Reg. Ref: D19A/0289

Permission was sought by the applicant, The Children's Sunshine Home, for the installation of 106 sqm (64 no.) photovoltaic solar panels mounted on south facing, single story pitched roof between 3.52m and 6.05m above ground level and 23 sqm (14 no.) photovoltaic solar panels mounted on east facing single story, pitched roof between 3.52m and 4.78m above ground level.

The Planning Authority reached their decision to **grant permission** in June 2019.

Reg. Ref: D19A/0328

Permission was sought by the applicant, The Children's Sunshine Home for the erection of 2no. brown PVC coated, corrugate, steel clad, 9m x 5m storage sheds, with roof ridge height 3m together with associated site works, drainage and footpath in the south-east corner of the campus site.

The Planning Authority issued a decision to **grant permission** for the proposal in August 2019.



Figure 2.14 - Illustrative Design D19A/0328

Reg. Ref: D15A/0464

The applicant, The Children's Sunshine Home, sought permission for a single story, one-bedroom extension and corridor (25sq m).

On assessment of the proposal, the Planning Authority issued a decision to **grant permission** in September 2015.

Reg. Ref: D15A/0350

The applicant, The Children's Sunshine Home sought permission for a single story, one-bedroom extension (17.8sq m) with hipped roof (ridge height 4.82 m) and associated site works.

On assessment of the proposal, the Planning Authority issued a decision to **grant permission** in July 2015.

Reg. Ref: Do8A/1285

The applicant, The Children's Sunshine Home, sought permission in November 2008 for the construction of 8 bed childcare facility 2 stories high, 8.085m above ground floor and including overnight

accommodation for parents, mortuary, staff facilities and plant rooms at North East of site. Demolition of two story building containing stores and eating spaces. Alterations at boundary to provide new ESB substation. New boiler, standby generator and bin compound. New landscaping paths and alterations to car parking area for provision of additional 16 spaces.

On assessment of the proposal, the Planning Authority issued a decision to **grant permission** in March 2009.

Appendix 2.1 - Planning History

A brief synopsis of the planning history pertaining to the overall subject site and the surrounding context is set out below. Planning applications taken into consideration are within 5 years including any developments over 2 units and inside c. 1km radius from the subject site.

Subject Site:

A review of the planning history pertaining to the site confirms that there is 1 significant planning application, which was granted permission by An Bord Pleanála in 2017.

D17A/0337 &

ABP PL06D.249248

Permission was **GRANTED** following further information provided to the Local Authority and an appeal of the decision to An Bord Pleanála who granted permission with conditions for a 7 year permission for the demolition of 3 no. existing residential dwellings known as 'Annaghkeen', Dalwhinnie' and 'Marian Villa' and associated outbuildings (combined demolition c.662.2 sqm GFA) and the material change of use of St Joseph's House from residential care facility to residential use to provide for an overall development of 139 no. residential units (133 no. apartments and 6 no. houses) all in a scheme of 2-5 storeys partly over dual access basement level. The proposal shall provide for a new residential scheme (Blocks A-E) including: A. The construction of Blocks A-C (3-5 storeys) over dual access basement level (c.4,311 sqm) comprising 122 no. apartment units. B. The Construction of 6 no. townhouses in the form of Block D. C. The refurbishment and separation of St Joseph's House (2 storeys) into 11 no. residential units to form Block E, which shall include the demolition of a single storey extension and associated outbuildings (demolition total c.172.82 sqm GFA), the removal of external gates, modifications to elevations including new windows, doors and glazed balcony, new external steps and ramps, modifications to internal layout including the removal of walls and partitions and the addition of new dividing walls and part new roof. Block A (5 storeys) shall provide for 53 no. apartment units (13 no. 1 beds, 37 no. 2 beds and 3 no. 3 beds); Block B (5 storeys) shall provide for 58 no. apartment units (7 no. 1 beds, 49 no. 2 beds and 2 no. 3 beds); Block C (3 storeys) shall provide for 11 no. apartment units (7 no. 1 beds, 3 no. 2 beds and 1 no. 3 beds); Block D (2-3 storeys) shall provide for 6 no. townhouses (5 no. 3 bed terrace houses - Type T1 and 1 no. 4 bed detached house - Type T2) and Block E (2 storeys) shall provide for 11 no. apartment units (8 no. 2 beds and 3 no. 3 beds) in the former St Joseph's House building all with associated balcony/terrace/private garden areas. The development shall also consist of the amalgamation of 3 no. existing access points along Leopardstown Road (R113) to provide for 1 no. vehicular and pedestrian access point. The existing access point from Brewery Road (N31) to St Joseph's House via Silverpines will be maintained and the existing access serving the Anne Sullivan Centre for the Deaf Blind will be maintained with minor revisions to the point of access. Permission is also sought for 166 no. car parking spaces (139 no. at basement level, 27 no. at surface level), 200 no. bicycle parking spaces, bike stores (at basement and surface level), bin storage areas (at basement and surface

level), plant areas, c.5,960 sqm of public open space (including new tree walk, courtyard spaces and new play area), new boundary treatment, green roofs associated with Blocks A-C, provision for pedestrian connections to the adjoining park, site services and all associated site development service connections and landscape works.

We understand that site clearance works have commenced under this permission.

Surrounding Context (c. 1 km radius)

Site at Kinvara & Kinros Leopardstown Rd. (c. 500m north east of the subject site).

D19A/0972

Permission was **GRANTED** for the demolition of the two existing dwellings (585 sq m) and associated ancillary sheds and the provision of an eighteen unit, three storey duplex residential development in two blocks comprising 4 No. 1 bed apartments, 6 No. 2 bedroom apartments and 8 No. 3 bedroom apartments (1,982 sq m gross floor area). The development also includes 27 No. car-parking spaces; cycle parking; the realignment of the existing entrance southwards requiring the relocation of the existing ESB kiosks further south and the demolition of the southern pillar and the wall south of the existing access; the widening and resurfacing of the existing access avenue to provide a shared surface incorporating the inclusion of 44 sq m of lands to the west of the access avenue from the adjoining Mornacott site; the facilitation of 2 No. car-parking spaces for the permitted mews dwelling at Mornacott as granted under DLR Reg. Ref. D17A/1058; potential pedestrian links on the north-eastern and eastern boundaries; bin storage (29 sq m); hard and soft landscaping; boundary treatments; signage; lighting; changes in level; diversion of services and all other associated site works above and below ground.

Foxrock Villa, Torquay Rd. (c. 1km east of the subject site)

D21A/0247

The Planning Authority requested additional information for development consisting of four detached 5-Bedroom 2-storey plus dormer houses to side and rear with revised and new vehicular access off Torquay Road and new vehicular access to Golf Lane, and all associated site works. Foxrock Villa is to be retained.

The Grange, The Lodge, Oaktree Business Centre, Stillorgan/Brewery Rd. (c. 1km north of the subject site).

ABP 3053045/19

Permission was **GRANTED** for a `Build to Rent` strategic housing development consisting of the demolition (total c.1, 398 sq. m GFA) of The Grange Select Marketing Suite (1 storey), Oaktree Business Centre (2 storeys) and The Lodge (2 storeys); and the construction of a new residential scheme of 287 residential units; residential tenant amenity space of c.961.5 sq. m; a crèche facility of c.658 sq. m; and a substation of c.96.5 sq. m in the form of 6 new blocks (Blocks H, J, M, N, P and Q) ranging in height from 1 - 11 storeys as follows: The residential development provides for 287 no. units (19 no. studio units, 125 no. 1 bed units and 143 no. 2 bed units) in Blocks H, J, M and N as follows: Block H (7 - 11 storeys

from Brewery Road) comprising 99 no. apartments (6 no. studios, 50 no. 1 bed units and 43 no. 2 beds); Block J (5 - 10 storeys from Brewery Road) comprising 75 no. apartments (36 no. 1 bed units and 39 no. 2 bed units); Block M (4 - 9 storeys from podium) comprising 73 no. apartments (38 no. 1 bed units and 35 no. 2 bed units); and Block N (6 - 7 storeys from Brewery Road) comprising 40 no. apartments (13 no. studios, 1 no. 1 bed units and 26 no. 2 bed units). Each residential unit has associated private open space in the form of a balcony/terrace/roof terrace. The following residential tenant amenity space, crèche facility and substation proposals are also delivered: Blocks H (7 - 11 storeys) also contains a residential tenant amenity space of c.961.5 sq. m. This area includes a gym space, male and female changing areas, accessible changing areas, a cinema room, entrance lobby, lounge areas, kitchen/dining areas, games area, management suite, 4 no. meeting rooms, co-working space, security/parcels area, storage areas, tea station, toilets, letter box area and all associated extraneous areas, all of which are areas dedicated to use by future tenants. Block P (3 storeys) provides for a crèche facility of c.658 sq. m and associated outdoor play area in the form of a roof terrace of c.222.9 sq. m. Block Q (1 storey at basement level/level 00) provides for an ESB substation of c.96.5 sq. m. A basement area (total c.3,324.8 sq. m) is also proposed below Blocks H, J & M at Level 00. A total of 100 car parking spaces (16 at surface level and 84 at basement level), 596 bicycle spaces (518 at basement level and 78 at surface level) and 5 motorcycle spaces (all at basement level) are proposed. Waste Management areas and plant areas are also located at basement level. Public open space is also proposed in the form of external residential amenity spaces, play areas, courtyards, gardens and trim trails (c.10,465 sq. m). Provision is also made for pedestrian connections to the adjoining park to the south west, the N11 Stillorgan Road to the north east and the existing The Grange development to the south east. Nos. 2 and 3 The Grange Cottages (single storey) are retained within the current proposal and works to these residential dwellings relate solely to landscape proposals. No works are proposed to the structure or layout of these units. The development shall be accessed via the existing vehicular access point from Brewery Road. It is proposed to reconfigure the alignment of this vehicular access point to facilitate the proposed development and provide for improved access and egress for the overall The Grange development. The associated site and infrastructural works include provision for water services; foul and surface water drainage and connections; attenuation proposals; permeable paving; all landscaping works; boundary treatment; internal roads and footpaths; and electrical services. The application may be inspected online at the following website set up by the applicant: www.grangeshd.ie

Site at Roselawn & Aberdour, Stillorgan Rd. (c. 1.2 km north east of the subject site)

ABP 304068/19

Permission was **GRANTED** for a strategic housing development consisting of: the demolition of the existing structures on site (1 No. vacant dwelling (240 sqm) and 1 No. part built dwelling (301 sqm)) and the provision of a Build-to-Rent residential development comprising 142 No. apartments (73 No. one bed apartments, 68 No. two bed apartments and 1 No. three bed

apartment). The development is principally provided in 2 No. blocks as follows: Block A to the south-west of the site ranges in height from part-five to part-seven storeys over basement and Block B to the north-east of the site ranges in height from part-single storey (lower ground floor) to part-five storeys over part undercroft/part basement. The scheme includes communal amenity facilities (358 sqm) comprising social integration space in a stand-alone single storey garden pavilion block (80 sqm) and a gymnasium, multifunctional area and work lounge in Block B (278 sqm). The development also proposes a pedestrian link from the N11 to Granville Road via Knocksinna Court; permanent vehicular access off Knocksinna Court via Granville Road and temporary construction access off the N11; provision of a gate for emergency access towards the south-western corner of the site onto the N11; works to Knocksinna Court including the provision of a new footpath on the northern side, landscaping, installation of foul and surface water sewers along the roadway and the provision of double yellow lines; 91 No. car parking spaces (81 No. at part undercroft/part basement level and 10 No. at surface level); set down area; bicycle parking; bin storage; boundary treatments; hard and soft landscaping; lighting; plant; sedum roofs; substation; lighting; and all other associated site works above and below ground. The gross floor space of the development is 11,199 sqm in addition to a part undercroft/part basement measuring 3,332 sqm principally providing car and cycle parking, and plant. The application may be inspected online at the following website set up by the applicant: www.roselawnsd.ie.

D16A/0904

Permission was **GRANTED** for the demolition of partly constructed dwelling; improvement of pedestrian public right of way; improvement of road and footpath of Knocksinna Court; the construction of a residential development having a gross floor area of c.7,450 sqm (including underground car park floor area of 2050 sqm gross). The building will be two-three and four-storey, plus penthouse level, over basement and will provide for a total of 48 no. apartments (5 no. one bed-roomed, 37 no. two bed-roomed and 6 no. three bed-roomed) on ground and upper floors. The basement will accommodate 63 car spaces, 48 bicycle spaces, 3 motorbike spaces, bin store and general purpose room. 6 no. car spaces and 10 no. bicycle spaces will be provided above ground. Vehicular access to the development will be from Knocksinna Court. The development will also consist of the permanent closure of the existing vehicular entrance to Aberdour on the Stillorgan Road (access and egress for emergency vehicles only), all associated site formation and development works, landscaping, piped infrastructure (including 1 no. below ground attenuation tank and 1 no. below ground interception storage tank) and plant.

Site at Funchal & Garryknock, Stillorgan Rd. (c. 1.1km north east of the subject site).

D16A/0670

Permission was **GRANTED** for the demolition of 2 no. two-storey habitable dwellings and associated outbuildings/structures (totalling 534 sqm gross floor area) and the construction of a residential development (total gross

floor area of 3,829.8 sqm) comprising 2 no. four storey apartment buildings (1,574 sqm, and 684 sqm) respectively, along with 8 no. three storey semi-detached dwellings (totalling 1,505 sqm), to provide a total of 29 no. residential units (21 apartments and 8 no. houses) and associated site development works. The construction of the proposed 29 no. residential unit development comprises of: Apartment Block 'Type A' arranged over four storeys consisting of 14 no. residential units (3 no. one bed, 9 no. two bed and 2 no. three bed) with a gross floor area of 1,574 sqm, associated entrance lobbies, circulation areas, lifts, stairs, internal plant and private amenity spaces; Apartment Block 'Type B' arranged over four storeys consisting of 7 no. residential units (3 no. one bed, 3 no. two bed and 1 no. three bed) with a gross floor area of 683 sqm, associated entrance lobbies circulation areas, lifts, stairs, internal plant and private amenity spaces; 8 no. three storey semi-detached houses (7 no. House 'Type C' with gross floor area of 186.5 sqm each and 1 no. House 'Type D' with gross floor area of 199.5 sqm) arranged in 4 no. buildings with total gross floor area of 1,505 sqm. The permanent closure of 2 no. existing vehicular entrances and 1 no. pedestrian entrance onto the Stillorgan Road, Termination of the current 'Garrynock' vehicular and pedestrian access from the neighbouring 'Fairways' residential development; Primary vehicular and pedestrian access to the proposed development will be via a new single entrance from Stillorgan Road, Bin store (24 sqm) and bicycle storage (43.8 sqm) with 22 no. bicycle spaces; Boundary treatments, hard and soft landscaping, 46 no. surface car parking spaces, vehicle and pedestrian circulation roads, services (including 1 no. below ground attenuation tank and 1 no. below ground interception storage tank) and all other ancillary and associated site development works above and below ground level.

D18A/1112

Permission was **REFUSED** by the Planning Authority but **GRANTED** by An Bord Pleanala for the demolition of 2 no. two-storey habitable dwellings and associated outbuildings/structures (totalling 534 sq m gross floor area); and the construction of an apartment building (3,502 sq m gross floor area) of 4 no. storeys over basement parking in height (totalling 5 no. levels) to consist of: 28 no. residential units (6 no. one bedroom apartments, 14 no. two bedroom apartment and 8 no. three bedroom apartments); basement car park and vehicular access ramp (incorporating 43 no. car parking spaces, 32 no. bicycle parking spaces, and a communal waste storage area (46 sq m); and associated entrance lobbies, circulation areas, lifts, stairs, internal plant and private amenity spaces. The permanent closure of the current 'Garrynock' vehicular and pedestrian access from the neighbouring 'Fairways' residential development; the permanent closure of 1 no. existing 'Funchal' vehicular access and 1 no. dedicated pedestrian access from the N11 Stillorgan Road; upgrade and enhancement of 1 no. existing 'Funchal' vehicular access from the N11 Stillorgan Road, to provide the primary vehicular and pedestrian access to the proposed development, along with two new dedicated pedestrian entrances from the N11 Stillorgan Road; boundary treatments, hard and soft landscaping, including a playground, internal vehicle and pedestrian circulation routes, services (including 1 no. below ground attenuation

tank) and all other ancillary and associated site development works above and below ground level.

'Cintra' Leopardstown Rd. (c.550m north east of the subject site).

D21A/0294

The Planning Authority have **REFUSED** permission for development consisting of: (a) the demolition of a detached two storey dwelling, a semi-detached two storey Doctors Surgery and a single storey shed; (b) the construction of 7 no. dwellings consisting of: 1 no. semi-detached, three storey, 4-bed dwelling, 1no. semi-detached, three-storey, 3-bed dwelling, 2 no. end terrace, three storey, 4 bed dwellings, 2 no. mid-terrace, three storey, 3-bed dwellings and 1 no. detached, three storey, 4 bed dwelling; (c) amendments to existing site entrance, provision of a bicycle store, provision of 2 no. visitors car parking spaces, landscaping and associated site development works.

Site on southwest corner of junction at Carmanhall Rd & Blackthorn Rd. (c. 1 km west of the subject site).

D16A/0158

Permission was **GRANTED** for the demolition of the existing two-storey warehouse/production building with ancillary offices on the site (approximately 3,890 sq.m. (gross internal) and the construction of a 5 to 8 storey mixed use development in two blocks comprising: 1) 147 no. apartments (29 no. one bedroom, 102 no. two bedroom; and 16 no. three bedroom (including 5 no. duplex units); 2) a 216 sq.m. crèche; 46 sq.m. gymnasium; 93 sq.m. media suite; and 141 sq.m. cafe at ground level fronting onto Blackthorn Road; 3) a single level undercroft providing 151 no. car parking spaces, 158 no. bicycle parking spaces, service and plant areas, waste management areas and storage areas; 4) the construction of a new vehicular entrance from Carmanhall Road and a fire tender/cycle access from Blackthorn Road; 5) the provision of an internal landscaped courtyard; 6) and all other associated works including the provision of 32 no. surface bicycle parking spaces and the relocation of the existing pedestrian crossing on Carmanhall Road required to facilitate the proposed development.

ABP303467/19

Permission was **GRANTED** for a strategic housing development, consisting of: (i) construction of a student accommodation development with an overall gross floor area of 25,459sqm in 1 no. seven to nine no. storey block. The development will include: 17 no. two-bed units; 1 no. three-bed units; 8 no. four-bed units; 42 no. five-bed units; 21 no. six-bed units; 35 no. seven-bed units; and 7 no. eight-bed units, providing a total of 817 no. bedspaces. Ancillary student support facilities are also proposed, including: an entrance/reception (101sqm); management office (55sqm); and gym (297sqm) located at ground floor level, and 21 no. communal spaces (internal), including movie room, study and hang-out spaces (comprising a total of 842sqm) across all levels of the building; (ii) The provision of 2 no. commercial units fronting Blackthorn Road - a café/lounge (119sqm) and a laundrette (85sqm) at ground floor level fronting Blackthorn Road; (iii) The provision of 57 no. car-parking spaces (3 no. of which are disabled car-parking spaces), 586 no. bicycle parking spaces (560 no. provided within the ground floor parking area and 26 no. provided along the Carmanhall Road and Blackthorn Road frontages), 5 no. motorcycle parking spaces; bin stores, plant rooms, switch room and ESB sub-station at ground floor level; alterations to the existing vehicular entrance from Carmanhall Road; creation of a new vehicular entrance from the Blackthorn Road which will serve as an entrance for bin collection and emergency services only; and

creation of a new cycle path along the Carmanhall Road and Blackthorn Road frontages; (vi) All ancillary works, including landscaped areas, comprising an internal courtyard and public open space along the Carmanhall Road and Blackthorn Road frontages; boundary treatments, all ancillary drainage works, including SuDS drainage, lighting; public footpath works; and all other associated site services, site infrastructure and site development works. The application contains a statement setting out how the proposal will be consistent with the objectives of the Dun Laoghaire- Rathdown Development Plan 2016-2022. The application may be inspected online at the following website set up by the applicant: www.sandyfordstudentaccommodation.com.

ABP310104/21

A decision has not yet been issued by An Bord Pleanála for permission for a strategic housing development consisting of: (i) construction of a Build-To-Rent residential development within a new part six, part eight, part nine, part eleven storey rising to a landmark seventeen storey over basement level apartment building (40,814sq.m) comprising 428 no. apartments (41 no. studio, 285 no. one-bedroom, 94 no. two-bedroom & 8 no. three-bedroom units) of which 413 no. apartments have access to private amenity space, in the form of a balcony or lawn/terrace, and 15 no. apartments have access to a shared private roof terrace (142sq.m) at ninth floor level; all apartments have access to 2,600sq.m of communal amenity space, spread over a courtyard at first floor level and roof terraces at sixth, eighth and ninth floor levels, a 142sq.m resident's childcare facility at ground floor level, 392sq.m of resident's amenities, including concierge/meeting rooms, office/co-working space at ground floor level and a meeting/games room at first floor level, and 696sq.m of resident's amenities/community infrastructure inclusive of cinema, gym, yoga studio, laundry and café/lounge at ground floor level. The café/lounge will primarily serve the residents of the development and will be open for community use on a weekly/sessional basis; provision of 145 no. vehicular parking spaces (including 8 no. mobility parking spaces, 2 no. club-car spaces and 44 no. electric charging spaces), 5 no. motorcycle parking spaces, bin stores, plant rooms, switch room and 2 no. ESB sub-stations all at ground floor level; provision of bicycle parking (752 no. spaces), plant and storage at basement level; permission is also sought for the removal of the existing vehicular entrance and construction of a replacement vehicular entrance in the north-western corner of the site off Carmanhall Road; provision of improvements to street frontages to adjoining public realm of Carmanhall Road & Blackthorn Road comprising an upgraded pedestrian footpath, new cycling infrastructure, an increased quantum of landscaping and street-planting, new street furniture inclusive of bins, benches and cycle parking facilities and the upgrading of the existing Carmanhall Road & Blackthorn Road junction through provision of a new uncontrolled pedestrian crossing; and, All ancillary works including provision of play equipment, boundary treatments, drainage works - including SuDS drainage, landscaping, lighting, rooftop telecommunications structure and all other associated site services, site infrastructure and site development works. The former Avid Technology International buildings were demolished on foot of Reg. Ref. D16A/0158 which also permitted a part-five rising to eight storey apartment building. The development approved under Reg. Ref. D16A/0158, and a subsequent part-seven rising to nine storey student accommodation development permitted under Reg. Ref. PLo6D.303467, will be superseded by the proposed development. The application may be inspected online at the following website set up by the applicant: www.carmanhallroadshd.ie

The Former Aldi Site, Carmanhall Rd, Sandyford Business District (c.1.4km west of the subject site).

ABP301428/18

Permission was **GRANTED** for a strategic housing development consisting of the demolition of all buildings and structures on the site and the construction of a residential development of 460 no. apartments (1 no. studio unit, 92 no. one bedroom, 303 no. two bedroom; and 64 no. three bedroom) in six 5 to 14 storey blocks (above podium comprising: 1) a total of 139 no. apartments (22 no. one bedroom, 98 no. two bedroom (including 10 no. duplex units) and 19 no. three bedroom units (including 2 no. duplex units)) in 11 storey Block A; 2) a total of 58 no. apartments (22 no. one bedroom, 23 no. two bedroom (including 12 no. duplex units) and 13 no. three bedroom) in 8 storey Block B; 3) a total of 35 no. apartments (12 no. one bedroom and 19 no. two bedroom (including 14 no. duplex units) and 4 no. three bedroom (including 2 no. duplex units) in 5 storey Block C; 4) a total of 64 no. apartments (1 no. studio unit, 47 no. two bedroom and 16 no. three bedroom) in 14 storey Block D; 6) a total of 74 no. apartments (16 no. one bedroom, 52 no. two bedroom (including 7 no. duplex units) and 6 no. three bedroom (including 1 no. duplex unit)) in 10 storey Block E; 7) a total of 90 no. apartments (20 no. one bedroom, 64 no. two bedroom (including 7 no. duplex units) and 6 no. three bedroom (including 1 no. duplex unit)) in 12 storey Block F; 8) the provision of ancillary on-site facilities including: a 149.6 sqm. gymnasium and 85.3 sqm yoga/spin studio (with associated changing rooms and toilets: 69 sqm) and a 64.1 sqm movie room on the Blackthorn Drive level of Block C; • a 231.9 sqm crèche on the boulevard level of Block C; a 36.9 sqm administration office, a 33.4 sqm meeting/events room and a 75.8 sqm reception area/entrance lounge on the Blackthorn Drive level of Block D; a 153.1 sqm lounge / café, a 18 sqm bar/kitchen and a 40.8 sqm games room on the boulevard level of Block D; and a 59.4 sqm communal meeting room on the second floor of Block A 9) the construction of a two level basement providing 454 no. car parking spaces, 516 no. bicycle parking spaces, service and plant areas. waste management areas and storage areas; 10) the construction of 2 no. new vehicular accesses -to the two level basement car park and to the 45 no. space car park under the podium of Block A from Carmanhall Road, and 2 no. pedestrian accesses, one from Blackthorn Drive and one from Carmanhall Road; 11) the provision of landscaped courtyards and an internal pedestrian boulevard connecting to the existing boulevard in the Rockbrook development to the west; and 12) all other associated works required to facilitate the proposed development including the paving of and tree planting on the footpaths and provision of vehicle drop off areas on the Blackthorn Drive and Carmanhall Road frontages. The application may be inspected online at the following website set up by the applicant: www.tivwayplanning.com.

ABP305940/19

Permission was **GRANTED** for a strategic housing development, which will have a Gross Floor Area of 49,342 sqm m will principally consist of: the demolition of the existing structures on site and the provision of a Build-to-Rent residential development comprising 564 No. apartments (46 No. studio apartments, 205 No. one bed apartments, 295 No. two bed apartments and 18 No. three bed apartments) in 6 No. blocks as follows: Block A (144 No. apartments) is part 10 to part 11 No. storeys over basement; Block B (68 No. apartments) is 8 No. storeys over basement; Block C (33 No. apartments) is 5 No. storeys over lower ground; Block D (103 No. apartments) is part 16 to part 17 No. storeys over lower ground; Block E (48 No. apartments) is 10 No. storeys over semi-basement; and Block F (168 No. apartments) is 14 No. storeys over semi basement. The development provides resident amenity spaces (1,095 sqm) in Blocks A, C and D including concierge, gymnasium, lounges, games room and a panoramic function room at Roof Level of Block D; a creche (354 sqm); café (141 sqm); a pedestrian thoroughfare from Carmanhall Road to

Blackthorn Drive also connecting into the boulevard at Rockbrook to the west; principal vehicular access off Carmanhall Road with servicing and bicycle access also provided off Blackthorn Drive; 285 No. car parking spaces (254 No. at basement level and 31 No. at ground level); 21 No. motorcycle spaces; set-down areas; bicycle parking; bin storage; boundary treatments; hard and soft landscaping; lighting; plant; ESB substations and switchrooms; sedum roofs; and all other associated site works above and below ground. The application may be inspected online at the following website set up by the applicant: www.sandyfordcentralshd.ie.

Site at the Former FAAC Site, Leopardstown Rd and Burton Hall Rd, Sandyford (c. 250 m south west of the subject site)

D17A/1060 & ABP

301661-18

Permission was **GRANTED** for the d Demolition of existing commercial buildings on site (c. 4600sq m GFA) and for the construction of an office development c. 36617sq m within 3 no. commercial buildings raging in height from 5 to 6 storeys with a ground floor café (c. 172sq m) in Block 1, 346no. car parking spaces at basement level, 188 no. long-stay and 183no. short stay bicycle spaces and 14no. motorcycle spaces. All associated site development, services provision and landscaping works.

Site at South County Business Park, Leopardstown Rd., Dublin 18. (c. 150 m south west of the subject site)

D15A/0695

Permission was **GRANTED** for the demolition of all existing structures on the site (3,000 sq m approximately) and the provision of 3 no. new 5 story office buildings (with rooftop plant and access set back from the building edge) known as Blocks A, B, and C including undercroft and surface car parking (298 no. spaces) with a total gross floor area of 26,525 sq m approximately. The development will also include ground floor cafes in Blocks A and B (830 sq m); ancillary staff gymnasiums; all hard and soft landscaping; boundary treatments including pedestrian access; bicycle parking; changes in level; attenuation works; pedestrian paths; plant and ESB substations and all site excavation and development works above and below ground.

D17A/0944

Permission was **GRANTED** for Permission for development at this site Phase 1 of the previously permitted South County Gateway office development, now known as 'One South County' (currently under construction). The development will consist of amendments to Phase 1 ('One South County') of the previously permitted development (Reg. Ref. D15A/0695) comprising revisions to the stair core arrangement and the re-alignment of the façade, with related increases in gross floor area to the central bridge at first, second, third and fourth floor levels; the re-configuration of permitted floorspace at the undercroft level including the provision of additional circulation and other ancillary floorspace (152 sqm); the conversion of the permitted winter garden to meeting rooms (fourth floor level); the provision of additional plant area at the undercroft and rooftop levels (71 sqm); changes in level and all associated minor elevational amendments and site excavation and development works above and below ground. The amendments will result in an increase in office floorspace of 316 sqm excluding plant.

D18A/1240

Permission was **GRANTED** for Development at this site, Phase 1 of the previously permitted South County Gateway office development, now

known as One South County (currently under construction). The development will consist of amendments to Phase 1 (One South County) of the previously permitted development (Reg. Ref. D15A/0695) comprising the Change of Use of the permitted café (450 sqm) and staff gymnasium (200 sqm) to offices with associated site development works.

D20A/0422

Permission was **GRANTED** for Amendments to existing commercial office building at One South County as previously permitted under Reg. Ref. D15A/0695, and as amended under D17A/094 and D18A/1240, comprising:

1. Change of use of the office spaces (302 sq.m and 502 sq.m) on the ground floor to proposed Mastercard Experience Centre (302sq.mm) and staff restaurant and associated kitchen (502 sq.m)
2. Two no. proposed backlit logo signs, of c.1.87m x c. 3m each, surface mounted to existing facade, on the north elevation at fifth floor level and on the south elevation at roof level.
3. Proposed new security room, of 54 sq.m, at ground floor level located in the upper deck car park.
4. Removal of 3 no. parking spaces & alteration to existing roadway kerbing to facilitate installation of new traffic island & automatic traffic barriers to the west of the building at ground level.
5. Proposed extension of existing screened plant rooms at roof level, on both west elevation (31 sq.m) and east elevation (78 sq.m).
6. Proposed new storage rooms (38 sq.m, 27 sq.m and 59.36 sq.m) and new generator plant room (45 sq.m) at basement level- this results in the removal of 5 no. car parking spaces.
7. Proposed alterations to the north eastern facade to include for louver panels within existing curtain wall system at first floor spandrel level.
8. Relocation of existing vehicular access barrier from bottom of ramp at basement level to top of ramp accessing the basement car-parking.
9. Proposed 7 no. 4m high pole structures on north, east and south elevations to include for site CCTV and security infrastructure.
10. Proposed infill of all existing site boundaries to include for extension of existing walls and fences on all boundaries and the introduction of pedestrian gates at existing pedestrian access points and car barriers at vehicular access point from the west of the site.
11. Associated site development works and landscaping.

D21A/0465

The planning authority has **GRANTED** permission for amendments to the previously permitted office development (Reg. Ref. D15A/0695, as amended by Reg. Refs. D17A/0944, D18A/1240, D18A/0707 and D20A/0422, and as extended by Reg. Ref. D15A/0695/E), at this site, bounded by the previously permitted Two South County office building (currently under construction) to the north and existing office buildings and related surface car parking to the south, east and west. The development, as amended, will consist of a revised and enlarged site area (a net increase of 0.72 ha approximately compared to the site area of the previously permitted development (1.76 ha); a revised 5 storey over basement office building (14,205 sq m approximately excluding basement car park) with rooftop plant and roof garden amenity area, in lieu of the previously permitted Block C, now referred to as Three South County: revisions to the existing and permitted internal road network and access arrangements and revised hard and soft landscaping including the provision of a new urban plaza. The development will also consist of boundary treatments including pedestrian access; bicycle parking; surface car parking; changes in level; attenuation works; pedestrian pathways; plant; ESB substation and all site excavation and development works above and below ground.

Site at Lara Lynn House, The Children's Sunshine Home, Leopardstown Road (directly opposite the subject site to the south)

- D19A/0298** Permission was **GRANTED** for the installation of 106 sqm (64 no.) photovoltaic solar panels mounted on south facing, single storey pitched roof between 3.52m and 6.05m above ground level and 23 sqm (14 no.) photovoltaic solar panels mounted on east facing single storey, pitched roof between 3.52m and 4.78m above ground level.
- D19A/0328** Permission was **GRANTED** for the erection of 2 no. brown PVC coated, corrugated, steel clad, 9m x 5m storage sheds, with roof ridge height 3m together with associated siteworks, drainage and footpath in the south-east corner of the campus site.
- D15A/0464** Permission was **GRANTED** for a single storey, one bedroom extension and corridor (25m²) with hipped roof (ridge height 5.125m) and associated drainage and site works.
- D15A/0350** Permission was **GRANTED** for a single storey, one bedroom extension (17.8 sqm) with hipped roof (ridge height 4.82 m) and associated site works.

Site at Blackthorn Avenue, Sandyford Business District, Dublin 18, Road c.600 north west of the subject site)

- D20A/0921** Permission is sought to vary the previously approved development Reg. Ref. D15A/0560. The proposed changes to the previously approved are: (a) building height increased by one floor on all five Blocks, A to E, resulting in an increase of floor area from 41,871 sq. m to 54,730 sq. m (b) minor realignment of basement boundary at the south west and south east corners of the site (c) minor realignment of all blocks (d) revised facade treatment on all blocks (e) modifications to hard and soft landscaping at ground floor level and to increase the size and number of landscaped terrace areas at upper floors. (f) internal reconfiguration to building core layouts to comply with Building Regulations and Industry Standards and (g) provision of totem identification sign. All other works approved shall be carried out in accordance with the plans and particulars lodged with the parent application, Reg. Ref. D15A/0560, subject to the conditions attached. (Final Grant Order: P/2275/16). The application is accompanied by an Environmental Impact Assessment Report updated from that lodged with the 2015 parent application.

Decision Due 19 October 2021



Figure 1 – Planning Applications within c. 1km of Development Site